

Abstract geometric lines in black on a white background, forming various overlapping polygons and shapes, primarily concentrated in the upper left and center of the page.

AFFORDABLE HOUSING DISCUSSION

MARGATE COMMUNITY REDEVELOPMENT AGENCY

AGENDA

Discussions with Broward County

Housing Affordability

Margate

Broward County

Area Median Income

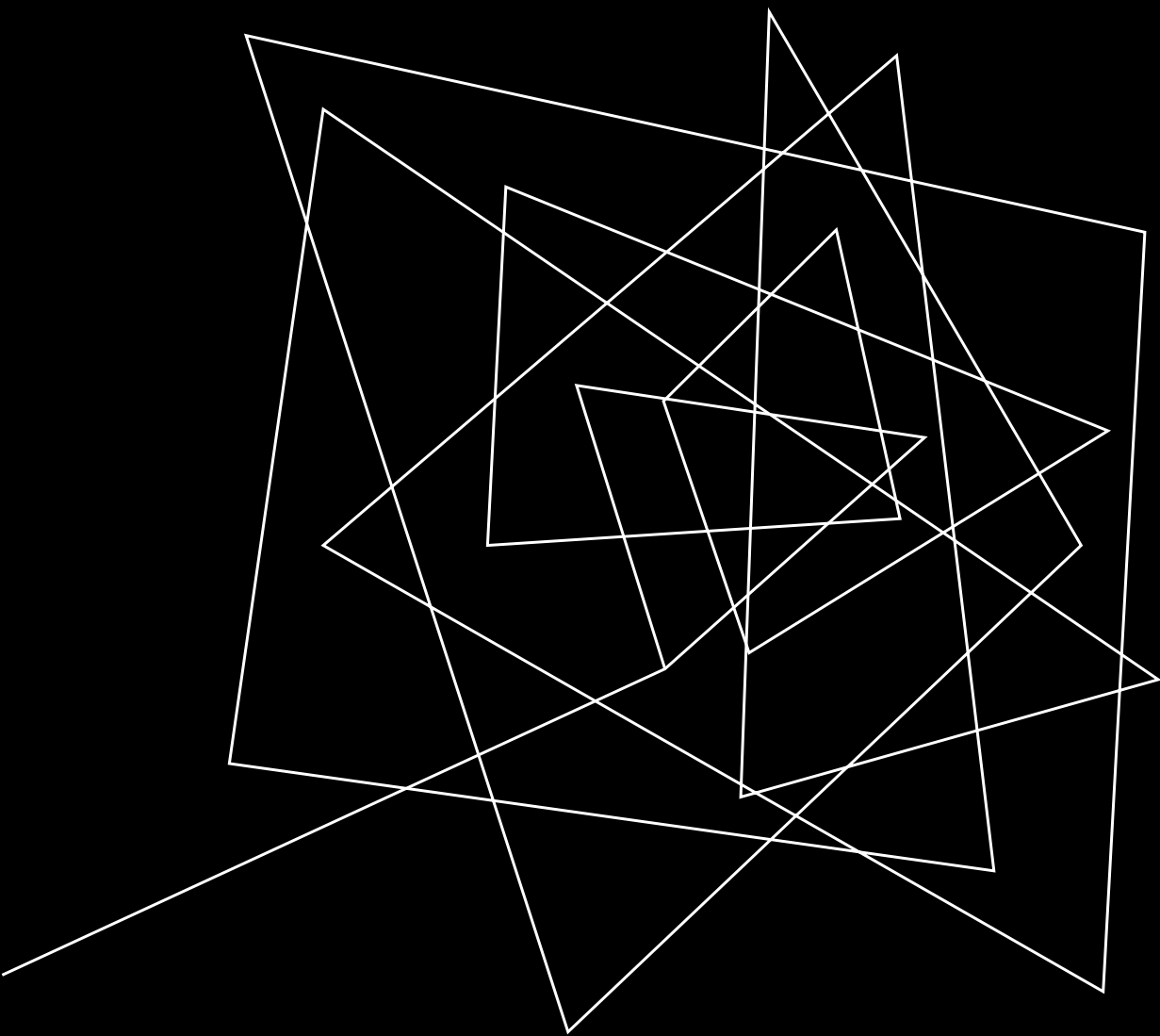
Levels of 'Affordable'

Workforce Salaries

Hospitality, Business Professionals,

Education, Medical

Discussion-Targeted Affordability Level



DISCUSSION WITH BROWARD COUNTY

County's Strategic Focus Areas



BROWARD COUNTY STRATEGIC FOCUS AREAS



Affordable Housing: County has provided up to \$50K per unit to support Affordable Housing development in the county.



Economic and Infill Development:

County has expressed interest in supporting Infill and Economic Development projects to increase tax-base.



Housing Affordability
Broward County
City of Margate



AFFORDABLE HOUSING CROSSES A RANGE OF INCOME LEVELS

Affordable housing is generally defined as housing on which the occupant is paying no more than 30 percent of gross income for housing costs, including utilities.





INCOME LEVELS IN BROWARD COUNTY

Housing Type	AMI* Range	Household Income
Affordable	30-50% (Very Low)	\$30K-\$48K
	50-80% (Low)	\$48K-\$77K
	80-120% (Moderate)	\$77K-\$115K
Attainable	120-140%	\$115K -\$134K
Market Rate	>140%	\$135K+

BROWARD COUNTY HOUSING AFFORDABILITY A SHARED CHALLENGE

HOUSING FACTS

Total Housing Units	826,382
Single-Family (1 unit attached/detached)	56.6%
Multi-Family (5+ units)	40.6%
Median Value	\$282,400
Median Gross Rent	\$ 1,433

Vacancy Rate

Homeowner	1.7%
Rental	6.8%

Total Cost Burdened Households **301,860**

% of Owner-Occupied Units	33.7%
% of Renter-Occupied Units	61.9%

COST-BURDENED

a household spends more than
30% of its income on rent and
utilities



CITY OF MARGATE

HOUSING AFFORDABILITY A SHARED CHALLENGE

HOUSING FACTS

Total Housing Units	27,810
% of County Total	3.4%
Single-Family (≤4 units)	56.1%
Multi-Family (5+ units)	39.6%
Median Value	\$215,300
Median Gross Rent	\$ 1,330

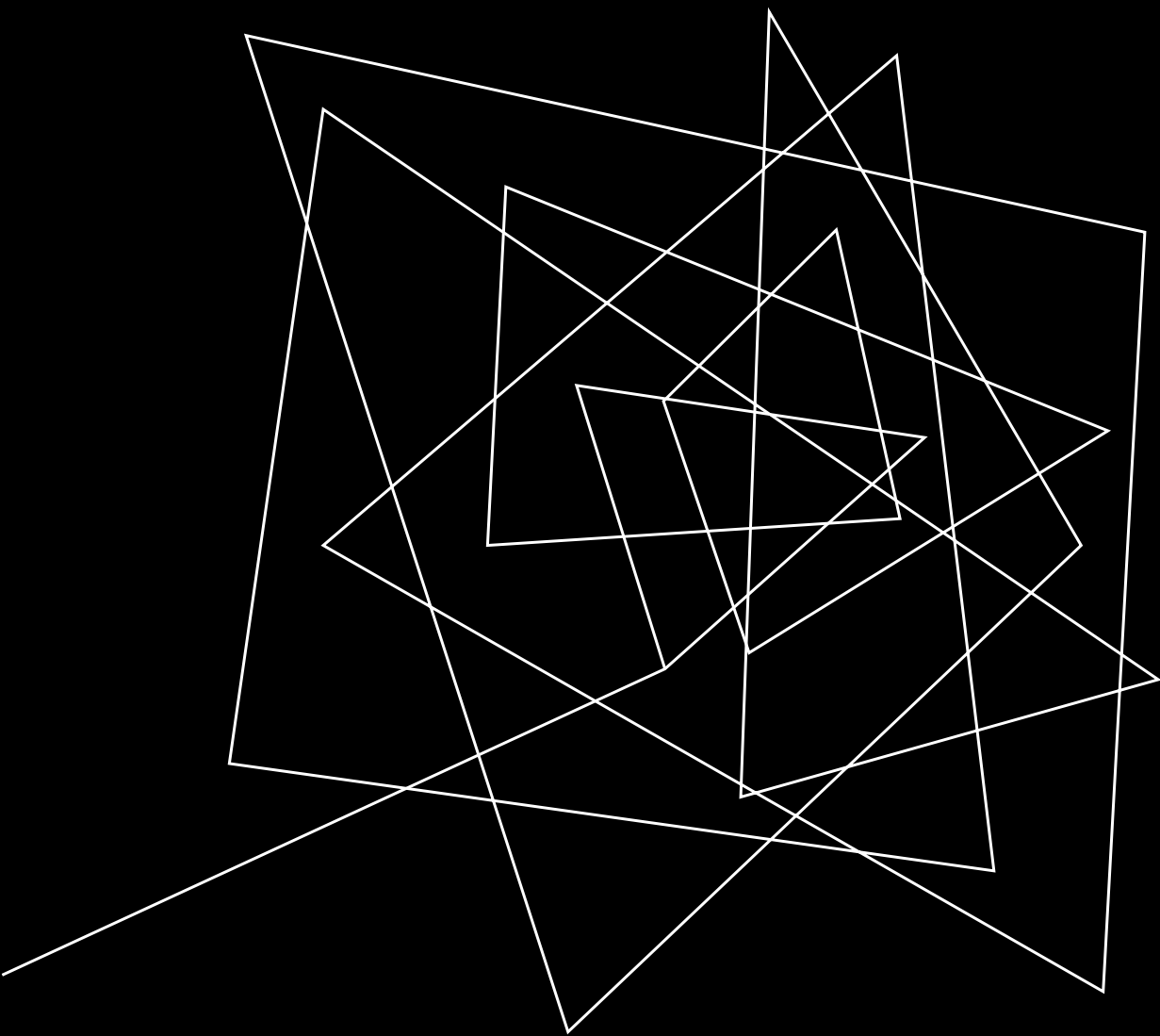
Vacancy Rate

Homeowner	1.8%
Rental	6.9%

Total Cost Burdened Households **11,577**

% of Owner-Occupied Units	40.5%
% of Renter-Occupied Units	68.3%

COST-BURDENED
a household spends more than
30% of its income on rent and
utilities



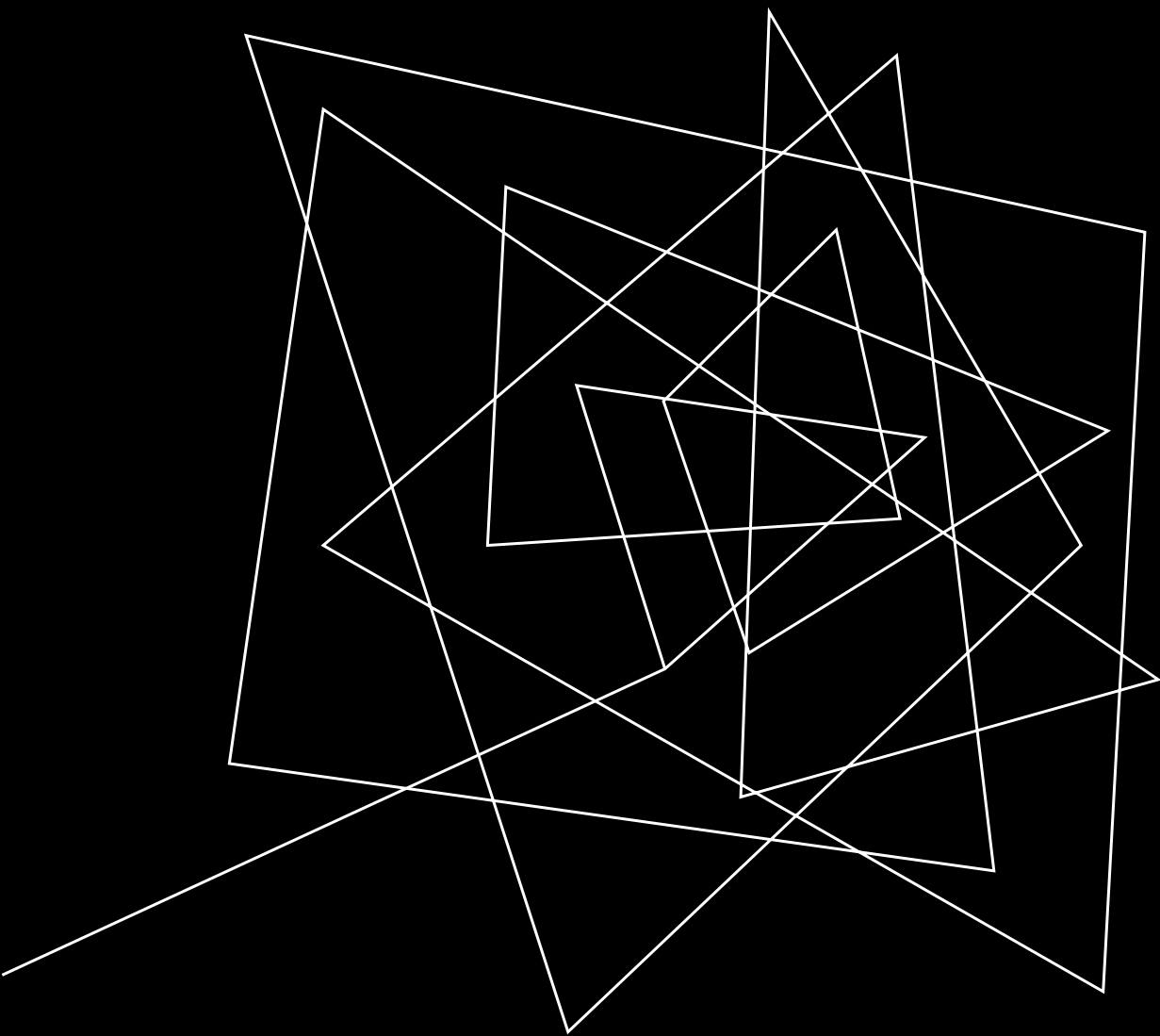
AREA MEDIAN INCOME

Levels of 'Affordable'

BROWARD COUNTY AREA MEDIAN INCOME LEVELS

Housing Type	AMI* Range	Household Income
Affordable	30-50% (Very Low)	\$30K-\$48K
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Market Rate	>140%	\$135K+

*The Area Median Income (AMI) for a household of four (4) in Broward County is \$88,500. Each of the income thresholds uses a household size of four (4) members.



WORKFORCE SALARIES

Hospitality, Business Professionals, Education, Medical

BROWARD COUNTY AREA SALARY LEVELS IN MARGATE EMPLOYMENT SECTORS

Industry Sector-Rank in County	Average Annual Salary	AMI* Range	Household Income
Food Preparation and Serving Related (Hospitality) (7th largest employment sector)	\$32, 718	30-50% (Very Low)	\$30K-\$48K
Healthcare (Support) (3rd largest employment sector)	\$35,818	30-50% (Very Low)	\$30K-\$48K
Education (3rd largest employment sector)	\$59,488	50-80% (Low)	\$48K-\$77K
Business , Financial Operations (4th largest employment sector)	\$85,083	80-120% (Moderate)	\$77K-\$115K
Healthcare (Practitioners) (3rd largest employment sector)	\$89,918	80-120% (Moderate)	\$77K-\$115K

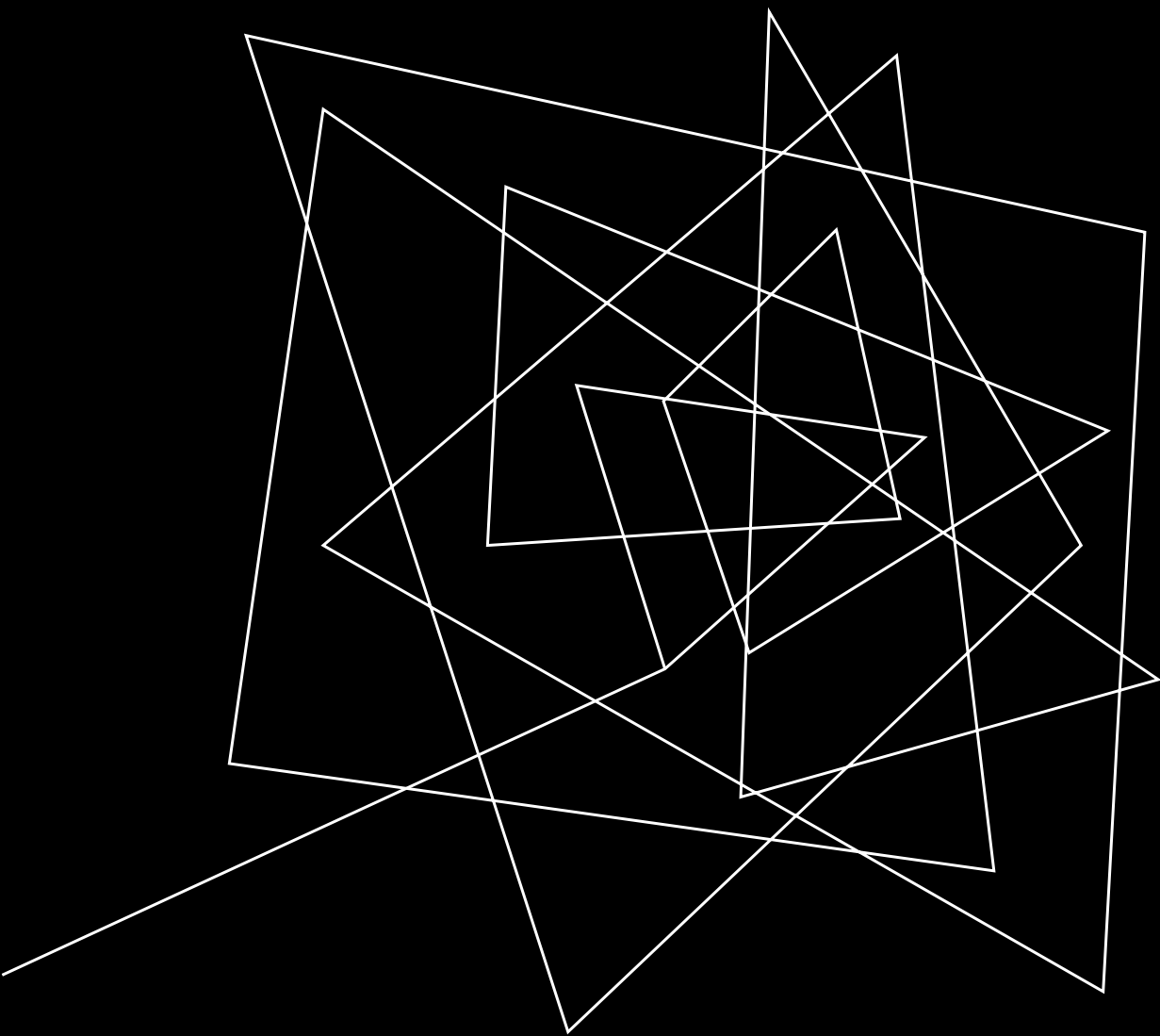
Source: US BLS-Occupational Employment and Wages in Miami-Fort Lauderdale-West Palm Beach — May 2022;Broward County Alliance, Non-Agricultural Employment, November, 2024

BROWARD COUNTY AREA SALARY LEVELS IN MARGATE EMPLOYMENT SECTORS

Industry Sector-Rank in County	Average Annual Salary	AMI* Range	Household Income	Monthly Income
(Hospitality)	\$32, 718	30-50% (Very Low)	\$30K-\$48K	\$2,727
Healthcare (Support)	\$35,818	30-50% (Very Low)	\$30K-\$48K	\$2,984
Education	\$59,488	50-80% (Low)	\$48K-\$77K	\$4,957
Business , Financial Operations	\$85,083	80-120% (Moderate)	\$77K-\$115K	\$7,150
Healthcare (Practitioners)	\$89,918	80-120% (Moderate)	\$77K-\$115K	\$7,493

Source: US BLS-Occupational Employment and Wages in Miami-Fort Lauderdale-West Palm Beach — May 2022;Broward County Alliance, Non-Agricultural Employment, November, 2024

Industry Sector-Rank in County/Annual Income	AMI* Range	Household Income	Monthly Income	Monthly Rent 1-2-3 BR
(Hospitality) (\$32,718)	30-50% (Very Low)	\$30K-\$48K	\$2,727	\$2,160 X
			35% Rent Allocation=	\$2,592 X
			\$955	\$2,995 X
Healthcare (Support) (\$35,818)	30-50% (Very Low)	\$30K-\$48K	\$2,984	\$2,160 X
			35% Rent Allocation=	\$2,592 X
			\$1,044	\$2,995 X
Education (\$59,488)	50-80% (Low)	\$48K-\$77K	\$4,957	\$2,160 X
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Healthcare (Practitioners) (\$89,918)	80-120% (Moderate)	\$77K-\$115K	\$7,493	\$2,160 X
			35% Rent Allocation=	\$2,592 X
			\$2,623	\$2,995 X



DISCUSSION-TARGETED
AFFORDABILITY LEVEL

DISCUSSION POINTS

- * DIFFERENT INCOME LEVELS OF “**AFFORDABLE**”
- * “**AFFORDABLE**” CAN ACCOMMODATE MARGATE’S EMPLOYMENT GROWTH AREAS
- * “**AFFORDABLE**” COMPONENT IN CITY CENTER PLAN ENCOURAGES COUNTY SUPPORT
- * “**AFFORDABLE**” COMPONENT IN CITY CENTER PLAN SUPPORTS REGIONAL ECONOMIC DEVELOPMENT AND HOUSING INITIATIVES
- * WHAT LEVEL OF “**AFFORDABLE**” COULD MARGATE SUPPORT?

BROWARD COUNTY AREA MEDIAN INCOME LEVELS

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