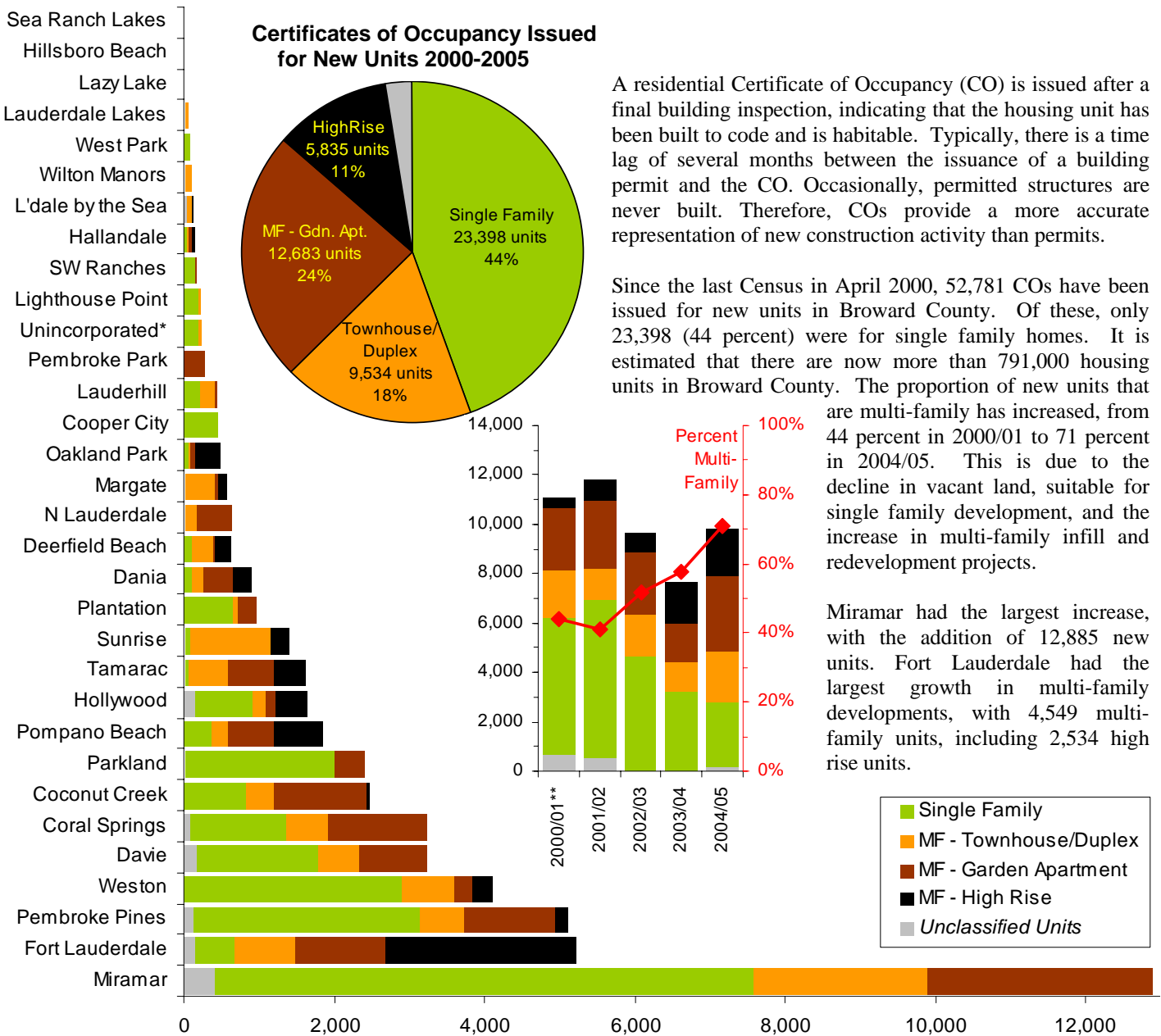


BROWARD-by-the-NUMBERS

New Housing in Broward

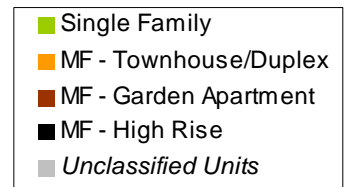
Since May 2000, more than 23,000 new single family homes and 28,000 multi-family units have been built throughout Broward County.



A residential Certificate of Occupancy (CO) is issued after a final building inspection, indicating that the housing unit has been built to code and is habitable. Typically, there is a time lag of several months between the issuance of a building permit and the CO. Occasionally, permitted structures are never built. Therefore, COs provide a more accurate representation of new construction activity than permits.

Since the last Census in April 2000, 52,781 COs have been issued for new units in Broward County. Of these, only 23,398 (44 percent) were for single family homes. It is estimated that there are now more than 791,000 housing units in Broward County. The proportion of new units that are multi-family has increased, from 44 percent in 2000/01 to 71 percent in 2004/05. This is due to the decline in vacant land, suitable for single family development, and the increase in multi-family infill and redevelopment projects.

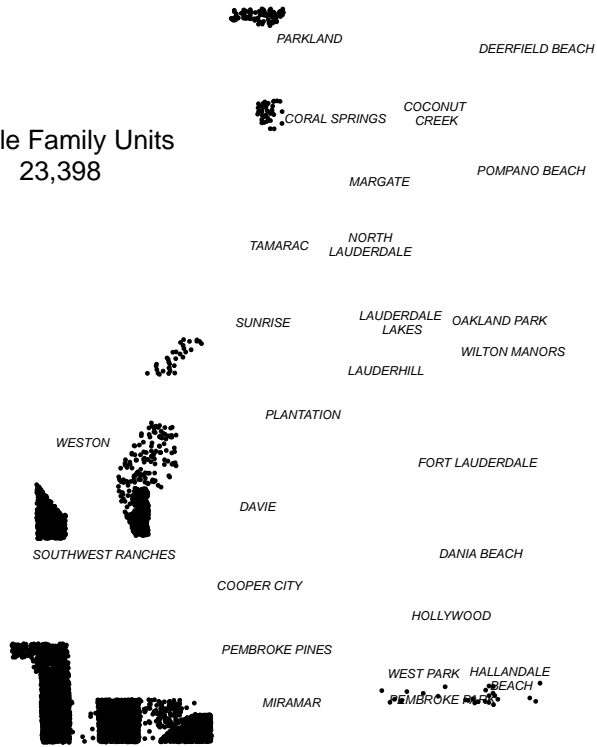
Miramar had the largest increase, with the addition of 12,885 new units. Fort Lauderdale had the largest growth in multi-family developments, with 4,549 multi-family units, including 2,534 high rise units.



*Unincorporated Area based on Oct. 2005 municipal boundaries.

** Data is for 11 months only.

Single Family Units
23,398



Each dot represents one (1) new housing unit, distributed randomly within its assigned Traffic Analysis Zone (TAZ).

Broward County has 902 TAZs. See Appendix for definitions of unit types.

The distribution of new units shows continued single family development on remaining vacant land in western and northern Broward, townhouse/duplex developments spread fairly evenly throughout the County, and garden apartment/high rise developments concentrated in eastern Broward.

TECHNICAL APPENDIX

Table 1 – Housing Unit Type Definitions

Single Family	One (1) dwelling unit, other than a mobile home, sharing no walls with another dwelling unit.
Multi-Family: Duplex	Two (2) dwelling units, attached by a common party or fire wall, in one (1) building.
Townhouse	Three (3) or more dwelling units, attached by a common party or firewall, with each unit having two (2) or more stories.
Garden Apartment	Three (3) or more attached dwelling units in a two (2) or three (3) story building with each unit being only one (1) story.
High Rise	Four (4) or more attached dwelling units in a building with four (4) or more stories.

Source: Broward County Land Development Code Section 5-201

Table 2 – Certificates of Occupancy by Unit Type, May 2000 through December 2005

Year Beginning April 1 st	Certificates of Occupancy Issued	Single Family Units	Multi-Family: Townhouse/ Duplex Units	Multi-Family: Garden Apartment Units	Multi-Family: High Rise Units	Unclassified Units ⁽³⁾
2000/01 ⁽¹⁾	11,090	5,559	1,942	2,499	439	651
2001/02	11,772	6,439	1,237	2,750	819	527
2002/03	9,604	4,642	1,684	2,523	755	0
2003/04	7,660	3,237	1,205	1,534	1,684	0
2004/05	9,795	2,673	2,044	3,027	1,898	153
2005 ⁽²⁾	2,860	848	1,422	350	240	0
County Total	52,781	23,398	9,534	12,683	5,835	1,331

(1) Partial year, May through March (11 months)

(2) Partial year, April through December (9 months)

(3) Unit type not identified within Broward County's computerized permit monitoring system.

Source: Broward County Planning Services Division, 2006

**Table 3 – Certificates of Occupancy by Municipality May 2000 through December 2005
(Based on October 2005 municipal boundaries)**

Municipality	Certificates of Occupancy Issued	Single Family Units	Multi-Family: Townhouse/ Duplex Units	Multi-Family: Garden Apartment Units	Multi-Family: High Rise Units	Unclassified Units
Coconut Creek	2,459	822	373	1,220	36	8
Cooper City	465	452	11	0	0	2
Coral Springs	3,224	1,264	567	1,299	0	94
Dania	905	119	134	394	258	0
Davie	3,225	1,635	541	885	0	164
Deerfield Beach	642	114	285	25	217	1
Fort Lauderdale	5,229	524	812	1,203	2,534	156
Hallandale	147	48	24	31	44	0
Hillsboro Beach	1	1	0	0	0	0
Hollywood	1,636	774	178	121	413	150
Lauderdale by the Sea	139	7	67	0	25	40
Lauderdale Lakes	64	28	36	0	0	0
Lauderhill	445	208	204	33	0	0
Lazy Lake	2	2	0	0	0	0
Lighthouse Point	214	189	25	0	0	0
Margate	563	29	396	26	112	0
Miramar	12,885	7,162	2,317	2,986	0	420
North Lauderdale	630	1	146	460	0	23
Oakland Park	474	66	27	69	312	0
Parkland	2,392	1,986	0	391	0	15
Pembroke Park	288	0	0	288	0	0
Pines	5,115	3,011	582	1,201	186	135
Plantation	955	648	80	226	0	1
Pompano Beach	1,856	366	213	627	650	0
Sea Ranch Lakes	1	1	0	0	0	0
SW Ranches	164	162	0	2	0	0
Sunrise	1,400	85	1,052	7	244	12
Tamarac	1,619	30	520	615	424	30
West Park	96	94	2	0	0	0
Weston	4,106	2,906	685	255	258	2
Wilton Manors	100	13	87	0	0	0
Unincorporated	244	193	50	0	0	1
Unclassified	1,096	458	120	319	122	77
County Total	52,781	23,398	9,534	12,683	5,835	1,331

Source: Broward County Planning Services Division, 2006