

BROWARD-by-the-NUMBERS

Planning Services Division

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Broward County's Housing Stock

In 2000, there were 741,000 housing units in Broward County; 49 percent were single family homes. Broward County has 200,000 rental homes and apartments, and 46,000 seasonal units.

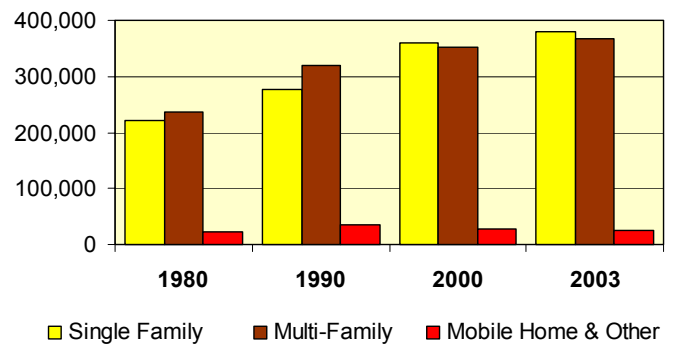
Census 2000 enumerated 741,043 housing units in Broward County. Of these, 88 percent were occupied by year-round residents. Like its population, the county's housing stock is diverse with units of different types, tenure, size, age and occupancy.

Types of Housing Unit

Almost half (48 percent) of the county's housing stock is in multi-family units. More than one third of housing units are apartments or condominiums in buildings with ten or more units. Broward County (Fort Lauderdale PMSA) has the lowest proportion of single family homes among comparable sized metropolitan areas: 49 percent of Broward's units are single family attached or detached; whereas more than 60 percent single family is typical elsewhere.

| Metropolitan Area | Single family |
|--|---------------|
| Fort Lauderdale, FL | 48.7% |
| San Francisco, CA | 50.1% |
| Miami, FL | 52.6% |
| West Palm Beach--Boca Raton, FL | 55.2% |
| Bergen--Passaic, NJ | 55.4% |
| Las Vegas, NV--AZ | 56.6% |
| Newark, NJ | 57.2% |
| Milwaukee--Waukesha, WI | 59.8% |
| Buffalo--Niagara Falls, NY | 59.8% |
| Orlando, FL | 64.3% |
| Cincinnati, OH--KY--IN | 64.9% |
| San Jose, CA | 65.0% |
| Portland--Vancouver, OR--WA | 65.9% |
| New Orleans, LA | 65.9% |
| Oakland, CA | 66.1% |
| Columbus, OH | 66.3% |
| Denver, CO | 67.2% |
| Fort Worth--Arlington, TX | 67.2% |
| Nashville, TN | 68.2% |
| San Antonio, TX | 69.2% |
| Charlotte--Gastonia--Rock Hill, NC--SC | 69.6% |
| Greensboro--Winston-Salem, NC | 69.6% |
| Norfolk--Virginia Beach--Newport, VA--NC | 70.9% |
| Indianapolis, IN | 72.2% |
| Sacramento, CA | 72.5% |
| Kansas City, MO--KS | 74.3% |
| San Juan--Bayamón, PR | 78.3% |

Housing Units by Type

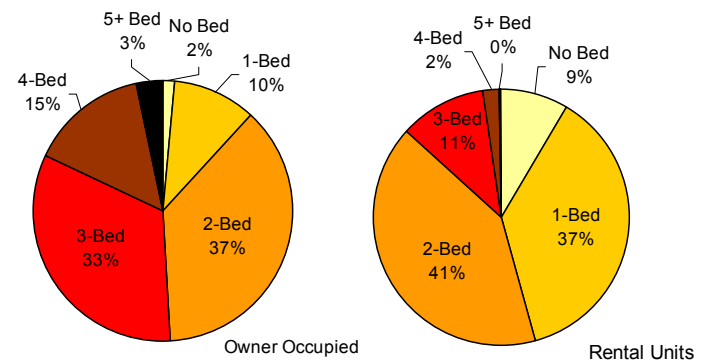


Source: US Bureau of Census, 1980-2000 and ACS 2003

| Units in Structure | Change 1990-2000 | |
|----------------------|------------------|--------------|
| Single Family | 142,193 | 51.5% |
| Multi-Family | 33,680 | 10.6% |
| Mobile Homes & Other | -6,083 | -17.9% |
| Total | 169,790 | 27.0% |

Tenure

Sixty-nine percent of householders are homeowners, while 31 percent are renters. Between 1990 and 2000, owner-occupied housing increased 26 percent, from 359,570 to 454,750 units, and rental housing increased 18 percent, from 168,872 to 199,695 units. Owner-occupied housing in Broward is predominantly 2 or 3 bedroom units, whereas most rental properties have 1 or 2 bedrooms.



Average Household Size

In 2000, occupied housing units had an average of 2.45 residents. This is smaller than in most comparable metropolitan areas, where more than 2.50 persons per household or more is typical. Owner occupied units have a higher average household size (2.49 persons) than renters (2.35 persons).

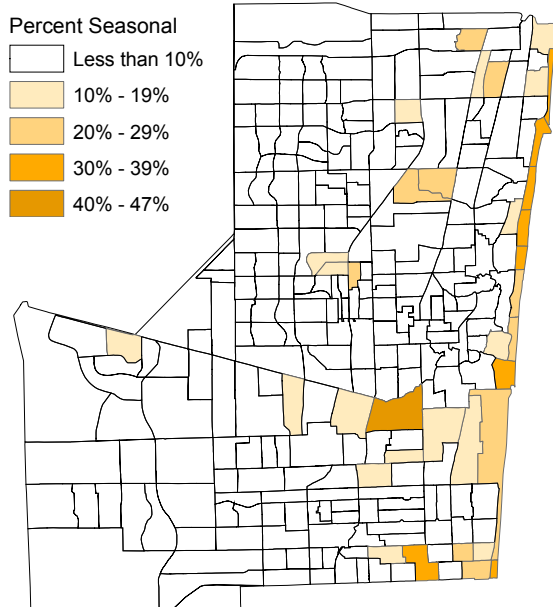
Vacancy Rates

In 2000, 86,598 units in Broward County were unoccupied. The vacancy rate (for nonseasonal units) was low: 3 percent of owner-occupied units and 7 percent of rental units were vacant. Between 1990 and 2000 the rental vacancy rate dropped from 11 percent to only 7 percent.

Seasonal Units

Broward County has 46,470 seasonal units used for recreation or occasional use. Most seasonal units are located in coastal communities east of I-95. Between 1990 and 2000, the number of seasonal units decreased by 5,917. This was mostly as a result of their transition into year-round occupancy.

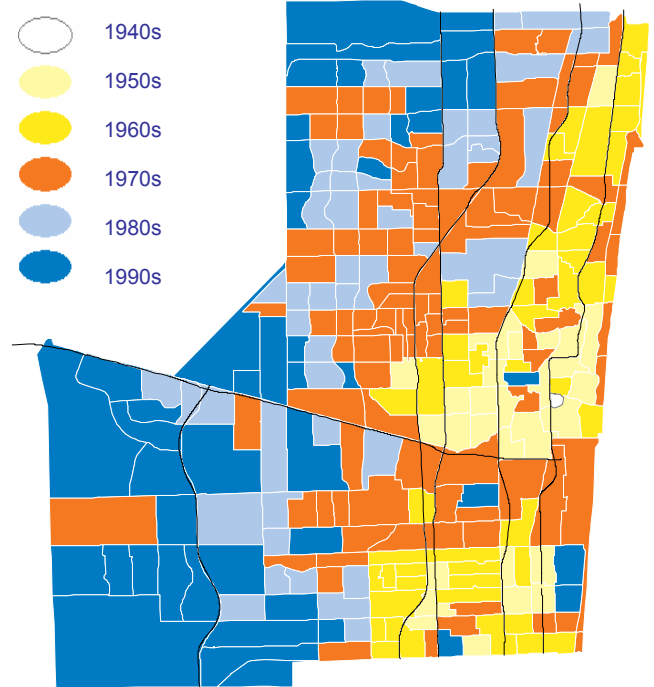
Distribution of Seasonal Units, by Census Tract



Age of Housing Stock

One fifth of the housing stock in Broward County was built in the 1990s. Fifty-one percent of all structures were built between 1970 and 1990. The newest housing stock is found in the western and northwestern areas of the County.

Most Common Age of Housing by Census Tract



Future Trends

As the number of vacant sites diminishes countywide, future development will be located on infill and redevelopment sites in the eastern half of the county, where older units are concentrated. The number of multi-family units is projected to increase due to the lack of available, low density, single family vacant land. As redevelopment occurs, old buildings will be replaced with new, and in some cases, higher density structures.

Source: All data used in this report are from U.S. Bureau of Census, 2000 unless otherwise cited.

Broward-by-the-Numbers is a publication from

Dept. of Urban Planning and Redevelopment
 Planning Services Division
 115 South Andrews Ave., Room 329K
 Fort Lauderdale, FL 33301

phone: (954) 357-6634
 email: planstats@broward.org
www.broward.org/urbanplanning.htm



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TECHNICAL APPENDIX

TABLE 1 – Characteristics of Housing Stock in Mid-Sized Metropolitan Areas ⁽¹⁾, 2000

| Metropolitan Area (1) | Total housing units | Percent single family housing ⁽²⁾ | Median rooms per unit | Percent of housing in buildings with 10+ units | Occupied Units | Average Household Size | More than 1 occupant per room |
|---|----------------------------|---|------------------------------|---|-----------------------|-------------------------------|--------------------------------------|
| Fort Lauderdale, FL | 741,043 | 48.7% | 4.6 | 34.8% | 654,445 | 2.45 | 7.4% |
| San Francisco, CA | 712,093 | 50.1% | 4.5 | 25.2% | 684,453 | 2.47 | 11.2% |
| Miami, FL | 852,278 | 52.6% | 3.9 | 33.9% | 776,774 | 2.84 | 20.0% |
| West Palm Beach--Boca Raton, FL | 556,428 | 55.2% | 4.9 | 24.3% | 474,175 | 2.34 | 5.4% |
| Bergen--Passaic, NJ | 509,868 | 55.4% | 5.5 | 15.9% | 494,673 | 2.73 | 5.9% |
| Las Vegas, NV--AZ | 655,795 | 56.6% | 4.9 | 15.6% | 588,371 | 2.62 | 8.8% |
| Newark, NJ | 766,020 | 57.2% | 5.6 | 16.9% | 729,062 | 2.73 | 5.5% |
| Milwaukee--Waukesha, WI | 618,244 | 59.8% | 5.3 | 14.9% | 587,657 | 2.50 | 3.2% |
| Buffalo--Niagara Falls, NY | 511,583 | 59.8% | 5.7 | 6.5% | 468,719 | 2.42 | 1.8% |
| Orlando, FL | 683,551 | 64.3% | 5.3 | 12.8% | 625,248 | 2.58 | 5.7% |
| Cincinnati, OH--KY--IN | 690,963 | 64.9% | 5.6 | 13.4% | 645,048 | 2.50 | 1.8% |
| San Jose, CA | 579,329 | 65.0% | 5.0 | 18.2% | 565,863 | 2.92 | 14.3% |
| Portland--Vancouver, OR--WA | 786,300 | 65.9% | 5.5 | 15.8% | 741,776 | 2.54 | 4.9% |
| New Orleans, LA | 556,234 | 65.9% | 5.2 | 11.2% | 505,579 | 2.59 | 5.7% |
| Oakland, CA | 894,760 | 66.1% | 5.1 | 17.2% | 867,495 | 2.71 | 10.3% |
| Columbus, OH | 653,067 | 66.3% | 5.6 | 11.2% | 610,757 | 2.45 | 2.0% |
| Denver, CO | 856,685 | 67.2% | 5.7 | 20.6% | 825,291 | 2.52 | 5.2% |
| Fort Worth--Arlington, TX | 665,288 | 67.2% | 5.2 | 14.3% | 624,807 | 2.68 | 7.5% |
| Nashville, TN | 509,293 | 68.2% | 5.5 | 13.4% | 479,569 | 2.49 | 3.0% |
| San Antonio, TX | 599,772 | 69.2% | 5.2 | 12.8% | 559,946 | 2.78 | 9.1% |
| Charlotte--Gastonia--Rock Hill, NC--SC | 615,923 | 69.6% | 5.4 | 9.5% | 575,293 | 2.55 | 3.8% |
| Greensboro--Winston-Salem--High Point, NC | 535,837 | 69.6% | 5.3 | 7.5% | 498,751 | 2.44 | 3.2% |
| Norfolk--Virginia Beach--Newport News, VA--NC | 619,335 | 70.9% | 5.7 | 9.5% | 577,659 | 2.60 | 3.4% |
| Indianapolis, IN | 681,144 | 72.2% | 5.5 | 10.2% | 629,655 | 2.50 | 2.3% |
| Sacramento, CA | 653,394 | 72.5% | 5.2 | 12.2% | 605,923 | 2.64 | 7.5% |
| Kansas City, MO--KS | 740,884 | 74.3% | 5.7 | 10.4% | 694,468 | 2.51 | 2.8% |
| San Juan--Bayamón, PR | 738,430 | 78.3% | 4.1 | 11.7% | 660,720 | 2.94 | 18.5% |

1. Defined as MSA or PMSA with 500,000 to 900,000 housing units in 2000.

2. Single family defined as one (1) unit, detached or attached.

Source: U.S. Bureau of Census, 2000.

TABLE 2 – Units in Structure, Broward County, 1980-2003

| Units in Structure | 1980 | 1990 | 2000 | 2003 ACS | Change 1990-2000 | |
|--------------------------------------|---------------------------|----------------|----------------|--|------------------|---------------|
| Single Family: | 220,244 | 275,978 | 360,764 | 380,632 | 142,193 | 51.5% |
| Detached units | 202,898 | 234,232 | 303,357 | 323,011 | 126,532 | 54.0% |
| Attached units | 17,346 | 41,746 | 57,407 | 57,621 | 15,661 | 37.5% |
| Multi-Family: | 235,731 | 318,669 | 352,349 | 367,535 | 33,680 | 10.6% |
| Duplex | 19,488 | 20,701 | 20,225 | 25,408 | -476 | -2.3% |
| 3-4 units | 22,247 | 29,970 | 33,347 | 33,172 | 3,377 | 11.3% |
| 5-9 units | 20,226 | 36,655 | 41,120 | 44,772 | 4,465 | 12.2% |
| 10-49 units | 92,558 | 134,908 | 142,778 | <i>Data not available</i> ⁽²⁾ | 7,870 | 5.8% |
| 50+ units | 81,212 | 96,435 | 114,879 | | 18,444 | 19.1% |
| Mobile Homes & Other: | 21,493 | 34,013 | 27,930 | 25,475 | -6,083 | -17.9% |
| Mobile Homes | <i>Data not available</i> | 28,552 | 26,834 | 24,763 | -1,718 | -6.0% |
| Boat, RV, Van etc. | <i>Data not available</i> | 5,461 | 1,096 | 712 | -4,365 | -79.9% |
| Total | 477,468 | 628,660 | 741,043 | 773,642 | 169,790 | 27.0% |
| Percent Single Family ⁽¹⁾ | 46.1% | 43.9% | 48.7% | 49.2% | | |
| Percent Multi-Family | 49.4% | 50.7% | 47.5% | 47.5% | | |
| Percent Mobile Homes & Other | 4.5% | 5.4% | 3.8% | 3.3% | | |

1 Single family defined as one (1) unit, detached or attached.

2. ACS uses a different breakdown of multi-family structures: In 2003, Broward County had 59,053 MF units in structures with 10-19 units and 205,130 in structures with 20+ units.

Source: U.S. Census Bureau, Census 1980, 1990 and 2000; and 2003 American Community Survey.

TABLE 3 – Size of Units by Tenure, Broward County, 2000

| Number of Bedrooms | All Units | Owner Occupied Units | Renter Occupied Units | Vacant Units |
|--------------------|----------------|----------------------|-----------------------|---------------|
| No bedroom | 26,420 | 6,919 | 17,027 | 2,474 |
| 1 bedroom | 144,186 | 47,286 | 73,797 | 23,103 |
| 2 bedrooms | 296,832 | 168,802 | 82,120 | 45,910 |
| 3 bedrooms | 183,518 | 149,600 | 22,668 | 11,250 |
| 4 bedrooms | 73,864 | 67,238 | 3,709 | 2,917 |
| 5 or more bedrooms | 16,223 | 14,780 | 499 | 944 |
| All Units | 741,043 | 454,625 | 199,820 | 86,598 |

Source: U.S. Census Bureau, Census 2000 Summary File 3 (SF 3) Tables H41 and H42.

TABLE 4 – Vacant Housing Units in Broward County, 2000

| Vacancy Status | Vacant Units |
|---|---------------------|
| For seasonal, recreational, or occasional use | 46,470 |
| For rent | 13,975 |
| For sale only | 12,129 |
| Rented or sold, not occupied | 5,636 |
| For migrant workers | 12 |
| Other vacant | 8,376 |
| Total | 86,598 |

Source: U.S. Census Bureau, Census 2000 Summary File 1 (SF 1) Table H5.