

CITY OF MARGATE

BROWARD COUNTY, FLORIDA

**COMPREHENSIVE PLAN
1989**

**ELEMENT VI
HOUSING**

Housing Element.....Table of Contents Continued

Page No.

Building Permits and Certificates of Occupancy	
by Unit Type.....	29
1987 Housing Unit Inventory.....	29
Housing Needs Analysis.....	32
Housing Unit Mix.....	32
Anticipated Housing Characteristics Based on 1980 Census.....	34
Anticipated General Housing Characteristics.....	34
Anticipated Household by Size.....	34
Financial Characteristics.....	36
Housing Delivery Process.....	39
Residential Land Requirements.....	39
Rural & Farmworker Housing.....	39
Replacement Housing.....	39
Affordable Housing.....	40
Low and Moderate Income Housing.....	40
Goals and Objectives.....	42-46

MARGATE COMPREHENSIVE PLAN
ELEMENT VI

DRAFT HOUSING ELEMENT

Submitted to the City of Margate

April 1989

By a Joint Venture

Charles Putman and Associates
National Planning Partnership

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ELEMENT VI
HOUSING ELEMENT
TABLE OF CONTENTS

	Page No.
Purpose and Organization.....	1
Data Source.....	1
Residential Land Use and Density of Development.....	1
Housing Supply Inventory.....	3
General Housing Characteristics.....	3
Total Housing Units.....	3
Year-Round Housing Units.....	3
Occupancy Status and Tenure of Year-Round Housing Units.....	3
Status of Vacant Units.....	5
Vacancy Rate.....	5
Dwelling Unit Types by Tenure.....	5
Age of Housing Stock.....	7
Financial Characteristics.....	8
Contract Rent or Specified Renter - Occupied Units.....	8
Value of Specified Owner - Occupied Units.....	8
Selected Monthly Housing Costs.....	8
Monthly Housing Cost-to-Income Ratios.....	11
Owner-Occupied Units.....	11
Renter-Occupied Units.....	13
Comparative Housing Characteristics of Margate and Broward County.....	15
General Housing Characteristics.....	15
Housing Unit Types by Tenure.....	15
Average Housing Values and Rents.....	18
Housing Conditions Inventory.....	19
Definition of Substandard Conditions.....	19
Deteriorated Housing Units.....	19
Dilapidated Housing Units.....	19
Housing Units Lacking Complete Facilities.....	20
Overcrowded Housing Units.....	20
External Housing Conditions Survey.....	22
Dilapidated, Vacant and Boarded-Up Housing Units.....	22
Deferred Maintenance.....	22
Overgrown Vacant Land and Open Spaces.....	22
Survey Results.....	22
Residential Rehabilitation and Conservation Areas.....	24
Residential Rehabilitation Areas.....	24
Residential Conservation Areas.....	25
Special Housing Inventory.....	27
Recent Housing Construction Activity.....	29

LIST OF FIGURES

Page No.

VI-1	Neighborhood Designations and Planning Areas.....	6-2
VI-2	Residential Conservation and Rehabilitation Areas....	6-23

LIST OF TABLES

Tables		Page No.
VI-1	General Housing Characteristics.....	4
VI-2	Dwelling Unit Types by Tenure.....	6
VI-3	Age of Housing Stock: Year Round Housing Units.....	9
VI-4	Contract Rent of Renter - Occupied Housing Units.....	7
VI-5	Value of Owner - Occupied Housing Units.....	9
VI-6	Selected Monthly Housing Costs.....	10
VI-7	Monthly Cost-to-Income Ratios Specified Owner - Occupied Housing Units.....	12 14
VI-8	Renter Occupied Units.....	16
VI-9	General Housing Characteristics.....	17
VI-10	Occupied Housing Unit Type and Tenure.....	18
VI-11	Average Values and Rents of Occupied Units.....	18
VI-12	Substandard Housing Units Based on Census Definitions.....	21 30
VI-13	Building Permit Activity.....	30
VI-14	Certificates of Occupancy Issued 1980-1988.....	31
VI-15	Existing Housing Units - Spring 1987.....	32
VI-16	Housing Unit Mix.....	33
VI-17	Estimated Housing Needs by Unit Type..... and Size.....	33 35
VI-18	Anticipated Housing Units by Occupancy Status	35
VI-19	Anticipated Households by Size.....	35
VI-20	Anticipated Household by Income Range as Percentage of Median City Household Incomes.....	36 36
VI-21	Anticipated Owner Occupied Units by Monthly Costs as Percentage of Median City Monthly Costs.....	37 37
VI-22	Anticipated Renter Occupied Units by Gross Rent as Percentage of Median City Gross Rent.....	38 38
VI-23	Families and Individuals Below SMSA Low/Moderate Income Threshold.....	41 41

Appendix

VI-1	Percent of Housing Units and Persons in Samples - 1980 Census Neighborhood Statistics
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City of Margate
Housing Element

Purpose and Organization

The purpose of the Housing Element is to provide guidance for the City's efforts to develop appropriate plans and policies to meet identified or projected deficits in the supply of housing. The Housing Element is presented in three parts. The first part of the element provides an inventory of existing housing supply and conditions. The second part provides an analysis of housing needs, based on the estimated and projected population of the City and suggests means to accommodate those needs. The third part of the element contains the goals, objectives and policies that constitute the City's housing plan for the planning period.

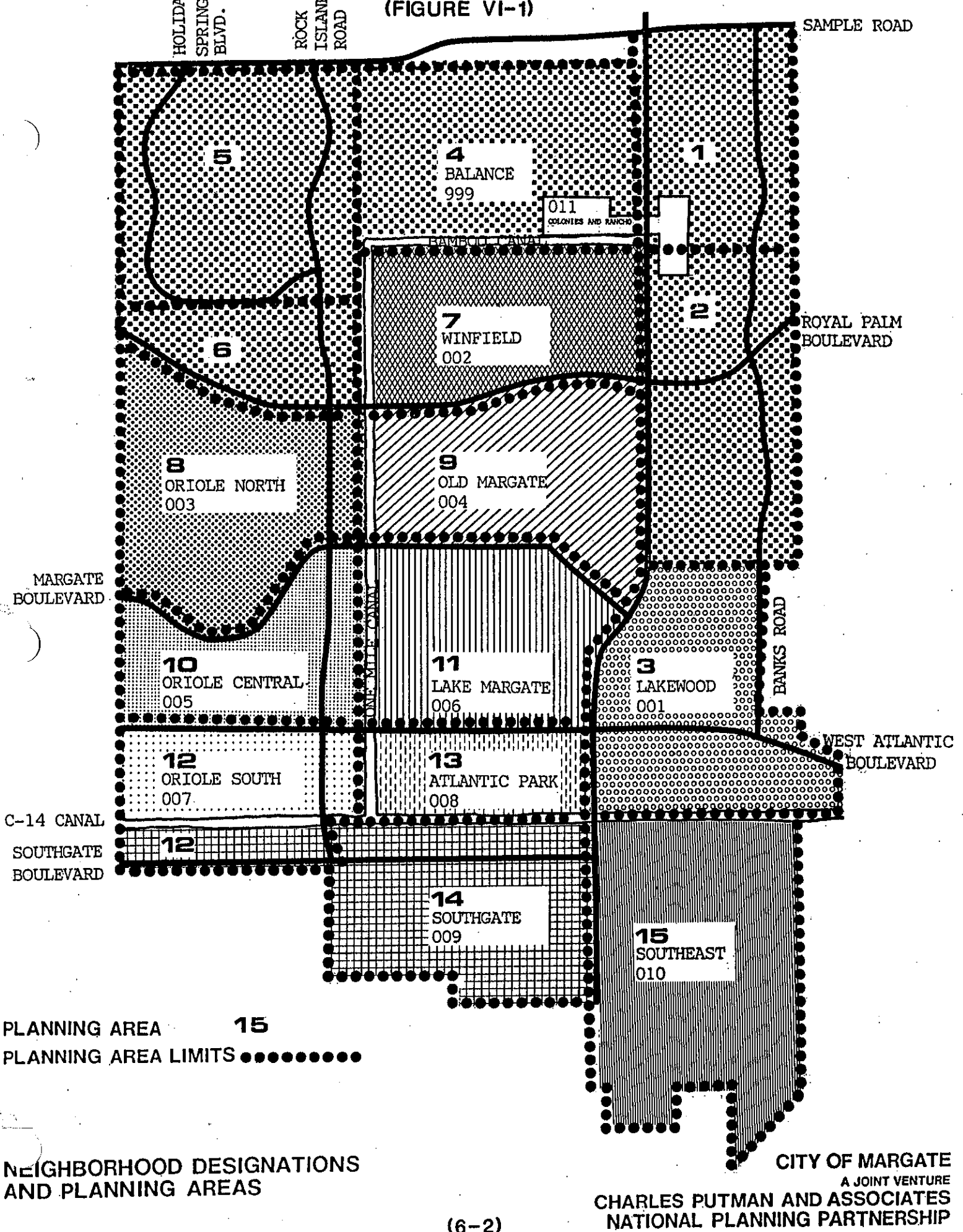
Data Sources

The main source for the housing supply inventory was the 1980 Census of Population and Housing. Although housing conditions in the city have changed since 1980, the Census is the most complete and accurate data source for the various housing characteristics addressed in this element. Furthermore, the City of Margate participated in the 1980 Census' Neighborhood Statistics Program, which provides detailed information about well-defined geographical areas within the City. Because these neighborhood areas correspond fairly closely to the planning areas used in the Future Land Use Element of this plan, the neighborhood statistics are a valuable tool for sub-area analysis. Figure VI-1 shows how the neighborhoods and planning areas are related. For most housing characteristics, this inventory reports neighborhood and city totals.

A second major source for the housing inventory and analysis was the records of the City of Margate Building Department. In addition, two recent field surveys have been completed that help to bring the Census figures up to date. The major source for comparative descriptions of city and county housing characteristics was the Broward County Statistical Summary, which provides comparative statistics for the county and all of its municipalities. The housing needs analysis and projection are based on the population estimates and projections prepared as part of the comprehensive plan.

Residential Land Use and Density of Development

About 2,870 acres or 72 percent of the city's total buildable land area (approximately 5,107 acres) is occupied by residential land uses. The residential land includes about 2,217 acres of low-density development (4 - 7 units per acre), 412 acres of medium-density (10 - 19 units per acre), and 241 acres of high-density development. In terms of the



number of housing units, multiple-family development, including condominium and rental units, accounts for about 44 percent of the total. Lower-density development, including single-family units (detached and attached), duplexes and townhomes account for about 44 percent of the total. Mobile homes represent about 9 percent of the total housing stock.

Housing Supply Inventory

The results of the housing supply inventory are presented in both narrative and tabular form. The following sections provide summaries of the detailed tables referred to at the beginning of each section. The discussions focus on the characteristics of the city as a whole. More detailed information at the neighborhood level is presented in the tables.

General Housing Characteristics (Table VI-1)

The Census data on general housing characteristics, including the number, type and tenure of housing units, are based on a 100 percent count of each neighborhood. Thus these statistics are the most accurate available for the characteristics addressed.

Total Housing Units: Housing units are defined by the Census as a house, apartment, group of rooms or a single room occupied or intended for occupancy as separate living quarters. The total number of housing units reported for the city was 16,930, of which 282 were classified as vacant seasonal and migratory. Vacant seasonal housing units are those intended for occupancy during only certain seasons of the year, such as vacation cabins and beach cottages. Vacant migratory housing units are those held for occupancy by migratory labor employed in farm work during the crop season.

Year-Round Housing Units: Year-round housing units are those that are available or intended for occupancy at any time of the year, including units in a resort area that are occasionally occupied throughout the year. The total year-round housing units in the city was reported at 16,648. Housing characteristics are reported only for year-round units because data on vacant seasonal and migratory units are too difficult to obtain.

Occupancy Status and Tenure of Year-Round Housing Units: Of the city's 16,648 year-round housing units, 14,655, or 88 percent, were reported as being occupied. Occupied units are those occupied as a usual residence by persons present or only temporarily absent at the time of the enumeration. The remaining 1,993 units were classified as vacant. Over 87 percent (12,818) of the 14,655 occupied units in the city were classified as owner-occupied. Renter-occupied units, numbering 1,837, accounted for 12.5 percent of the total.

Financial Characteristics

Financial characteristics of housing units, such as rent, value, monthly costs, and cost-to-income ratios, are reported in the Census based on sample data collected in each neighborhood for specified occupied housing units. Specified owner-occupied housing included single-family houses on less than ten acres without a commercial establishment or medical office on the property and excluded owner-occupied condominium housing units and mobile homes. Specified renter-occupied housing included all renter-occupied units except one-family houses on ten or more acres.

Contract Rent of Specified Renter-Occupied Units (Table VI-4)

The contract rent of specified renter-occupied housing units is a measure of the value of the units as well as their cost to residents. It is defined as the monthly rent agreed to or contracted for, regardless of any furnishings, utilities or services that may be included. For vacant units, it is the amount of rent being asked for at the time of the enumeration. The city total of specified renter-occupied units was estimated at 1,775. Among these units, the median contract rent amount was \$307.

Value of Specified Owner-Occupied Units (Table VI-5)

The value of specified owner-occupied units reported in the Census is the respondent's estimate of how much the property (house and lot) would sell for, if it were for sale. The total specified owner-occupied units was 6,688. Among these units, the median estimated value was \$60,000. About 78 percent of the housing units were estimated at values ranging from \$40,000 to \$79,000. These included 1,119 valued at \$40,000 to \$49,999 and 4,059 valued at \$50,000 to \$99,999. The remaining 23 percent of the units fell above and below the central distribution with 12 percent valued at \$39,999 or less and about 10 percent valued at \$80,000 or more.

Selected Monthly Housing Costs (Table VI-6)

For the purposes of comparison, an effort is made during the Census enumeration to collect data on actual monthly housing costs in addition to housing values and contract rents. For owner-occupied units, the selected monthly costs equal the sum of payments for mortgages, deeds of trust or other similar debts on the property; real estate taxes; fire and hazard insurance; and utilities and fuels. The Census reported that of the 6,485 specified owner-occupied units estimated in this count, 5,266 were mortgaged units. For such units, the median monthly cost was \$375. For non-mortgaged units, the median cost was \$113.

Table VI-1
General Housing Characteristics

Neighborhood Code	001	002	003	004	005	006	007	008	009	010	011	999	City
<u>Total Housing Units</u>													
Total Housing Units	817	1,291	2,536	1,521	2,056	1,141	925	464	1,529	2,508	657	1,476	16,930
Vacant Seasonal and Migratory ..	6	2	4	11	2	1	-	-	12	218	16	10	282
Year-Round Housing Units	811	1,289	2,582	1,510	2,063	1,140	925	464	1,517	2,290	641	1,466	16,648
<u>Occupancy Status</u>													
Year-Round Housing Units	811	1,289	2,582	1,510	2,063	1,140	925	464	1,517	2,290	641	1,466	16,648
Occupied Housing Units	710	1,216	2,001	1,387	1,841	1,058	767	443	1,437	2,091	498	1,206	14,655
Occupancy Rate	87.5%	94.3%	77.5%	91.9%	89.2%	92.8%	82.9%	95.5%	94.7%	91.3%	77.7%	82.3%	88.0%
Vacant Housing Units	101	73	531	123	222	82	158	21	80	199	143	260	1,993
Vacancy Rate	12.5%	5.7%	22.5%	8.1%	10.8%	7.2%	17.1%	4.5%	5.3%	8.7%	22.3%	17.7%	12.0%
<u>Tenure</u>													
Occupied Housing Units	710	1,216	2,001	1,387	1,841	1,058	767	443	1,437	2,091	498	1,206	14,655
Owner-Occupied	452	1,035	1,866	1,317	1,732	892	714	334	1,170	1,717	461	1,128	12,818
Renter-Occupied	258	181	135	70	109	166	53	109	267	374	37	78	1,837
<u>Vacancy Status</u>													
Vacant Housing Units	101	73	531	123	222	82	158	21	80	199	143	260	1,993
For Sale Only	22	13	43	7	15	6	-	5	13	9	9	14	156
For Rent	13	9	2	4	8	21	3	9	10	41	4	10	134
Held for Occasional Use	28	15	413	61	128	32	44	4	10	125	66	128	1,054
Other Vacant	38	36	73	51	71	23	111	3	47	24	64	108	649
Boarded Up	-	2	-	1	-	1	-	-	-	-	-	-	4

Note: Data in this table are based on a 100 percent count of each neighborhood.

Source: U. S. Bureau of the Census, Neighborhood Statistics, 1980

Status of Vacant Units: Vacant year-round housing units those that are not occupied at the time of enumeration, if the occupants are not merely temporarily absent, such as on vacation. Vacant housing units also include those temporarily occupied entirely by persons whose usual residence is elsewhere. Also counted as vacant are new housing units not yet occupied, if all the exterior windows, doors and usable floors are in place.

Vacancy Rate: The city's vacancy rate of 12 percent largely reflects the availability of seasonal housing stock in the city. Units "held for occasional use" represent the largest proportion (52.89 percent) of the total vacant year-round units and comprise the major portion of the seasonal housing supply. The vacancy rate based on units available for year-round occupancy was about 1.7 percent. A total of 290 vacant units were for sale or for rent. Units classified as being "for sale only" include individual units in condominiums or cooperatives, if offered "for sale only." The category of vacant year-round units offered "for rent" includes those offered either for rent or for sale. "Other vacant," estimated at 649 or 31.56 percent of the total vacancies, includes units rented or sold that are awaiting occupancy, and units held for settlement of an estate, occupancy of a caretaker, or personal reasons. Only four units in the entire city were vacant and boarded up.

Dwelling Unit Types by Tenure (Table VI-2)

Census information on dwelling unit types is based on samples of data collected for each neighborhood and for the City. Inflation of sample data for the purpose of comparison sometimes resulted in small differences between total housing unit counts as reported in the tables.

Dwelling unit types are reported in the Census based on the number of units in a structure. Of the total year-round housing units in the city (estimated from sample data at 16,628), 7,931 or about 47 percent of the units were single-family (detached and attached) and two-family. About 44 percent were multiple-family units, most of which were five-family structures or higher. Mobile homes were estimated at 1,404 units, representing about nine percent of the total housing stock.

Owner-occupied housing units were estimated at 12,814 in this tabulation. Of these, 7,130, or about 55.64 percent, were in the low-density category (single- and two-family). This number constituted about 90 percent of the total single-family units. Approximately 4,693 of the owner-occupied units were multiple-family, representing about 64 percent of

Table VI-2
Dwelling Unit Types by Tenure

Neighborhood Code	001	002	003	004	005	006	007	008	009	010	011	999	City
Year-Round Housing Units	773	1,295	2,534	1,489	2,065	1,155	919	462	1,503	2,306	644	1,483	16,628
Single-Family, Detached	117	855	191	1,173	813	806	401	346	1,006	1,090	90	205	7,093
Single-Family, Attached	227	49	183	24	122	-	7	8	118	7	-	16	761
Two-Family	-	27	23	-	-	4	-	-	13	7	3	-	77
Three- and Four-Family	29	9	12	-	-	38	-	-	217	-	-	-	305
Five or More Families	400	355	2,125	292	1,130	302	511	108	149	647	-	969	6,988
Mobile Home	-	-	-	-	-	5	-	-	-	555	551	293	1,404
Owner-Occupied Housing Units	455	1,112	1,824	1,295	1,741	905	747	343	1,135	1,748	428	1,081	12,814
Single-Family, Detached	98	805	178	1,083	744	740	365	335	909	1,004	83	133	6,477
Single-Family, Attached	186	49	164	16	92	-	7	8	67	7	-	8	604
Two-Family	-	14	18	-	-	4	-	-	13	-	-	-	49
Three- and Four-Family	7	9	7	-	-	10	-	-	6	-	-	-	39
Five or More Families	164	235	1,457	196	905	151	375	-	140	331	-	700	4,654
Mobile Home	-	-	-	-	-	-	-	-	-	406	345	240	991
Renter-Occupied Housing Units	253	127	171	67	90	180	36	98	279	362	67	107	1,837
Single-Family, Detached	6	29	4	41	21	43	26	5	76	57	-	33	341
Single-Family, Attached	28	-	8	-	-	-	-	-	11	-	-	-	47
Two-Family	-	13	-	-	-	-	-	-	-	-	-	-	13
Three- and Four-Family	22	-	-	-	-	17	-	-	192	-	-	-	231
Five or More Families	197	85	159	26	69	120	10	93	-	258	-	63	1,080
Mobile Home	-	-	-	-	-	-	-	-	-	47	67	11	125

Note: The data in this table are estimates based on a sample; thus the total figures for year-round, owner- and renter-occupied housing units do not match the figures presented in Table VI-1, which was based on a 100 percent count of each neighborhood.

Source: U. S. Bureau of the Census, Neighborhood Statistics, 1980

the total multiple-family units. Of the total mobile homes, 991, or 71 percent, were classified as owner-occupied.

Renter-occupied housing units numbered 1,837 based on the sample data. Of this total, only 401, or 21.8 percent were low-density dwelling unit types. This number is about five percent of the total single-family and two-family units. About 1,311 of the renter units were multiple-family, representing about 71 percent of the total multiple-family units in the city.

Age of Housing Stock (Table VI-3)

The housing stock of the city is relatively new. Over 81 percent, or 13,536 units of the total 16,628 were built after 1970. Only 27 units were built before 1940, while 3,064 or about 18 percent were built between 1950 and 1969.

Table VI-3
Age of Housing Stock: Year-Round Housing Units

Neighborhood Code	001	002	003	004	005	006	007	008	009	010	011	999	City
<u>Year Structure Built</u>													
Year-Round Housing Units	773	1,295	2,534	1,489	2,065	1,155	919	462	1,503	2,306	664	1,483	16,628
1979 - March 1980	358	7	562	52	-	19	108	8	81	104	67	370	1,736
1975 - 1978	237	110	1,065	196	397	36	272	20	400	486	214	416	3,849
1970 - 1974	170	406	693	437	1,642	335	539	369	724	1,416	353	668	7,952
1960 - 1969	8	544	5	456	26	604	-	59	247	242	7	29	2,227
1950 - 1959	-	220	9	348	-	161	-	6	42	51	-	-	837
1940 - 1949	-	-	-	-	-	-	-	-	9	-	-	-	17
1939 or earlier	-	-	-	-	-	-	-	-	-	7	3	-	10

Note: The data in this table are estimates based on a sample; thus the total figures for year-round housing units do not match the figures presented in Table VI-1, which was based on a 100 percent count of each neighborhood.

Source: U. S. Bureau of the Census, Neighborhood Statistics, 1980

Table VI-4
Contract Rent of Renter-Occupied Housing Units

Neighborhood Code	001	002	003	004	005	006	007	008	009	010	011	999	City
Specified Renter-Occupied Units	253	176	126	67	102	164	49	107	262	362	35	72	1,775
Median Contract Rent	\$337	\$274	\$358	\$293	\$261	\$264	\$400	\$272	\$324	\$326	\$159	\$303	\$307

Note: The data in this table are based on information collected from a sample of specified renter-occupied units.
See Appendix VI-1 for sample sizes.

Source: U. S. Bureau of the Census, Neighborhood Statistics, 1980

Table VI-5
Value of Owner-Occupied Housing Units

Neighborhood Code	001	002	003	004	005	006	007	008	009	010	011	999	City
Specified Owner-Occupied Units	205	785	269	1,042	742	699	345	319	989	989	97	197	6,688
Median Value	\$67,500	\$52,700	\$60,700	\$57,100	\$63,300	\$55,900	\$66,400	\$65,400	\$61,400	\$60,800	\$35,300	\$70,600	\$60,500
Less than \$10,000	-	-	-	1	-	-	1	1	1	1	-	-	5
\$10,000 - \$14,999	-	-	-	2	-	1	-	-	1	2	2	-	8
\$15,000 - \$19,999	-	6	-	4	-	5	-	-	-	8	-	-	23
\$20,000 - \$24,999	-	14	1	14	2	6	-	1	1	2	18	21	80
\$25,000 - \$29,999	-	37	1	23	3	17	1	-	15	22	21	5	145
\$30,000 - \$34,999	-	56	3	27	11	25	-	-	29	19	7	4	181
\$35,000 - \$39,999	5	77	13	73	24	39	1	6	55	42	9	-	344
\$40,000 - \$49,999	25	180	45	230	88	180	15	14	159	179	4	-	1,119
\$50,000 - \$79,999	124	311	201	619	550	390	283	267	617	610	23	100	4,095
\$80,000 - \$99,999	26	99	5	41	58	20	43	29	97	99	13	47	577
\$100,000 - \$149,999	21	15	-	5	6	8	1	1	1	5	-	17	90
\$150,000 - \$199,999	4	-	-	1	-	4	-	-	2	-	-	3	14
\$200,000 or more	-	-	-	2	-	4	-	-	1	-	-	-	7

Note: The data in this table are based on a information collected from only a sample. See Appendix VI-1 for sample sizes.

Source: U. S. Bureau of the Census, Neighborhood Statistics, 1980

Table VI-6
Selected Monthly Housing Costs

Neighborhood Code	001	002	003	004	005	006	007	008	009	010	011	999	City
<u>Mortgage Status</u>													
Specified Owner-Occupied Units	181	824	233	1,036	725	680	348	339	729	986	76	128	6,465
Mortgaged Units	141	696	158	732	497	501	320	332	887	823	57	122	5,266
Units Not Mortgaged	40	128	75	304	228	179	28	7	42	163	19	6	1,219
<u>Median Selected Monthly Owner Costs</u>													
Mortgaged Units	\$448	\$340	\$331	\$328	\$289	\$284	\$476	\$400	\$413	\$380	\$522	\$546	\$375
Units Not Mortgaged	\$114	\$111	\$117	\$101	\$112	\$105	\$125	\$175	\$125	\$135	\$ 67	\$ 63	\$113
<u>Gross Monthly Renter Costs</u>													
Specified Renter-Occupied Units	233	127	171	67	90	173	36	98	263	362	67	88	1,795
No Cash Rent	-	-	23	-	39	7	-	5	-	15	9	16	114
Median Gross Rent	\$384	\$325	\$407	\$328	\$276	\$324	\$500+	\$310	\$381	\$354	\$240	\$333	\$355

Note: The data in this table are based on information collected from a sample.
See Appendix VI-1 for sample sizes.

Source: U. S. Bureau of the Census, Neighborhood Statistics, 1980

These amounts can be compared to the gross rent paid by renters, which includes the contract rent (discussed above) plus the estimated average monthly cost of utilities and fuels if these are paid by the renter in addition to the rent. Renter units occupied without payment of cash rent are shown separately as "No cash rent" in tabulations. Of the estimated 1,795 specified renter-occupied units in the city, 114 were occupied without cash rent. The median gross rent for the balance of the units was \$355.

Monthly Housing Cost-to-Income Ratios

The monthly cost-to-income ratios are presented as a percentage of income paid for monthly renter or owner costs. A rent- or cost-to-income ratio of over 30 percent is considered to be a sign of excessive housing cost. Ratios ranging from less than 15 percent to more than 35 percent are reported for units both owner-occupied and renter-occupied units at three levels of annual income, less than \$10,000, \$10,000 to \$19,999 and \$20,000 or more. For both owner- and renter-occupied housing units, the middle and lower income households pay a generally higher percentage of their income in housing costs.

Owner-Occupied Units (Table VI-7)

Of 6,478 specified owner-occupied housing units, 1,132 had a household income of less than \$10,000. Of the 1,109 units computed in this tabulation, 751, or 68 percent, were reported as paying more than 25 percent of income in specified monthly housing costs. Most of these households (667) were paying more than 30 percent. The median percentage for this category was 39.8. Approximately 2,033 of the specified owner-occupied units had a household income of \$10,000 to \$19,999. Of these, 873, or about 43 percent, paid more than 25 percent of income in selected monthly housing costs. As in the case of the lowest income category, most (604) of this number paid more than 30 percent. The median percentage for this category was 22.9.

For units with higher incomes of \$20,000 or more, a generally lower percentage of household income was spent on monthly housing costs. Of 3,313 units at this income level, over 85 percent (2,835) paid 24 percent or less of income in monthly costs. Only 478, or about 14 percent, of units in this category paid more than 25 percent, and only 172 of these units paid more than 30 percent. The median percentage for this category was 16.0.

Table VI-7

Monthly Cost-to-Income Ratios
Specified Owner-Occupied Housing Units

Specified Owner-Occupied Housing Units 6,478

Units with Household Income

Less than \$10,000 1,132

Percent of Income Paid in Specified Monthly Costs

Less than 15 Percent	111
15 to 24 Percent	247
25 to 29 Percent	84
More than 30 Percent	667
Not Computed	23
Median	39.8

Units with Household Income

\$10,000 to \$19,999 2,033

Percent of Income Paid in Specified Monthly Costs

Less than 15 Percent	523
15 to 24 Percent	637
25 to 29 Percent	269
More than 30 Percent	604
Not Computed
Median	22.9

Units with Household Income

\$20,000 or More 3,313

Percent of Income Paid in Specified Monthly Costs

Less than 15 Percent	1,516
15 to 24 Percent	1,319
25 to 29 Percent	306
More than 30 Percent	172
Not Computed
Median	16.0

Source: U. S. Bureau of the Census, Census of Population,
1980

Renter-Occupied Units (Table VI-8)

For purposes of comparison, gross rent as a percentage of income is comparable to selected monthly costs for owner-occupied units. Specified renter-occupied units totaled 1,795 in this tabulation. Of these, 594 units were in the lowest annual income category of less than \$10,000. Of these, 535 units were computed for this financial characteristic. All of these units paid more than 25 percent of household income for gross rent; about 93 percent of the total paid more than 35 percent. The median percentage for this income category was 50.

The middle income category of \$10,000 to \$19,999 included 713 renter-occupied units, 684 of which were computed for this tabulation. Of those computed, 555, or about 81 percent, paid more than 25 percent of household income for gross rent. Of those paying more than 25 percent, 236 paid more than 35 percent. These units represented about 34.5 percent of the total computed in this category. The median ratio was 31.8 percent.

The higher income category of \$20,000 or higher household income included 488 units. Of these 462 were computed. Only 43 units, or about nine percent of those computed paid more than 25 percent of income in gross rent. None of these paid more than 35 percent. Most of these units (419) paid 24 percent or less, with 200 paying from 15 to 19 percent. The median percentage for this income category was 18.2.

Table VI-8

Gross Rent-to-Income Ratios
Specified Renter-Occupied Housing Units

<u>Specified Renter-Occupied Housing Units</u>	1,795
<u>Units with Household Income</u>	
Less than \$10,000	594
<u>Percent of Income Paid in Gross Rent</u>	
Less than 15 Percent	-
15 to 19 Percent	-
20 to 24 Percent	-
25 to 29 Percent	25
30 to 34 Percent	12
More than 35 Percent	498
Not Computed	59
Median	50
<u>Units with Household Income</u>	
\$10,000 to \$19,999	713
<u>Percent of Income Paid in Gross Rent</u>	
Less than 15 Percent	5
15 to 19 Percent	46
20 to 24 Percent	78
25 to 29 Percent	151
30 to 34 Percent	168
More than 35 Percent	236
Not Computed	29
Median	31.8
<u>Units with Household Income</u>	
\$20,000 or More	488
<u>Percent of Income Paid in Gross Rent</u>	
Less than 15 Percent	104
15 to 19 Percent	200
20 to 24 Percent	115
25 to 29 Percent	23
30 to 34 Percent	20
More than 35 Percent	-
Not Computed	26
Median	18.2

Source: U. S. Bureau of the Census, Census of Population,
1980

Comparative Housing Characteristics of Margate and Broward County

The following sections provide a brief comparison between significant housing characteristics of the city and the county, including general housing characteristics, the number and type of housing units by tenure, and average housing values and rents. The discussions summarize detailed data presented in Tables VI-9 through VI-11.

General Housing Characteristics (Table VI-9)

The 16,874 total housing units reported for Margate in this tabulation represented about 3.5 percent of the total housing units of Broward County, which numbered 486,161. While Margate had 242, or about one percent of its housing units counted as vacant seasonal and migratory, Broward County had 9,803, or about two percent of its units reported in this category. The occupancy rates of the city and county were both around 88 percent, with most of the occupied units being owner-occupied. However, Margate had a higher percentage of owner-occupied units than the county. Of the 14,639 occupied units, 12,802 or about 87.5 percent were occupied by owners. In Broward County, 299,707 or about 72 percent of the 417,517 occupied units were occupied by owners.

Margate's units offered for sale or for rent totaled 290, or about 14.5 percent of the total vacant. About 15,294, or 26 percent of Broward County's vacant units were for sale or for rent. About 85 percent of Margate's vacant units were "other vacant", while such units were about 74 percent of the total vacant in the county.

Housing Unit Types by Tenure (Table VI-10)

Comparable proportions of low and high density units comprise the total number of occupied units in the city and the county. Of the city's 6,818 occupied units, 46.5 percent were single-family detached, while in the county, this proportion was 45.9 percent. In the city, about 41 percent of the occupied units were multiple-family (three or more families in a structure), while 42 percent were multiple-family in the county. A higher proportion of multiple-family units in the county were three- and four-unit dwellings than in the city. In Margate, mobile homes constituted a considerably higher percentage, 7.6 percent of all occupied units, than in the county, in which mobile homes accounted for only 4.2 percent of the total occupied units.

Table VI-9

General Housing Characteristics:
Margate and Broward County, 1980

	Margate	Broward County
Total Housing Units	16,874	486,161
Vacant Seasonal and Migratory..	242	9,803
Year-Round Housing Units	16,632	476,358
Occupied	14,639	417,517
Occupancy Rate	88.02%	87.65%
Owner-Occupied	12,802	299,707
Renter-Occupied	1,837	117,810
Vacant	1,993	117,810
Vacancy Rate	11.98%	12.35%
For Sale	156	5,996
For Rent	134	9,298
Other.....	1,703	43,547

Source: U. S. Bureau of the Census
Broward County Statistical Summary, 1983

Table VI-10

Occupied Housing Unit Type and Tenure:
Margate and Broward County, 1980

Units in Structure	Margate						Broward County					
	Owner-Occupied		Renter-Occupied		Total Occupied		Owner-Occupied		Renter-Occupied		Total Occupied	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
1, Detached	6,477	50.5%	341	18.6%	6,818	46.5%	175,291	58.5%	16,448	14.0%	191,739	45.9%
1, Attached	604	4.7%	47	2.6%	651	4.4	11,369	3.8%	3,942	3.4%	15,311	3.7%
2	49	0.4%	13	0.7%	62	0.4%	5,472	1.8%	12,417	10.5%	17,889	4.3%
3 and 4	39	0.3%	231	12.6%	270	1.8%	3,980	1.3%	15,866	13.5%	19,846	4.8%
5 or more	4,654	36.3%	1,080	58.8%	5,734	39.1%	88,035	29.4%	67,062	56.9%	155,097	37.1%
Mobile Home	991	7.7%	125	6.8%	1,116	7.6%	15,583	5.2%	2,052	1.7%	17,635	4.2%
Total	12,814	100.0%	1,837	100.0%	14,651	100.0%	299,730	100.0%	117,787	100.0%	417,517	100.0%

Source: U. S. Bureau of the Census, 1980
Broward County Statistical Summary, 1983

Average Housing Values and Rents (Table VI-11)

The average housing values of owner-occupied units were about 20 to 30 percent lower in Margate than in the county, while the average contract rent was about ten percent higher in Margate than in the county. The average value of all owner-occupied units in Margate was \$54,115, compared to \$67,458 in the county. Within this category, the greater difference between the city and the county was in the value of condominium units. The county's average value was \$58,778, about 29 percent higher than the city's value of \$45,466. Non-condominium units were valued at \$60,095 in the city. The county's non-condominium units were valued at \$72,005, an amount higher by about 20 percent.

Table VI-11

Average Values and Rents of Occupied Units:
Margate and Broward County, 1980

	Margate	Broward County
<u>Average Value of</u>		
<u>Owner-Occupied Units</u>		
Owner-Occupied	\$54,115	\$67,458
Non-Condominium	\$60,095	\$72,005
Condominium	\$45,466	\$58,778
<u>Average Contract</u>		
<u>Rent</u>	\$306	\$278

Source: U. S. Bureau of the Census, 1980
Broward County Statistical Summary, 1983

Housing Conditions Inventory

The inventory of housing conditions is intended to identify structural and internal housing characteristics that indicate substandard conditions. The methodology used for identification of substandard housing included inventory of housing characteristics reported in the Census, such as the absence of complete facilities and overcrowding. More recent data on housing conditions has been collected through field surveys undertaken since the 1980 Census, including an occupancy survey and a survey of external deterioration and other blighting factors.

Definition of Substandard Conditions

For the purpose of this inventory and analysis, substandard housing units include units lacking complete plumbing or kitchen facilities, overcrowded units and deteriorated or dilapidated units, as defined below:

Deteriorated Housing Units: Units that are considered to be suitable for rehabilitation through either minor or major repairs to correct one or more of the following defects:

- a. broken or missing materials in small areas of exterior wall and roof
- b. badly weathered appearance
- c. indications of rotting
- d. shifting of roof line or foundation
- e. open cracks in exterior walls

Dilapidated Housing Units: Units that do not provide safe and adequate shelter and that have one or more of the critical structural defects listed below. Such units are generally considered to be beyond rehabilitation.

- a. inadequate or missing original construction
- b. severe damage due to fire or weather
- c. holes in large areas of the roof
- d. sagging roof lines and bulging walls
- e. doors or windows incapable of being closed and secured
- f. large areas of rot or termite damage
- g. severe foundation settling

Housing Units Lacking Complete Facilities (Table VI-12)

Statistics on housing units lacking complete plumbing, kitchen and central heating facilities are reported by the Census as indicators of substandard conditions. For the South Florida region, which enjoys a sub-tropical climate, the lack of central heating facilities has only limited applicability as an indicator of substandard conditions. However, this characteristic is included here because it is a required part of the housing element.

Of the city's 16,648 year-round housing units, 28, or 0.17 percent, lacked complete plumbing facilities designed for exclusive use of the unit's residents. Units lacking complete kitchen facilities numbered 70, or 0.42 percent of the sample-estimated year-round units (16,628). The number of units lacking central heating, as expected in a warm climate, was much higher than the totals in other categories. About five percent (868) of the estimated 16,628 units were in this category. An update of this category of substandard housing will be available only when the results of the next decennial Census are published.

Overcrowded Housing Units

Overcrowded housing units are defined by the Census as units occupied by more than 1.01 persons per room in the unit. Based on this definition, 225 or 1.5 percent of the 14,655 occupied units in the city were overcrowded. Of these, 159 were owner-occupied (1.2 percent of the total owner-occupied) and 66 were renter-occupied (3.6 percent of the total renter-occupied).

An occupancy survey conducted by the building department has indicated that some overcrowding has continued to occur since the 1980 Census enumeration. Small single-family detached houses, rental duplexes, and rental apartments may be particularly subject to overcrowding. This is due to the increased demand for low-cost housing in South Florida from population groups faced with accepting crowded conditions because of an inability to afford other housing.

Table VI-12
Substandard Housing Units Based on Census Definitions

Neighborhood Code	001	002	003	004	005	006	007	008	009	010	011	999	City
Year-Round Housing Units Lacking Complete Facilities													
100 Percent Count Year-Round Units ..	811	1,289	2,582	1,510	2,063	1,140	925	464	1,517	2,290	641	1,466	16,648
Lacking Complete Plumbing for Exclusive Use	1	1	7	1	5	2	-	-	3	5	-	3	28
Owner-Occupied Units	-	1	6	1	4	1	-	-	2	2	-	3	20
Renter-Occupied Units	1	-	1	-	-	1	-	-	1	2	-	-	6
Vacant	-	-	-	-	1	-	-	-	-	1	-	-	2
Sample-Estimated Year-Round Units ...	773	1,295	2,534	1,489	2,065	1,155	919	462	1,503	2,306	644	1,483	16,628
Lacking Central Heating	-	236	18	178	5	75	-	7	153	156	5	35	868
Lacking Complete Kitchen Facilities	-	-	17	7	6	6	-	-	15	19	-	-	70
Overcrowded Housing Units *													
Percent Count Occupied Units	710	1,216	2,001	1,387	1,841	1,058	767	443	1,437	2,091	498	1,206	14,655
Owner-Occupied Units	5	24	8	21	5	9	13	4	43	16	5	6	159
Renter-Occupied Units	9	9	-	1	-	6	-	6	25	7	-	3	66

* Census-defined as more than 1.01 persons per room.

Source: U. S. Bureau of the Census, Neighborhood Statistics, 1980.

External Housing Conditions Survey

In August 1988 a field survey was completed to identify housing units or neighborhood areas exhibiting one or more of the conditions discussed below. Figure VI-2 delineates residential conservation and rehabilitation areas identified as a result of the survey.

Dilapidated, Vacant and Boarded-Up Housing Units. The presence of dilapidated, vacant or boarded-up housing units in a neighborhood is a negative influence on surrounding residents. The condition of these units is a deterrent to continuing investment and maintenance of other units. Such units should be renovated or razed as legal requirements permit.

Deferred Maintenance. Deferred maintenance occurs for three primary reasons. First, owner-occupants may not be able to afford needed improvements and regular maintenance. Second, owner-occupants may not be inclined to continue investing in maintenance of the unit, anticipating a move or feeling that housing conditions in the area do not warrant continued upkeep. Third, owners of rented units may defer maintenance in order to maximize return on the unit.

Overgrown Vacant Land and Open Spaces. Poorly maintained vacant lots and other spaces such as easements and canal banks are blighting influences on residential neighborhoods. Periodic maintenance of these areas, with costs billed to the land owner, can prevent the accumulation of debris and overgrowth of vegetation.

Survey Results

The 1988 survey found no housing units in so dilapidated a condition as to be considered beyond rehabilitation. Six single-family housing units were found to be extremely deteriorated, vacant or boarded-up and have been included in an area designated for single-family residential rehabilitation. Two multiple-family developments were found to be deteriorated and exhibiting some of the conditions listed above under the definition of dilapidated housing units. However, the units were not considered to be beyond rehabilitation. Therefore, they have been included in an area designated for multiple-family rehabilitation. In addition to these areas targeted for rehabilitation, three single-family areas and one multiple-family area were found to exhibit some deterioration and have been included in residential conservation areas.

RESIDENTIAL CONSERVATION AND REHABILITATION AREAS

CITY OF MARGATE
A JOINT VENTURE

**CHARLES PUTMAN AND ASSOCIATES
NATIONAL PLANNING PARTNERSHIP**

Residential Rehabilitation and Conservation Areas

The residential rehabilitation and conservation areas delineated on Figure VI-2 are so designated primarily for identification purposes. The designation of an area for rehabilitation is not intended to target an area for public redevelopment, but rather for frequent inspection and strict code enforcement. Conservation areas are identified as areas that should be watched carefully to guard against further deterioration. Continued inspection and code enforcement in these areas can help prevent a decline in the environmental quality of these neighborhoods. The city should continue to conduct periodic surveys in order to identify neighborhood areas in need of conservation, rehabilitation or demolition activities.

Residential Rehabilitation Areas

Single-Family Residential Rehabilitation

One single-family rehabilitation area was identified in the survey. This area is located in the southern portion of the city within planning area 14. It is on the north side of Southgate Boulevard and includes portions of SW First and Second Streets. It is bounded on the west by a multiple-family district and on the east by SW 61st Avenue. This area was identified in the previous housing element as an area in which some units were in need of major repair. Currently there are six deteriorated, vacant or boarded up houses in the area, as shown on Figure VI-2. The neighborhood is characterized by a small lots, inadequate parking, little or ill-maintained landscaping, with some overgrown vegetation, a lack of sidewalks, and a generally run-down appearance.

Multiple-Family Residential Rehabilitation

One multiple-family rehabilitation area was identified in the survey. It is located in the southwestern portion of the city, in planning area 14, at the terminus of Kathy Lane at Forest Boulevard. It consists of two multiple-family quadruplex developments, one on either side of Kathy Lane. To its immediate north is an area of high-quality single-family development on large, well-landscaped lots.

The development on the west side of Kathy Lane exhibits some conditions of dilapidated units, including inadequate or missing original construction and storeroom doors absent or unable to be secured. However, these units were not found to be beyond rehabilitation. The four-unit structures are closely spaced in a long row parallel to Kathy Lane, with a narrow parking area along the street. Because of this design, parking areas and circulation patterns are inadequate and there is inadequate space for dumpster enclosures or

pads. As a result, the unenclosed dumpsters have been placed either in the parking area or illegally along the public right-of-way, resulting in damage to the limited landscaping and sidewalk along Kathy Lane.

The close arrangement of the units provides little open space for the residents. This lack is mitigated somewhat by the open FPL easement located directly behind the units. However, the easement is littered and somewhat overgrown. The narrow strip of land between the ends of the buildings and the easement is covered with gravel and weeds and has accumulated household debris and in a few cases, discarded furniture. Loose cables were found above ground in this area. The rear of the buildings exhibited some of the worst deterioration, including severely damaged or absent storeroom doors, evidence of water leaks and rotted ceilings, and falling soffits.

Most of the units showed a lack of general upkeep and maintenance, such as painting and small repairs. Others showed evidence of attempts to landscape the small courts between the buildings and more attention to upkeep. The problems of deterioration at this development are difficult to address because of multiple ownership. The deterioration of any one group of buildings has a deleterious affect on the others.

The development on the east side of Kathy Lane showed some of the same blighting factors as its neighbor, such as inadequate parking, circulation, and dumpster locations, little or no landscaped or open space areas, and general deterioration of the structures. The design of the parking and circulation areas includes some back-out diagonal parking and there is inadequate space for dumpster pads or enclosures. Though this development lacks landscaped open space, it does provide a swimming pool for the residents. One vandalized vacant unit was found to have broken windows and a sign against trespassing. As in the case of the development on the other side of Kathy Lane, the problems of deterioration at this development are difficult to address because of a lack of unified control. Some of the structures are now in receivership.

Residential Conservation Areas

Single-Family Residential Conservation

Three single-family areas have been designated on Figure VI-2 as conservation areas. These areas exhibited some signs of deferred maintenance and possible overcrowding, inadequate parking, and little or ill-maintained landscaping. However, they did not contain dilapidated, vacant or boarded-up units. The intent of their designation as conservation areas is to

prevent further deterioration by means of continued inspection and code enforcement.

Two of these areas were identified in the previous housing element as having some units in need of major repair. One is located in the northern portion of the city, in planning area 7. It is directly north of Winfield Boulevard and is bounded on the west by multiple-family development and on the east by commercial development along State Road 7. The second is located in planning area 15, along the north side of SW 6th Street, east of State Road 7. These areas have experienced some improvements and no units needing major repairs were found. However, there were some deteriorated units in need of general maintenance, such as painting and minor repairs. The third single-family conservation area is located on the north side of Atlantic Boulevard, including portions of NW Sixth Street. It is bounded on the west by a canal and continues eastward to include portions of NW 65th Street.

Multiple-Family Residential Conservation

One area located at the eastern boundary of the city, within planning area 3, has been designated for multiple-family conservation. It is located at the northwest corner of West Atlantic Avenue and Banks Road and includes only one portion of the multiple-family development on the eastern shore of the lake. This development exhibited some signs of deferred maintenance and possible overcrowding, inadequate parking, and little or ill-maintained landscaping. However, it did not contain dilapidated, vacant or boarded-up units. The intent of designating this development as a conservation area is to prevent further deterioration through continued inspection and code enforcement.

The development consists of a row of quadruplexes parallel to and between Banks Road and the lakeshore. Due to the narrowness of the property, the parking and circulation area was designed with one-way travel and back-out diagonal parking. The open space of the lake helps mitigate the general lack of open space between the units. The development provides outdoor cooking facilities along the lake, and the narrow lakeshore provides some passive recreation opportunities. However, due to an inadequate number of parking spaces and possible overcrowding, vehicles were parked on the lakeshore. Dumpsters located along this area, although placed on pads and enclosed, also detracted from the enjoyment of the lake, the development's primary amenity.

Special Housing Inventory

Subsidized Renter-Occupied Housing

There are three housing developments within the city that contain a total of 856 federally-subsidized renter-occupied housing units. The subsidized units are distributed among the three developments as follows:

<u>Development</u>	<u>Generalized Location</u>	<u>Number of Units</u>
Marqate Apartments	S of Coconut Creek Pkwy. E of US 441	324
The Falls	South of Sample Road East of Banks Road	457
Atlantic Park Gardens	W. Atlantic Boulevard (6500 Block)	75

Group Homes

Group homes are defined in Chapter 9J-5, Florida Administrative Code, as facilities providing a living environment for unrelated residents who operate as the functional equivalent of a family, including such supervision and care as may be necessary to meet the physical, emotional and social needs of the residents. Adult Congregate Living Facilities comparable in size to group homes are included in this definition. Not included are rooming or boarding homes, clubs, fraternities, sororities, monasteries or convents, hotels, residential treatment facilities, nursing homes, or emergency shelters.

There are three group homes within the city that meet the above definition. They have a combined capacity of 311 beds, distributed as follows:

<u>Group Home</u>	<u>Generalized Location</u>	<u>Number of Beds</u>
Santomassino Retirement Home	E of Rock Island Road S of SW 7th Street	84
John Knox Village	West River Drive (1200 Block)	50
Regency House	S of Coconut Creek Pkwy. E of State Road 7	177

Mobile Home Parks

There are three mobile home parks within the city, all of which are licensed by the Department of Health and Rehabilitative Services. The two parks in the northern portion of the city offer parking sites for recreational vehicles, in addition to mobile homes. There are no mobile home condominiums, cooperatives or subdivisions in the city.

The Colonies mobile home park is the largest with 802 sites for residential mobile homes. It is located in the north-central part of the city within planning area 4, west of State Road 7 and directly north of the Bamboo Canal. The Rancho mobile home park, which has 255 spaces, is in the northeastern part of the city within planning areas 1 and 2. It is located east of State Road 7 and just north of the regional shopping district on State Road 7 and NW 24th Street.

The Aztec mobile home park is located in the southeastern portion of the city within planning area 15, east of State Road 7 and south of and abutting the Pompano (C-14) Canal. It has a total of 646 mobile home sites and does not offer any recreational vehicle parking spaces.

Historically Significant Housing

Historically significant housing is defined as housing units listed on the Florida Master Site File, National Register of Historic Places or designated as historically significant by or in accordance with a local ordinance. There is no such housing within the city.

Recent Housing Construction Activity

The high level of housing construction activity occurring in the city since the 1980 Census is evidenced by the number of building permits and certificates of occupancy issued during that time. The Spring 1987 Existing Land Use Survey reported a city total of 19,303 housing units, an increase of 2,655 units, or about 16 percent.

Building Permits and Certificates of Occupancy by Unit Type (Tables VI-13 and VI-14)

From 1980 through July 1988, a total of 3,562 residential building permits were issued for new units, with an annual average of 352. Permits for single-family, duplex and townhouse/villa units totaled 1,140, or about 32 percent, while the 2,422 multiple-family permits accounted for about 68 percent. For the same period, certificates of occupancy totaled 2,415, with an annual average of 268.

For much of the period since 1980, construction of single-family, townhouse and condominium units has predominated. Recently, however, there has been a trend toward more development of multiple-family rental units.

1987 Housing Unit Inventory (Table VI-15)

The Spring 1987 Existing Land Use Survey identified the number of existing housing units by planning area and housing unit type. Of the total 19,303 housing units in the city, 9,069, or about 47 percent were single-family, duplex or townhouse/villa units. Multiple-family units totaled 8,531, or about 44 percent of the units. There were 1,703 mobile homes in the city, representing about nine percent of the total units.

Table VI-13

Building Permit Activity 1980 - 1988

Housing Unit Type	Housing Units Permitted By Year									Total Units By Type
	1980	1981	1982	1983	1984	1985	1986	1987	1988	
Single-Family	141	64	58	57	87	128	92	103	38	768
Duplex	56	10	4	4	4	6	-	-	-	84
Townhouse/Villa	-	20	-	32	99	86	14	7	30	288
Multiple-Family	203	202	61	154	71	246	638	237	610	2,422
Total Units By Year	400	296	123	247	261	466	744	347	678	3,562

Source: City of Margate Building Department, 1988
Joint Venture

Table VI-14

Certificates of Occupancy Issued 1980 - 1988

Housing Unit Type	Housing Units Issued Occupancy Certificates									Total Units By Type
	1980	1981	1982	1983	1984	1985	1986	1987	1988	
Single-Family	191	113	44	67	72	113	97	97	62	856
Duplex	60	24	-	14	2	8	10	-	-	118
Townhouse/Villa	-	12	11	5	4	34	50	-	-	116
Multiple-Family	34	13	4	12	5	15	144	442	656	1,325
Total Units by Year	285	162	59	98	83	170	301	539	718	2,415

Source: City of Margate Building Department, 1988
Joint Venture

Table VI-15
Existing Housing Units
Spring 1987

Planning Area	Single-Family	Duplex	Townhouse/Villa	Multiple-Family	Mobile Homes	Total By Area
1	288	-	-	828	255	1,371
2	-	-	-	-	-	-
3	41	-	587	632	-	1,260
4	-	-	-	-	802	802
5	-	-	6	922	-	928
6	117	-	-	-	-	117
7	906	74	70	300	-	1,350
8	483	-	405	1,984	-	2,872
9	1,228	-	-	519	-	1,747
10	809	-	105	1,104	-	2,018
11	819	-	6	283	-	1,108
12	542	-	-	816	-	1,358
13	332	54	66	156	-	508
14	743	168	41	383	-	1,335
15	1,179	-	-	604	646	2,429
Total	7,487	296	1,286	8,531	1,703	19,303

Source: City of Margate Existing Land Use Inventory, Spring 1987
Joint Venture

Housing Needs Analysis

The purpose of this section is to analyze the need for housing to accommodate the anticipated future population of the city. Based on the city's population estimates and projections, the anticipated housing mix and general housing characteristics are projected.

Housing Unit Mix (Table VI-16)

The city has continued since 1980 to offer a balanced combination of housing unit types. The proportions of lower density single-family, duplex and townhouse units, higher density multiple-family units, and mobile homes have remained much the same. The lower density category has continued to represent about 47 percent of the total year-round housing stock, with multiple-family accounting for about 44 percent, and mobile homes eight to nine percent. Based on this trend, it is expected that similar proportions will be found when the city reaches total buildout. However, mobile homes are expected to constitute a smaller proportion, (about seven percent) of the total housing, because no further mobile home development is anticipated.

Table VI-16

Housing Unit Mix
1980, 1987 and Build-Out

Housing Unit Type	1980 Totals†		Increase** 1980-1987	1987 Totals**		Increase*** 1987-80	Buildout(80)***	
	Number	Percent		Number	Percent		Number	Percent
Single-Family, Duplex and Townhouse/Villa	7,931	47.70	1,138	9,069	46.98	3,613	12,682	48.75
Multiple-Family	7,293	43.86	1,238	8,531	44.20	3,099	11,630	44.70
Mobile Home	1,404	8.44	299	1,703	8.82	0	1,703	6.55
Totals	16,628	100.00	2,675	19,303	100.00	6,712	26,015	100.00

† Census-enumerated

** Estimated

*** Projected

Source: U. S. Bureau of the Census, 1980
City of Margate Building Department, 1988
Joint Venture

Estimated Housing Needs by Unit Type (Table VI-17)

Based on the anticipated housing mix at the time of build-out, housing need by unit type have been estimated. Based on the difference between the 1987 and building housing unit estimates, about 3,613 single-family, duplex, and townhouse/villa units are expected to be added to the total housing stock. Of these, permits fo 164 units have been issued since the 1987 survey was completed. The balance needed totals 3,449. The estimated total multiple-family units needed is 3,099. Permits for 656 such units have been issued, leaving a balance of 2,443. As stated earlier, no additional mobile home units are anticipated.

Table VI-17
Estimated Housing Needs by Unit Type

Housing Units	Total Needed*	Permitted 4/87-7/88	Balance Needed
Single-Family, Duplex and Townhouse/Villa	3,613	164	3,449
Multiple-Family Rental & Condo	3,099	656	2,443
Mobile Home	1,703	0	0

* Need based on achieving projected housing mix at buildout (see Table VI-16).

Source: City of Margate Population Estimates and Projections, 1988
City of Margate Building Department, 1988
Joint Venture

Anticipated Housing Characteristics Based on 1980 Census

The following sections present a summary of anticipated housing characteristics based on the characteristics that were found by analysis of the 1980 Census. The projected totals for population and housing units in 1990 and 2000 are based on the city's population estimates and projections. Distribution of characteristics and conditions that are anticipated to obtain by 1990 and 2000 have been extrapolated from the Census enumeration.

Anticipated General Housing Characteristics (Table VI-18)

Based on the city's population estimates and projections, the expected total number of year-round dwelling units in 1990 is 18,007. Based on an occupancy rate of 88 percent, about 15,846 units are expected to be occupied, with owner-occupied and renter-occupied accounting for 13,860 and 1,985 units, respectively. Vacant and seasonally occupied units are expected to total about 2,161 units. The total number of year-round housing units at buildout (year 2000) is estimated at 26,015, with 22,901 occupied. If owner- and renter-occupied proportions continue to remain stable, 20,032 of the total will be owner units and 2,869 will be renter units. About 3,114 of the total year-round units will be vacant or seasonally occupied.

Anticipated Households by Size (Table VI-19)

Based on the distribution of households by size reported in the 1980 Census, it is estimated that of the 18,007 occupied housing units in 1990, 9,893 will be two-bedroom units, while 5,653 will have three bedrooms or more.

Table VI-18

Anticipated Housing Units
by Occupancy Status and Tenure

Characteristic	1980	1990	2000
Year-Round Housing Units	16,628	18,007	26,015
Vacant/Seasonally Occupied	1,973	2,161	3,114
Occupied Housing Units	14,655	15,846	22,901
Owner-Occupied	12,818	13,860	20,032
Renter-Occupied	1,837	1,985	2,869

Source: U. S. Bureau of the Census, 1980
City of Margate Population Estimates and
Projections, 1988
Joint Venture

Table VI-19

Anticipated Households by Size

	1980	1990	2000
Occupied Housing Units ..	16,628	18,007	26,015
<u>Number of Bedrooms</u>			
None	79	86	125
One	2,194	2,375	3,431
Two	9,136	9,893	14,293
Three	4,172	4,518	6,527
Four	1,002	1,086	1,569
Five or More	45	49	70

Source: U. S. Bureau of the Census, 1980
City of Margate Population Estimates and
Projections, 1988
Joint Venture

Financial Characteristics

Future financial characteristics of households can be projected based on conditions at the time of the 1980 Census, by using the city median as a base or standard. In the 1980 Census, the ranges of income and housing costs were expressed in incremental dollar amounts. For the purpose of projecting anticipated financial characteristics of households these ranges of dollar amounts have been converted to percentages of the median amount for the city. The anticipated number of households by income range is presented in Table VI-20. Anticipated owner and renter housing by monthly cost and gross rent are addressed in Tables VI-21 and VI-22.

Table VI-20

Anticipated Households by Income Range as
Percentage of Median City Household Income

	1980	1990	2000
Total Households	14,633	15,846	22,901
<u>Income Range as</u>			
<u>Percent of Median*</u>			
Less than 31%	1,178	1,276	1,844
32% to 47%	1,167	1,265	1,827
48% to 63%	1,587	1,719	2,485
64% to 94%	2,893	3,133	4,528
95% to 125%	2,326	2,520	3,641
126% to 156%	1,959	2,122	3,066
157% to 219%	2,150	2,328	3,364
220% to 312%	1,086	1,176	1,699
More than 312%	287	311	449

* Percent of median based on proportions reported in 1980 Census for household income ranges.

Source: U. S. Bureau of the Census, 1980
City of Margate Population Estimates and
Projections, 1988
Joint Venture

Table VI-21

Anticipated Owner-Occupied Units by Monthly Costs
as Percentage of Median City Monthly Costs

	1980	1990	2000
Owner-Occupied Units	12,818	13,860	20,032
Specified Units	6,485	6,999	10,116
<u>Mortgaged Units</u>	5,266	5,683	8,214
<u>Monthly Costs as</u>			
<u>Percent of Median*</u>			
Less than 27%	7	7	11
28% to 40%	153	165	239
41% to 53%	363	392	566
54% to 66%	531	573	828
67% to 80%	552	596	861
81% to 93%	629	679	981
94% to 106%	797	860	1,243
107% to 120%	647	698	1,010
121% to 133%	624	673	973
134% to 160%	486	525	758
161% to 200%	368	397	574
More than 200%	109	118	170
<u>Non-Mortgaged Units</u>	1,219	1,316	1,902
<u>Monthly Costs as</u>			
<u>Percent of Median*</u>			
Less than 44%	21	23	33
45% to 65%	138	149	215
66% to 88%	298	322	465
89% to 132%	610	659	952
133% to 176%	119	128	186
177% to 220%	19	21	30
More than 220%	14	15	22

* Percent of median based on proportions reported in 1980 Census for range of selected monthly housing costs.

Source: U. S. Bureau of the Census, 1980
City of Margate Population Estimates and
Projections, 1988
Joint Venture

Table VI-22

Anticipated Renter-Occupied Units by Gross Rent
as Percentage of Median City Gross Rent

	1980	1990	2000
Renter-Occupied Units ...	1,837	1,985	2,869
Specified Units	1,795	1,940	2,803
<u>Gross Rent as</u>			
<u>Percent of Median*</u>			
Less than 17%	-	-	-
18% to 22%	-	-	-
23% to 28%	5	5	8
29% to 34%	-	-	-
35% to 42%	-	-	-
43% to 48%	20	22	31
49% to 56%	40	43	63
57% to 70%	116	125	181
71% to 84%	243	263	380
85% to 98%	374	404	584
99% to 112%	430	465	672
113% to 141%	309	465	482
More than 141%	144	156	225
No Cash Rent	114	123	178

* Percent of median based on proportions reported in 1980
Census for gross rent range.

Source: U. S. Bureau of the Census, 1980
City of Margate Population Estimates and
Projections, 1988 Comprehensive Plan
Joint Venture

Housing Delivery Process

All of the housing need projected in the previous sections is expected to be met by the private sector. As evidenced by the level and type of housing construction activity since 1980, the private housing delivery process has been efficient in providing a combination of housing types at various prices and rents. The role of the local government agencies has been and will continue to be an administrative one. No need for the city to become a housing supplier has been identified, but the city should continue to facilitate development of needed housing through bulk and density regulations, building codes and provision of essential infrastructure and services to support anticipated development.

Residential Land Requirements

Sufficient land to accommodate needed housing has been designated for residential use on the Future Land Use Map. Of the city's 1,133 acres of vacant land, 930 acres, about 82 percent, have been designated for planned residential development. These lands are primarily within large parcels located in the western and northern portions of the city. These areas are outlined on the Future Land Use Map and have been assigned overall density limits ranging from seven units per acre to 10.5 units per acre. These figures are average densities applicable to the entire tract and are expected to be maintained through a combination of housing unit types and densities. About 6,712 total units are expected to be developed on these properties.

Special Housing Needs

Rural and Farmworker Housing

There are currently no rural and farmworker households in the city and no existing or future need for this type of housing has been identified.

Replacement Housing

There is no record of any demolition activities in the city since the 1980 Census. As reported earlier, the housing stock is fairly new and there are no housing units currently slated for demolition. It is expected that housing units that may be demolished in the future would be replaced by similar types of housing. No problem with infill development has been experienced in the city. The estimated current vacancy rate of 12 percent has been deemed adequate and is expected to remain fairly stable.

Affordable Housing

As evidenced by 1980 Census statistics and the trend of housing development since 1980, the City of Margate has continued to offer a variety of affordable housing for residents of the Broward County area, particularly owner-occupied housing. The average values of owner-occupied units in the city have ranged from 77 to 85 percent of the values of owner-occupied units in the county. The average contract rent in the city was about ten percent higher than the average in the county, however. One reason for this difference was the relatively low number of renter-occupied units in 1980 (as compared to owner-occupied units) on which this average was based. Since 1980, especially in the last few years, moderately priced rental housing has accounted for an increasing percentage of the housing supply.

Low and Moderate Income Housing

Income statistics reported in the 1980 Census indicate that a substantial percentage of the city's families and individuals fall within the low and moderate income category. Table VI-23 shows the approximate number and percentage of low/moderate income families in the city based on the 1979 low/moderate income threshold utilized for Community Development Block Grant eligibility. For the Ft. Lauderdale-Hollywood Standard Metropolitan Statistical Area (SMSA), the low/moderate income threshold for family income was \$15,700. Of the city's 11,758 families, about 40 percent had an income of less than \$15,000. For unrelated individuals aged 15 or older, the low/moderate income threshold for the SMSA was \$11,000. Of the 3,360 individuals estimated for the city, 63 percent had an income of less than \$10,000.

The city should continue to insure that the housing supply includes an adequate proportion of affordable housing units for the low/moderate income population in the city and in the county. As stated above, there is no impediment to provision of affordable housing of a variety of types to serve low and moderate income families. Recently constructed or permitted multiple-family rental units will supplement the existing stock of moderately priced owner-occupied housing units, including mobile homes. Because an adequate number and percentage of the existing housing units are mobile homes, no sites have been designated for future development of additional mobile homes.

Table VI-23

Families and Individuals Below
SMSA Low/Moderate Income Threshold

	Number	Percent
<u>Low/Moderate Income Families</u>		
Total Families	11,758	100.0
Income:		
Less than \$ 5,000	353	3.0
\$ 5,000 - \$ 7,499	771	6.6
\$ 8,000 - \$ 9,999	1,176	10.0
\$10,000 - \$14,999	2,374	20.2
Less than \$15,000*	4,674	39.8
<u>Low/Moderate Income Individuals</u>		
Total Unrelated Individuals Aged 15 or Older	3,630	100.0
Income:		
Less than \$ 2,000	216	6.0
\$ 2,000 - \$ 2,999	185	5.1
\$ 3,000 - \$ 4,999	698	19.2
\$ 5,000 - \$ 7,999	792	21.8
\$ 8,000 - \$ 9,999	396	10.9
Less than \$10,000**	2,287	63.0

* The low/moderate family income threshold of the Fort Lauderdale-Hollywood Standard Metropolitan Statistical Area (SMSA) was \$15,700 in 1979. Using \$15,000 as the upper limit thus produces a conservative estimate.

** The low/moderate individual income threshold of the SMSA was \$11,000 in 1979. Using \$10,000 as the upper limit produces a conservative estimate.

Note: The data in this table are based on a sample. See Appendix VI-1 for sample sizes.

Source: U. S. Bureau of the Census, Neighborhood Statistics, 1980

Public Demographics, Inc., Low/Moderate Income
(CDBG) Eligibility by Census Block, 1984

Appendix VI-1

Percent of Housing Units and Persons in Samples 1980 Census Neighborhood Statistics for Margate

Percent of Housing Units in Samples

Neighborhood	100 Percent Count	Percent in Sample
001	817	14.2
002	1,291	14.9
003	2,536	16.0
004	1,521	15.7
005	2,065	16.0
006	1,141	15.8
007	925	16.0
008	464	15.7
009	1,529	16.0
010	2,508	15.4
011	657	16.0
999	1,476	15.7
City	16,930	15.7

Percent of Persons in Samples

Neighborhood	100 Percent Count	Percent in Sample
001	1,534	15.8
002	3,415	15.0
003	4,235	15.7
004	3,543	16.0
005	3,899	15.3
006	2,542	16.1
007	2,168	16.4
008	1,500	15.9
009	4,721	16.4
010	5,007	15.6
011	1,082	13.8
999	2,447	15.4
City	36,093	15.7

Source: U. S. Bureau of the Census, Neighborhood
Statistics, 1980

HOUSING ELEMENT

GOALS, OBJECTIVES AND POLICIES

Goal *To achieve a housing supply that offers a range of residential unit styles and prices for homeowners and renters of all household income levels.*

Objective 1 To insure adequate community infrastructure and essential services to meet the need of new housing development.

Policy 1.1 The capacity of existing infrastructure and essential services should be examined and future improvements planned, through the Capital Improvements Element of the Comprehensive Plan, in order to meet anticipated needs of future housing development.

Policy 1.2 Planned Unit Development (PUD) zoning should be permitted in residential areas delineated of the Future Land Use Map in order to promote mixed-use projects that provide adequate utilities, roads and open space. This policy shall be implemented consistent with the requirements of Section 163.3202(1), Florida Statutes governing land development regulations.

Policy 1.3 Mixed use development should be encouraged in the Transit Oriented Corridor, including residential units to facilitate development with access to multiple modes of transportation.

Policy 1.4 Impact fees and development agreements should be used as a means of funding the required infrastructure for housing in the City.

Policy 1.5 The City should provide the supporting infrastructure and public facilities necessary for development of housing for very-low, low and moderate income families, group homes and foster care facilities.

Objective 2 To facilitate production of adequate and affordable housing for the existing population and anticipated population growth, including very-low, low and moderate income families and first time home buyers.

Policy 2.1 The efficiency of regulatory and permitting processes should be evaluated annually and any improvements deemed necessary should be implemented in the following year.

Policy 2.2 The characteristics of new housing development within planned residential districts identified on the Future Land Use Map should be monitored annually to insure that the resulting mix of housing unit types, densities, and price and rent levels meets the housing needs of the City's existing and future population of all incomes.

Policy 2.3 The construction of affordable housing should continue to be encouraged through subdivision and zoning regulation provisions that allow small –lot subdivision and zero-lot line development of residential property, as well as permitting residential dwelling units in mixed use developments within the Transit Oriented Corridor.

Policy 2.4 Fifteen percent of all dwelling units within the Transit Oriented Corridor shall be provided as affordable housing per policy 13.3 of Element I – Future Land Use, of this Comprehensive Plan.

Policy 2.5 All existing and future affordable housing units, including mobile homes, should be in compliance with the most current version of all applicable codes to ensure safe and sanitary conditions.

Policy 2.6 Building products and approaches that reduce construction costs, such as component prefabrication and cost-efficient energy conservation methods, should continue to be allowed by the building codes in order to facilitate construction of affordable housing.

Policy 2.7 The City should continue to participate in and contribute its population to the Broward County Community Development Block Grant Program as part of a county-wide strategy to provide for low income housing.

Policy 2.8 The City should continue to participate in the State Housing Initiative Program (SHIP) and First Time Homebuyers program as a means of preserving the integrity of the existing affordable housing stock and addressing the affordability gap and safe and sanitary housing needs in the City.

Policy 2.9 The City should consider new and innovative housing programs and partnerships with other agencies and private entities for the provision of affordable housing and should implement those deemed advantageous and feasible. Such programs shall include, but not be limited to, financing/mortgage programs, density bonuses, public-private housing partnerships, and employer-generated programs.

Policy 2.10 The City should participate in any county-wide or regional program developed which provides a mechanism through which municipalities can participate directly or indirectly in the provision of low income housing within the region.

Policy 2.11 Existing federal, state or local housing subsidy programs that will aid the financing and construction of low income housing in Margate, consistent with the desired community character, should be given full consideration as a means for the City to achieve a full range of housing opportunities.

Policy 2.12 The City should improve coordination among participants involved in housing production by providing information, technical assistance and incentives to the private and non-profit sectors and by establishing local government partnerships with the private and non-profit sectors.

Policy 2.13 The City shall coordinate with the CRA to encourage the establishment of community based non-profit organizations to promote the creation of affordable housing. Such organizations shall include, but not be limited to, Community Development Corporations, Community Development Financial Institutions, and Community Land Trusts.

Policy 2.14 The City shall coordinate with the CRA to formulate programs to assist implementing LEED principles, prevent foreclosures, establish homebuyer assistance programs, and provide façade-type improvements.

Objective 3 To insure that new housing in Margate will be compatible with the desired community character as set forth on the Future Land Use Map.

Policy 3.1 The Margate Zoning Map and zoning regulations should be consistent with the Future Land Use Map and Future Land Use Element. This policy shall be implemented consistent with the requirements of Section 163.3202(1), Florida Statutes governing land development regulations.

Policy 3.2 The City's planning, zoning and building officials should continue to work with developers from the inception of a housing development to insure its consistency with the Future Land Use Map.

Policy 3.3 New housing proposals should be carefully examined to insure their compatibility with existing natural resources.

Objective 4 To insure adequate sites in residential areas for group homes and foster care facilities licensed by the Florida Department of Health and Rehabilitative Service and for rural and farm worker households.

Policy 4.1 Group homes and foster care facilities that are licensed or funded by the HRS should continue to be permitted within multiple-family residential districts throughout the City.

Policy 4.2 The City should establish non-discriminatory standards and criteria addressing the location of rural and farm worker households.

Objective 5 To formulate by 1992 local government housing implementation programs to expand housing opportunities.

Policy 5.1 The City should meet with federally-chartered financial institutions to coordinate housing financial programs established pursuant to the Community Reinvestment Act.

Goal To assure that all citizens have decent, safe and sanitary housing in neighborhood environments that are attractive, secure and free from urban blight.

Objective 6 To maintain the integrity and quality of existing residential neighborhoods and protect future residential areas from blighting influences, through residential conservation activities.

Policy 6.1 Facilities that have been accepted for public maintenance, such as street paving, sidewalks and other physical improvements, should be regularly maintained by the City.

Policy 6.2 The residential neighborhoods of the City should continue to be monitored periodically and any areas in need of conservation activities identified, based on the criteria set forth in the Housing Conditions Inventory.

Policy 6.3 Single-family and multiple-family areas designated for residential conservation should be regularly inspected and building and other land development codes enforced in order to prevent further deterioration of housing conditions. This policy shall be implemented consistent with the requirements of Section 163.3202(1), Florida Statutes governing land development regulations.

Policy 6.4 Future residential areas should be buffered from the adverse visual and noise and other impacts of incompatible nonresidential activities. The need for buffering should be identified through site plan review and approval procedures established as part of the City's revised land development regulations. This policy shall be implemented consistent with the requirements of Section 163.3202(1), Florida Statutes governing land development regulations.

Policy 6.5 The City should utilize the opportunities provided by the Safe Neighborhoods Act of 1987 to organize property owner's associations in neighborhoods where conservation is needed and where there are not now in existence property owners' groups to help effect property and neighborhood improvement.

Policy 6.6 Concurrent with the update of the City's land development codes, the City should require the utilization of crime prevention through environmental design techniques for all new housing construction and renovations of existing housing stock. This policy shall be implemented consistent with the requirements of Section 163.3202(1), Florida Statutes governing land development regulations.

Objective 7 To eliminate any substandard housing conditions where they are found, through residential rehabilitation and demolition activities. Existing substandard conditions identified in the 1990 Comprehensive Plan should be eliminated within one year of the adoption of land development codes consistent with the plan's goals, objectives and policies.

Policy 7.1 Inspection and enforcement of building and other land development codes should be increased in single-family and multiple-family areas designated for residential rehabilitation. Violators should be cited and given a reasonable time period in which to correct violations. This policy shall be implemented consistent with the requirements of Section 163.3202(1), Florida Statutes governing land development regulations.

Policy 7.2 The residential neighborhoods of the City should continue to be monitored periodically and any areas in need of rehabilitation activities identified, based on the criteria set forth in the Housing Conditions Inventory.

Policy 7.3 Consideration should be given to incorporating housing or community appearance codes into the City's integrated land development code in order to insure proper maintenance of residential properties in the future. This policy shall be implemented consistent with the regulations of Section 163.3202(1), Florida Statutes governing land development regulations.

Policy 7.4 Dilapidated housing units that do not provide safe and adequate shelter and that are considered to be beyond rehabilitation should be removed.

Objective 8 To identify and preserve for residential use any historically significant housing located within the City.

Policy 8.1 The City should establish and incorporate into its land development regulations standards for identification and designation of historically significant housing. Such standards should be consistent with federal eligibility standards for listing on the National Register of Historic Places and with state eligibility standards for listing on the Florida Master Site File. This policy shall be implemented consistent with the requirements of Section 163.3202(1), Florida Statutes.

Policy 8.2 The City should conduct periodic housing surveys using standards established pursuant to Policy 8.1 above in order to identify historically significant housing that may be eligible for federal or state listing as historically significant.

Policy 8.3 The City should assist the rehabilitation and adaptive reuse of historically significant housing by assisting property owners of historically significant housing in applying for and utilizing state and federal assistance programs.

Objective 9 To provide uniform and equitable treatment for person and businesses displaced by state and local government programs consistent with Section 421.55, Florida Statutes.

Policy 9.1 The City should assure that reasonably located, standard housing is available to persons displaced through public action, prior to their displacement.

Objective 10 The City shall encourage energy efficient design and construction in the creation of housing, including the use of renewable energy resources which may be redevelopment projects or on lands owned by the City or CRA.

Policy 10.1 The City shall promote housing projects throughout the City which use energy conservation principles.

Policy 10.2 The City shall promote new housing projects which contain compact building design principles, mixed use, medium to high densities, promote pedestrian activity and support multi-modal transportation options.

Policy 10.3 The City shall promote housing projects throughout the City which use renewable energy resources in construction, reduce public infrastructure costs and reduce impacts on natural resources.

Policy 10.4 The City shall encourage developers to comply with green certification standards found within Florida Green Building Coalition, US Green Building Council Leadership in Energy and Environmental Design (LEED) or other acceptable environmental, and commercial building standards, which generally include the following:

1. Community/Neighborhood - use of compact building design; energy efficient street lighting; energy efficient automobiles/transit.
2. Lot Choice – priority use of small properties in urban areas; use of “brownfield” lands that can be cleaned; use of lands close to sewer and power lines, mass transit, or green space.
3. Site Choice – re-create or preserve wildlife habitat or shelter, replant or donate vegetation, use cleared material for mulch or landscaping or stabilizing soil and reuse topsoil.
4. Water Efficiency/Conservation – use of very efficient clothes washers, low-flow toilets or waterless urinals; use of reclaimed water; innovative irrigation or drought tolerant plants; use of rain gardens, bioswales and cisterns.
5. Energy Efficiency/Conservation – use of light-colored exterior walls; buildings shaded on the east and west by trees; properly sized air conditioners; use of ceiling fans; energy efficient appliances and indoor lighting; efficient well-pumping; use of alternate electrical grids, and/or use of wind/solar/natural gas energy.

6. Materials – use of building materials with recycled content; eco-friendly insulation; lumber from sustainable sources; or locally produced materials.
7. Health – use of a detached garage; carbon monoxide alarm; central dehumidification systems; energy efficient bathroom exhaust fans with timer; humidistat whole house filtration.

Policy 10.5 The City will encourage an Energy Conservation Educational Program in coordination with other local governments, County agencies, and stakeholders to promote the benefits of “Green Living”.