



City of Dania Beach

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## Chapter 2 Housing Element

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9J-5.010

[Revised February 2009](#)

# HOUSING ELEMENT

## TABLE OF CONTENTS

<b>I.</b>	<b>INTRODUCTION</b>	<b>1</b>
<b>II.</b>	<b>DATA REQUIREMENTS</b>	<b>1</b>
	A. Housing Inventory—1980	1
	B. Characteristics	2
	C. Subsidized Renter Housing	5
	D. Group Homes	5
	E. Mobile Homes	5
	F. Historical Housing	5
	G. Housing Activity	5
<b>III.</b>	<b>ANALYSIS REQUIREMENTS</b>	<b>5</b>
	A. Household Projections	6
	B. Land Requirements	7
	C. Private Sector Initiatives	7
	D. Special Needs	8
	E. Conservation, Rehabilitation or Demolition Activities	9
	F. Economic Solutions to Affordable Housing Requirements	10
<b>IV.</b>	<b>REQUIREMENTS FOR HOUSING GOALS, OBJECTIVES, AND POLICIES</b>	<b>10</b>

## TABLES

I.	Housing Inventory	16
II.	Unit Age	17
III.	Unit Value	18
IV.	Gross Rent	19
V.	Monthly Mortgage Cost	20
VI.	Lacking Facilities	21
VII.	Rent to Income	22
VIII.	Standard/Substandard Conditions	23
IX.	Subsidized Renter Housing	24
X.	Group Homes	25
XI.	Mobile Homes	26
XII.	Historical	27
XIII.	Housing Activity	32
XIV.	Projected Dwelling Units	33
XV.	Projections of Household Size	34
XVI.	Projected Income Range of Housing Units	35
XVII.	Projected Population Housing Needs	36
XVIII.	Affordable Housing Analysis	37

## I. INTRODUCTION

The purpose of the Housing Element for the City of Dania Beach is to provide guidance to the City in developing appropriate plans and policies which will demonstrate its commitment to meet, identify, and project deficits in the supply of housing for all the City's residents including moderate, low and very low income households as well as those who require group homes, foster care and other special housing needs. This would include both the plans and policies of the government, including the City, as well as any direction or assistance which could be provided for the private sector. The Housing Element is prepared in three major sections: Data Requirements; Analysis; and Goals, Objectives, and Policies.

## II. DATA REQUIREMENTS - 9J-5.010(1)

The information developed in this section of the Housing Element is primarily obtained from the United States Census - 1990, and supplemented by data prepared by the City of Dania Beach and Broward County.

### A. Housing Inventory ~~1990~~

Table I provides an outline of the Housing Inventory for the City of Dania Beach as of ~~2000~~1995. The information is Provided by type of units including single family, two family, multi-family and mobile homes.

#### 1. Single Family

This includes detached housing units which provide a residence for one family.

#### 2. Two Family

Attached duplex housing which provide a residence for two families.

#### 3. Multi-Family Housing

All housing types except single family and duplex; examples of this would be: town houses, rental apartments, and condominiums (both multi story and single story).

#### 4. Mobile Homes

Mobile housing for permanent residential habitation. The housing inventory indicates as of ~~1995~~2000 there were approximately ~~9,750~~10,875 dwelling units within the City of Dania Beach.

Single family dwellings represent 31~~8~~% or approximately 3,412~~690~~ dwelling units, and multi-family 58~~1~~% or ~~5,000~~6,371 dwelling units. There are also approximately 1,092~~60~~ mobile homes situated within the community primarily located in the northern reaches of the City.

### B. Characteristics of the 1980 Housing Stock

#### 1. Unit Age

Table II outlines the unit age of dwelling units within the City of Dania Beach by ~~seven~~ine (97) separate age categories beginning from 1939 and running through ~~198~~2000. Broward County totals are also provided. As reflected on Table II 90% of the housing has been built since 1950 and approximately 76% of the housing has been built since 1960. As noted earlier in the Comprehensive Plan, the City of Dania Beach is one of the pioneer cities within Broward County and unit age is reflective of that as about 45% of the housing was built by 1970. In comparison with Broward County, Dania Beach is very similar to much of the County-wide trend in development and this would be reflective of the eastern portion of the county developing first. However, during the period 1940 to 1950 Dania Beach far exceeded housing development in comparison with Broward County where 9% of Dania Beach housing was built before 1950 while only 3% of the County's was built in that same period.

#### 2. Unit Value

Table III outlines the unit values within the City of Dania Beach by nine categories ranging in value from less than \$10,000 to over \$~~21,000,000~~. ~~A The 2000 census indicates a unit median value of \$113,700 for Dania Beach and \$128,600 for is provided and also a comparison with~~ Broward County. Table III indicates that over 56~~35~~% of the housing within the community is valued in the \$40 -100,000 price range with the

largest percentage (451%) of the housing in the \$6100 - \$1200,000 price range. This reflects a moderately priced housing market which provides a full range of opportunities for current and future residents of the community. Considering the age of the housing stock within the community it also indicates the City has been able to maintain good value in the properties for the residents. This is due in part to the City's proximity to the major employment areas of the County and being in the eastern portion of the County which is the more desirable location for living within the County. The percentages of the price range within the City of Dania Beach are also compatible with the percentages of Broward County with the exception that Dania Beach has slightly higher number of housing values lower than \$40,000 and also a slightly lower percentage of housing available in the over \$100,000 price range.

### 3. Gross Rent

Table IV outlines the gross rent occurring within the City of Dania Beach as of the 1992000 census. It is provided by city total and Broward County total. The figures are provided in nine categories ranging from less than \$8200 - \$41,500 per month; ~~median rent city-wide; and Broward County.~~ Table IV indicates that 260% of the rents are less than \$3750. The county-wide average shows that 8352% of the rents in excess of \$400 per month. Dania Beach has 6539% over \$40750. The median rent in the City of Dania Beach is \$679484 per month which is approximately \$7894 less than the County average of \$575-757 per month for median gross rents.

### 4. Monthly Mortgage Cost

Table V outlines monthly mortgage cost city-wide and within Broward County. Monthly mortgage costs range from under \$1200 to over \$63,000 per month plus a median cost is also provided. Table V reflects that approximately 335% of the monthly mortgage cost is in the \$200 - \$6900 per month range ~~with approximately 30% of the mortgage rates ranging from \$300-\$600 per month.~~ The median cost for the City of Dania Beach is \$1,039754 a month which is lower than the Broward County median of \$856-1,246 per month.

### 5. Lacking Facilities

Table VI reflects the number of units within the City which lack complete plumbing, kitchens or central heating. Table VI reflects ~~7644~~ units City-wide lack complete plumbing, ~~828~~ units lack complete kitchens. The City's Building Department has an active program to eliminate substandard housing.

## 6. Rent to Income Ratio

Rent to income ratio is the relationship of the percentage of a household's income that is utilized to provide shelter which is reflected on Table VII. Owner occupied housing has a self imposed ratio that is typically related to the ability to obtain a mortgage which cannot exceed 30% of the family's income. Rental housing does not have this type of self imposed regulator and therefore this data provides the relationship of rent to income ratio for the City of Dania Beach.

According to the 1990 U.S. Census, approximately 943 of the City's 2,564 units which were renter occupied paid more than 35% of their income for rent. This represents approximately 37% of the rental families within the City. Within this category 578 or approximately 23% have income less than \$10,000. The overall split of rental housing within the community indicated 30% of the units were occupied with families in the less than \$10,000 income range. About 40% of the City paid less than 25% of their income towards rent. Table VII outlines the Rent to Income Ratio within the City of Dania Beach.

## 7. Standard/Sub-Standard Housing Conditions

The purpose of developing definitions for sub-standard housing is to determine whether there are components of the City which could be available for rehabilitation or should be considered as dilapidated and potentially be demolished. Table VIII reflects 26 substandard housing units as of ~~1992000~~. The City's Building Department implements a program to identify, and demolish substandard housing. Since 1990, the Building Department has identified and was responsible for demolition of at least 60 substandard units. ~~At this time, the Building Department has identified (6) six additional substandard units in the City that are in need of demolition.~~

### **C. Subsidized Renter Housing**

The City of Dania Beach has subsidized renter housing through the Federal Government Section 8 program. Table IX identifies by Census Tract the number of units within the City.

### **D. Group Homes**

Table X identifies the group home facilities situated within the City of Dania Beach. They include the following types: foster/shelter homes; residential facilities; adult foster homes.

### **E. Mobile Homes**

The inventory of mobile homes provided indicates there are ten (10) mobile home parks representing 1,139 units within the City (1998). Table XI identifies facility.

### **F. Historical Housing**

Table XII identifies historical housing occurring within the City of Dania Beach. Because Dania Beach is one of the older communities within Broward County there are several significant structures remaining within the community.

### **G. Housing Activity (1980-1997)**

Table XIII is an inventory of housing construction activities within the City of Dania Beach from 1980 to 1997. The data reflects a total increase of approximately 940 dwelling units between 1980-1997 and 1,513 units since 1987. The new construction reflects a substantial increase in new multi-family housing which represents over 80% of the increase.

## **III. ANALYSIS REQUIREMENTS 9.1-5.010(2)**

The Housing Analysis segment of the Housing Element for the City of Dania Beach Comprehensive Plan is intended to provide a projection of the anticipated number of households by type and size which are needed to meet its future growth; special housing needs; land requirements to meet the anticipated housing; private sector delivery and meeting the needs of the low income and group home requirements.

## A. Household Projections

To develop future housing needs it is first important to examine the projected number of dwelling units and population which will be regulated by the Land Use Element of the City's Comprehensive Plan. Table XIV provides the anticipated number of dwelling units to be constructed in conformance with the City's Land Use Element: For the period 1995 – 2000 an anticipated additional 385 dwelling units is expected; end for the period 2000 – 2005 an additional 450 dwelling units is expected; and for the period between 2005 and 2010 an additional 1,073 units is expected.

Table XV provides a projection of anticipated households by size to support these projections. Table XV indicates a continuing trend of the community mix that is presently in place with some increase in the two person households. The one and two person households are representative of a large segment of the population which is elderly.

These projections were prepared by a combination of the Bureau of Census Information, Broward County Office of Planning Projections, and City of Dania Beach Growth Management Department Dwelling Unit Compilations for the period of 1980 to 1997 as reflected on Table XIII of the Data Requirements of this element. The projections were based upon a straight line projection of the trends for the last several years which predict approximately 90 units per year. The mix of those units are anticipated to be weighted towards multi-family, as in a ten (10) year period approximately 70% of the housing construction was multi-family oriented. This trend is expected to continue which will result in a gradual lowering of the household size over time which is reflected in the household projections.

Table XVI provides the income range of anticipated households, both renter and owner occupied based upon the Census. The projections of income range were prepared utilizing the Bureau of Census data and projecting that forward. An increase in income was anticipated with the maturing of the households and the general economic outlook for the area. Also, the improvements occurring within the redevelopment area indicates the opportunities for advanced employment are increasing.

Table XVII provides a breakdown of the housing needs for the anticipated population. The data was derived from the U.S. Census and by studies of current and past trends within the City of Dania Beach and Broward County. The information is provided by owner and renter occupied.

The City of Dania Beach has not been a farming community for several decades and is not a rural community as it is on the eastern edge of highly urbanized Broward County. Accordingly, rural and farm worker households are not needed as there is no demand for same.

## **B. Land Requirements**

The land requirements necessary for meeting the anticipated additional dwelling units outlined previously is expected to be approximate 26 acres single family and 10 acres multi-family for the Year 2005. For the year 2010, an additional 105 acres of single-family and 40 acres multi-family is anticipated. This blend of densities will provide a variety of housing types available to the future population of the community.

## **C. Private Sector Initiatives**

The Private Sector is expected to continue to be the main provider of housing for the future residents off the City of Dania Beach. There is an effective process in place within the community for review and approval of housing proposals. In addition, Broward County through its platting laws has a role in reviewing new development which ultimately must be approved in plat form by the Broward County Commission. The Broward County function is more of a regional review as it affects major transportation corridors within the City and also addresses needs for schools, regional parks, and other county-wide services. The City on the other hand has the more finite review of the site plan, provision of local services such as police, fire, water/sewer, and general quality of life attributes which are inherent and important in any site plan review and development process.

It is anticipated that approximately 70% - 80% of the projected housing needs will be met by the private sector within reasonable market conditions which are anticipated in the future. The type of housing will be a full range of dwelling opportunities and they are anticipated to be consistent with the cost, rent and

income ranges previously outlined in this report.

## **D. Special Needs**

### **1. Low and Moderate Income Households**

The private sector housing delivery process within Dania Beach and Broward County as a whole has proven to be a relatively effective interaction between the private sector and the public sector. The City of Dania Beach has established a growth management department which essentially provides one stop permitting for many projects within the community. These would be projects with the proper zoning and land use in place. As noted in other parts of the Comprehensive Plan, services are readily available for all developments because of the community's long established history. Vacant land is readily available close to all infrastructure requirements and a mix and variety of not only housing, but non-residential properties are available.

As noted previously the City of Dania Beach contains one of the six target areas within Broward County. Accordingly, a Chapter 163 Redevelopment Plan has been developed for the City of Dania Beach and is in the implementation phase.

An affordable housing needs analysis methodology to be used for the Comprehensive Plan planning process statewide was developed by the Shimberg Center. Attached as Table XVIII is a projection based upon the Shimberg Study for very low, low and moderate housing. It should be noted that the projected population used in the Shimberg analysis exceeds the projections developed by Broward County and used in other sections of this document. The Shimberg analysis may produce more accurate results when the population projections are updated based on the 2000 Census. It is felt that adequate supplies of very low, low and moderate income housing sites are presently available on vacant land still remaining within the community. These sites have a varying range of densities and therefore varying housing types are available. The infrastructure in many cases is already in place so the sites are readily available for development. In addition, as stated in the Census, the City has in excess of 2,000 units of subsidized renter housing. The City will continue to support the creation of affordable housing in the City.

Housing data from the 2000 Census indicates that the total number of dwelling units in the City is 10,847. Single Family housing consists of 4,412 units in 2000 that represent approximately 41 percent of the total housing stock. Multi-family and mobile homes represent the balance of the units.

### **Housing Vacancy & Tenure.**

In 1990, approximately 75 percent of the total housing units are occupied and 25 percent are vacant. In 2000, 83 percent are occupied, meaning 17 percent are vacant. A trend of lower vacancy rates is expected to continue. This is due to the shrinking availability of new housing as the City becomes fully developed and the conversion of seasonal housing units occupied by older retirees to year-round residences affordable for younger families. In 2000, of the 9,012 occupied housing units in the City, 5,158 units, or 57 percent of the total, are owner-occupied and 3,856 units, or 43 percent, are renter-occupied.

### **Housing Value.**

Owner-occupied housing with values less than \$100,000 represent 40 percent of owner-occupied housing. Housing with a value of \$100,000 to \$199,999 represent 51 percent of all housing, with 32 percent having values between \$100,000 to \$149,999. Less than 9 percent of all owner-occupied housing has a value of \$200,000 or more.

The median value of a home in the City is \$14,900 lower than the median value of a housing unit in the County, with the City having a median value of \$113,700 and the County \$128,600. The owner-occupied housing units in the City valued between \$30,000 and \$99,999, account for 40 percent of the total. For Broward County, 42.8 percent of all owner-occupied housing units have values in the range \$30,000 to \$99,999 and 53.1 percent owner-occupied housing units fall in the range \$60,000 to \$149,999. Another 18.9 percent of the units have values between 150,000 and \$249,999. 35 percent of the owner occupied housing units in the City fall in the \$50,000 to \$99,999 range, with 4 percent of the units in the value range less than \$50,000. The City has 25 percent of housing units in the \$150,000 to \$299,999 value range as compared to th' County's 18.9 percent. These data show housing values in the City are relatively low as compared to

the County, with minimal opportunities for those with the financial ability to purchase higher quality housing.

**Housing Choice Vouchers**

The Dania Beach Housing Authority has authorized approximately 499 Section 8 Housing Choice Vouchers to provide rent subsidies in the City of Dania Beach. The total number of vouchers maintained by Broward County Housing Authority is approximately 4,000. This level of voucher use equates to 13 % of the total number of renter-occupied units in the City in 2000. Most subsidized units are located in the central section of the City. Many units are located in apartment complexes, especially larger or multi-story complexes; however, a significant number of subsidized units are duplexes and triplexes and there are some single-family homes. The housing voucher system was designed to eliminate public housing complexes and disseminate voucher holders throughout the community. The goal of public housing is to locate safe, affordable, quality residences for recipients.

Affordable projects within the City include:

Liberty Heights – 80 d.u.  
(Broward County Housing Authority)

Gulfstream Apartments – 100 d.u.  
(State Bond Financing)

**Cost Burden Issues**

A review of the Affordable Housing Needs Assessment data, developed by the Shimberg Center For Affordable Housing at the University of Florida for the Florida Department of Community Affairs, indicates that the City has an existing unmet demand for affordable housing that is projected to increase between the years 2005 and 2015, as indicated in the chart below. Currently, 5,283 households in Dania Beach spend more than 30% of their incomes on housing, leaving them with a cost burden.

<b><u>City of Dania Beach Estimated Affordable Housing Needs 2005 — 2015</u></b>			
<b><u>Year</u></b>	<b><u>Projected Demand</u></b>	<b><u>Projected Construction Need</u></b>	<b><u>Households With a Cost Burden</u></b>
<u>2005</u>	<u>16,102</u>	<u>2,211</u>	<u>5,283</u>
<u>2010</u>	<u>21,811</u>	<u>7,920</u>	<u>7,136</u>

<u>2015</u>	<u>28,375</u>	<u>14,484</u>	<u>9,262</u>
Source: <a href="#">Affordable Housing Needs Assessment, developed by the Shimberg Center for Affordable Housing at the University of Florida, 2003.</a>			

[The column "Projected Demand" is the estimated number of housing units needed in the City for the municipality's projected population, with 2005 as the base year. The column "Projected Construction Need" is the estimated number of residential units that need to be constructed in order to meet the demand created by the City's projected population. The third column includes the number of households with a "cost burden," i.e., families that spend more than 30% of their income on housing.](#)

[The City recognizes the costs of housing have risen dramatically throughout Broward County since the 2000 Census. Successful communities provide for a variety of housing types and costs that allow an individual to remain in the community throughout various life phases and circumstances. The City more than adequately provides for lower and moderate income rental opportunities but does not provide for adequate ownership opportunities at all income levels.](#)

[The City's housing strategy is to continue the provision of affordable housing within the City for those of lower and moderate incomes, while at the same time increasing housing opportunities for those with higher incomes. However, it is the City's intent to change the method through which affordable housing is delivered through the transition of existing renter-occupied housing into owner-occupied housing. For example, the City supports the conversion of apartment complexes, into owner occupied condominiums.](#)

**2. Substandard Housing Conditions**

The elimination of substandard housing conditions and the structural and aesthetic improvements of housing within the community is an issue which is reviewed and addressed by the City and its staff.

The Target area receives CDBG funding on an annual basis to help address the problem within that portion of the City.

### **3. Low/Moderate Income and Mobile Home Sites**

As is indicated on Table III the median unit value within the City of Dania Beach is approximately \$~~7,000~~14,900 less than the Broward County average. Based upon ~~1992~~2000 census as outlined in Table III, there is also a greater percentage of units which are in the lower priced bracket. Accordingly, the City of Dania Beach provides a good percentage of housing and sites to provide for low and moderate income families. In addition, the development of the 163 Redevelopment Area contains approximately 30 acres of vacant land which can provide for a mix of residential housing types.

As is outlined on Table I, in ~~2000~~1995 Dania Beach contained approximately 1,0~~926~~7 mobile homes which is representative of 11% of the housing within the community which exceeds the county-wide average of approximately 4.8%. Accordingly, Dania Beach presently provides adequate sites to support this segment of the housing needs of its residents.

### **4. Group Homes and Foster Care Facilities**

As noted in the Data Section, group homes and or foster care facilities which are licensed by the Florida Department of Health and Rehabilitative Services are situated within residential communities in the City of Dania Beach.

### **E. Conservation, Rehabilitation or Demolition Activities and Historically Significant Housing**

As noted in the Redevelopment Plan for the target area, there is a continuing identification of housing for rehabilitation and demolition activities.

Table XII of the Housing Element identifies the historical and archaeological sites in the City of Dania Beach as identified on the Florida Master Site File.

### **F. Economic Solutions to Affordable Housing Requirements**

The City of Dania Beach is also committed to reducing the demand for affordable housing through programs designed to raise the income levels of low income wage earners. There are a number of programs sponsored by a variety of public and private

entities throughout Broward County that are available to the residents of the City of Dania Beach. The City has created a job training and social services program that is referred to as the "Institute for Community Empowerment" that will target the residents of Dania Beach.

#### **IV. REQUIREMENTS FOR HOUSING GOALS, OBJECTIVES AND POLICIES**

The goal of the housing element of the City of Dania Beach is to ensure that an adequate and affordable amount of housing is provided to existing residents and the anticipated population through a coordinated effort of private sector and governmental involvement. Housing will be available to a full range of residents and will contain a variety of types and will continue the City's policy of moving more residents towards home ownership.

##### **Objective I**

**Assist the private sector with the provision of 450 additional housing units between 1995 and 2005 and 1,073 total units by between 2005 and 2010. The housing will be of various types and affordability to existing and anticipated population growth.**

Policy 1.1 Utilize the following to streamline the permitting process for all housing in the City, especially affordable housing:

1. Implement Article 10.14 of the City of Dania Beach Zoning Code that allows for a shortened variance approval process for those qualified developments in the designated community development block grant areas.
2. The City of Dania Beach shall continue to streamline the development review process for qualified affordable housing developments by allowing building plans and site plans for said developments to be reviewed concurrently.

##### **Objective II**

~~Demolish at least 6 dilapidated units by 2000 and on an annual basis~~ Provide a minimum of 3 rehabilitation and 2 new housing units through the Year 2010. In the event of a hurricane or natural disaster, the City will identify and

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**demolish any unsafe structure within twelve (12) months.**

Policy 2.1 Provide assistance through the CDBG to property owners for upgrading of all housing in a substandard condition.

Policy 2.2 Continue to identify and demolish structures which pose a threat to the health, safety and welfare of the community through the CDBG Program.

**Objective III**

**Continue to record code enforcement actions related to structural and community appearance improvements to existing housing.**

Policy 3.1 In order to preserve good housing conditions throughout the community, develop incentive programs for the rehabilitation and enhancement of existing housing stock.

Policy 3.2 Within the CDBG Target area, provide a minimum of 1 rehabilitation and 1 new housing unit on an annual basis.

**Objective IV**

**The City shall reduce the deficit in the supply of affordable housing units by at least 5 units by the year 2000, by at least 25 units by the year 2005, and by at least 50 units by the year 2010.**

Policy 4.1 The City shall provide, based on Shimberg Center Housing Data, affordable housing to reduce the deficit of low, very low and moderate income housing projected for years 2000, 2005, and 2010.

Policy 4.2 Assist the private sector by providing demographic information and other assistance which will aid in the development of housing to meet the existing and anticipated needs.

Policy 4.3 Support programs designed to increase the income levels of low income households.

Policy 4.4 Continue to apply for CDBG funds for construction of

- affordable housing units and rehabilitation of existing units.
- Policy 4.5 Continue to support Habitat for Humanity's efforts to create affordable housing in the City of Dania Beach.
- Policy 4.6 Continue to improve the community appearance qualities of the new development which will enhance and help to preserve existing neighborhoods.
- Policy 4.7 Establish incentives for the stabilization of neighborhoods and identification of programs which would encourage redevelopment of aging neighborhoods and home ownership.
- Policy 4.8 Rental Housing: The City of Dania Beach will meet the above objective in part by providing Section 8 Rental Vouchers and Rental Certificates to address the severe cost burden experienced by "very low income" renter households in the City of Dania Beach.
- Policy 4.9 Rehabilitation: The City of Dania Beach will meet the above objective in part by providing low interest CDBG, HOME and SHIP funds to conserve, upgrade and expand the existing affordable housing stock of single-family homes, especially those available to low income residents.
- Policy 4.10 Mortgage Loans: The City of Dania Beach will meet the above objective in part by providing no-interest, deferred second mortgage HOME and SHIP loans of up to \$10,000 for down payment and closing cost to income-eligible buyers to finance the purchase of homes in the City of Dania Beach.
- Policy 4.11 Policies 10.2-10.3 are subject to the continued existence of CDBG, SHIP and HOME programs. If one or more of these programs is discontinued for reasons beyond the control of the City of Dania Beach, the City will use best efforts to pursue alternative funding to meet or exceed the above objective.

**Objective V**

**Group homes or foster care facilities licensed by Florida HRS shall be permitted in specified residential categories of the Dania Beach Comprehensive Plan.**

- Policy 5.1            The Dania Beach Comprehensive Plan and Amendments thereto will be reviewed to ensure that group homes and foster care facilities are permitted in specific residential categories consistent with Chapter 419, Florida Statutes.
- Policy 5.2            Coordinate with Broward County to identify sites on a regional basis.
- Policy 5.3            Group homes, foster care facilities and housing of special needs shall be permitted in all specific residential categories consistent with Chapter 419, Florida Statutes.

**Objective VI**

**Continue the conservation, rehabilitation and demolition of housing, and the identification of historically significant housing.**

- Policy 6.1            Housing should be rehabilitated in lieu of demolition where permissible under CDBG guidelines.
- Policy 6.2            Continue to implement housing conservation measures through code enforcement.

**Objective VII**

**Maintain and continually review the list of historically significant housing.**

- Policy 7.1            Utilize the Dania Historical Society for maintenance of a historically significant housing list.
- Policy 7.2            Maintain the list of historically significant housing with the Dania Historical Society and the Broward County Historical Commission.

**Objective VIII**

**Provide relocation housing for residents displaced as a result of**

**Community Development Block Grant activities.**

Policy 8.1 As part of Community Development Block Grant Program, provide temporary relocation housing until replacement housing is available.

**Objective IX****Continue to implement a Housing Development program.**

Policy 9.1 Continue to apply for federal and state funding to implement programs for the development of future housing to meet identified needs.

Policy 9.2 Continue to apply for federal and state funding to implement programs which will help enhance and rehabilitate deteriorated housing conditions.

Policy 9.3 Continue to apply for federal and state funding to implement programs which will aid in the redevelopment of declining neighborhoods.

Policy 9.4 Continue to compile and monitor the programs defined in the Housing Element.

**Objective X****Continue to support job training, job creation and, other economic solutions that target low income households.**

Policy 10.1 Implement the City job training program "Institute for Community Empowerment".

Policy 10.2 Continue to implement and encourage mixed use developments as permitted in the Land Use Plan Element.

Policy 10.3 Continue to support and implement streamlined procedures to reduce costs and processing times for affordable housing.

Policy 10.4 Continue to implement density bonuses for affordable housing developments through the allocation of Affordable Housing Units (AFU's) consistent with the Land Use Element and the Broward County Planning Council Administrative

Policy 10.5 Rules.  
By January 2001 the City will provide to residents and individuals employed in the City of Dania Beach access to information pertaining to countywide programs to aid in job training, day-care facilities, English language courses and high school equivalency (GED) which are currently provided by the following agencies:

- Broward Community College
- Broward County Public Schools
- Broward County Department of Children and Families
- Broward County Department of Human Services
- Broward County Child and Family Services (not the same as DCF)
- Family Central (child-care)
- Broward Workforce Development Board (formerly Broward Employment and Training Administration or BETA)
- Florida Atlantic University Center for Urban Redevelopment and Empowerment (the CURE)
- Hispanic Unity (English classes and child care)
- Haitian-American Community Foundation
- Women investing in New Goals and Services (WINGS)

#### Objective XI

The City has long-recognized the lack of ownership opportunities for all income levels and has embarked in on-going planning activities to correct inequities in the deliverance of housing. These activities include, among others, the establishment of the Dania Beach Community Redevelopment Areas, the maintenance of a Housing Authority, and the City continues to support fee simple mobile home parks.

Policy 11.1 Develop, expand, and continue programs that provide ownership opportunities, such as the First-time Home Buyers Program, Primary Mortgage Assistance Program, Minor Home Repair Program, Paint Program, National Flood Insurance Program, and rental to owner conversion incentives.

- Policy 11.2      Increase transit level-of-service to enhance mobility and access to employment centers.
- Policy 11.3      Enhance programs to support small businesses, such as education, training, and revolving loan programs.
- Policy 11.4      Recruit additional employers and retain existing employers.
- Policy 11.5      Enhance vocational and educational opportunities, for residents.
- Policy 11.6      Promote mixed-use development that provides an array of housing types along transit corridors, including the establishment of a Local Activity Center (LAC) future land use designation, the development of mixed use zoning districts, and the allocation of flex units to mixed-use projects.

### **Objective XII**

#### **Implement neighborhood improvement projects identified in the Community Redevelopment Area Plan.**

- Policy 12.1      It is recommended that the various Comprehensive Plan elements be updated, as appropriate, to assist with the provision of ownership opportunities at higher income levels, as follows:
- Continue to expedite permitting, prioritize the allocation of flex units, and sponsor Future Land Use Plan amendments for luxury housing projects.
  - Promote mixed-use development that provides an array of housing types along transit corridors, including the establishment of a Local Activity Center (LAC) future land use designation, the development of mixed use zoning districts, and the allocation of flex units to mixed-use projects.
  - Implement neighborhood improvement projects identified in the Community Redevelopment Area.

<b>TABLE I DATA REQUIREMENTS Housing Inventory -1995</b>	
Single Family (Attached/Detached)	3,693
Two Family	1,048
Multi-Family	<u>3,938</u>
3-4 family	726
5-9 family	438
10-49 family	2,162
50+ family	612
Mobile Home	1,067
<b>TOTAL:-</b>	<b>9,746</b>
Source: United States Bureau of Census, 1990 ; 1995 Building and Zoning Records; 1995 Broward County Planning Department	

<b>TABLE I A Housing Units by Type All Units 2000 - Detail</b>		
<b>Units in the structure</b>	<b>Broward</b>	<b>Dania</b>
1, detached	<u>303357</u>	<u>2594</u>
1, attached	<u>57407</u>	<u>818</u>
2	<u>20225</u>	<u>987</u>
3 or 4	<u>33347</u>	<u>807</u>
5 to 9	<u>41120</u>	<u>447</u>
10 to 19	<u>53717</u>	<u>604</u>
20 or more	<u>203940</u>	<u>2488</u>
Mobile home or trailer	<u>26834</u>	<u>1092</u>
Other	<u>1096</u>	<u>38</u>
<b>Total</b>	<b><u>741043</u></b>	<b><u>10875</u></b>

<b>TABLE I B Housing Units -y Type - Addition to Stock 2000-2002</b>										
<b>County</b>	<b>Place</b>	<b>Building Permits</b>			<b>Annexation</b>			<b>Net Change</b>		
		<b>Single Family</b>	<b>Multi Family</b>	<b>Mobile Home</b>	<b>Single Family</b>	<b>Multi Family</b>	<b>Mobile Home</b>	<b>Single Family</b>	<b>Multi Family</b>	<b>Mobile Home</b>
Broward	Broward	<u>17418</u>	<u>5133</u>	<u>-7</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>17418</u>	<u>5133</u>	<u>-7</u>
Broward	Dania	<u>25</u>	<u>126</u>	<u>1341</u>	<u>3576</u>	<u>0</u>	<u>0</u>	<u>3601</u>	<u>126</u>	<u>1341</u>

<b>TABLE I C</b>					
<b>Housing Units by Type (Permanent Units), 2002</b>					
<b>County</b>	<b>Place</b>	<b>Single-Family</b>	<b>Multi-family</b>	<b>Mobile home</b>	<b>Total 2002</b>
<a href="#">Broward</a>	<a href="#">Broward</a>	<a href="#">369298</a>	<a href="#">316735</a>	<a href="#">21197</a>	<a href="#">707230</a>
<a href="#">Broward</a>	<a href="#">Dania</a>	<a href="#">7592</a>	<a href="#">4766</a>	<a href="#">1533</a>	<a href="#">13891</a>

<b>TABLE I D</b>																							
<b>Permanent (non-seasonal) Housing – Projected Demand and Need by Type 2005-2025</b>																							
<b>County</b>	<b>Place</b>	<b>Est. 2002 Housing Units by Type</b>		<b>Projected Demand by Type</b>										<b>Projected Construction Need by Type</b>									
		<b>2002</b>		<b>2005</b>		<b>2010</b>		<b>2015</b>		<b>2020</b>		<b>2025</b>		<b>2002-2005</b>		<b>2002-2010</b>		<b>2002-2015</b>		<b>2002-2020</b>		<b>2002-2025</b>	
		<b>SF</b>	<b>MF</b>	<b>SF</b>	<b>MF</b>	<b>SF</b>	<b>MF</b>	<b>SF</b>	<b>MF</b>	<b>SF</b>	<b>MF</b>	<b>SF</b>	<b>MF</b>	<b>SF</b>	<b>MF</b>	<b>SF</b>	<b>MF</b>	<b>SF</b>	<b>MF</b>	<b>SF</b>	<b>MF</b>	<b>SF</b>	<b>MF</b>
<a href="#">Brwd</a>	<a href="#">Brwd</a>	<a href="#">390495</a>	<a href="#">316735</a>	<a href="#">416769</a>	<a href="#">335935</a>	<a href="#">463789</a>	<a href="#">367303</a>	<a href="#">518149</a>	<a href="#">401636</a>	<a href="#">584589</a>	<a href="#">440551</a>	<a href="#">649007</a>	<a href="#">478801</a>	<a href="#">26274</a>	<a href="#">19200</a>	<a href="#">73294</a>	<a href="#">50568</a>	<a href="#">127654</a>	<a href="#">84901</a>	<a href="#">194094</a>	<a href="#">123816</a>	<a href="#">258512</a>	<a href="#">162066</a>
<a href="#">Brwd</a>	<a href="#">Dania</a>	<a href="#">9125</a>	<a href="#">4766</a>	<a href="#">10579</a>	<a href="#">5523</a>	<a href="#">14330</a>	<a href="#">7481</a>	<a href="#">18642</a>	<a href="#">9733</a>	<a href="#">23577</a>	<a href="#">12309</a>	<a href="#">29194</a>	<a href="#">15242</a>	<a href="#">1454</a>	<a href="#">757</a>	<a href="#">5205</a>	<a href="#">2715</a>	<a href="#">9517</a>	<a href="#">4967</a>	<a href="#">14452</a>	<a href="#">7543</a>	<a href="#">20069</a>	<a href="#">10476</a>

<b>TABLE II DATA REQUIREMENTS Unit Age 1990</b>				
<b>Unit Age</b>	<b>Dania Beach</b>		<b>Broward County</b>	
	<b>Total</b>	<b>%</b>	<b>Total</b>	<b>%</b>
1989—1990	120	1.56	18,153	3.0
1985—1988	520	6.75	75,507	12.0
1980—1984	913	11.86	78,395	12.0
1970—1979	2,628	34.13	227,092	36.0
1960—1969	1,727	22.43	131,930	21.0
1950—1959	1,069	13.88	79,421	13.0
1940—1949	415	5.39	13,236	2.0
Before 1939	307	3.99	6,926	1.0
<b>TOTAL</b>	<b>7,699</b>	<b>100.00</b>	<b>630,660</b>	<b>100.00</b>

Source: United States Bureau of Census—1990

<b>TABLE II Year Structure Built, 2000</b>			
	<b>Years</b>	<b>Broward</b>	<b>Dania</b>
<b>Number</b>	1999-March 2000	19130	138
	1995-1998	60852	769
	1990-1994	64154	703
	1980-1989	157319	1981
	1970-1979	220745	3307
	1960-1969	127699	1670
	1950-1959	70767	1624
	1940-1949	12615	448
	1939 or earlier	7762	235
<b>Share by Decade</b>	1990's	19.5	14.8
	1980's	21.2	18.2
	1970's	29.8	30.4
	1960's	17.2	15.4
	Before 1960's	12.3	21.2

<b>TABLE III</b>				
<b>DATA REQUIREMENTS Unit Value — 1990 Data</b>				
<b>Value</b>	<b>Dwelling Units</b>		<b>Broward County</b>	
	<b>Number</b>	<b>%</b>	<b>Number</b>	<b>%</b>
Less than \$15,000	24	1.42	433	0.20
\$15,000 — \$19,999	33	1.95	349	0.16
\$20,000 — \$24,999	26	4.54	515	0.24
\$25,000 — \$29,999	19	1.12	650	0.30
\$30,000 — \$34,999	12	0.71	1,168	0.53
\$35,000 — \$39,999	55	3.25	1,656	0.76
\$40,000 — \$49,999	98	5.80	7,599	3.48
\$50,000 — \$59,999	160	9.46	17,545	8.03
\$60,000 — \$99,999	702	41.51	98,706	45.18
\$100,000 — \$149,999	397	23.48	47,406	21.70
\$150,000 — \$199,999	115	6.80	20,828	9.53
\$200,000 or more	50	2.96	21,262	9.89
<b>TOTAL</b>	<b>1,691</b>	<b>100.00</b>	<b>218,467</b>	<b>100.00</b>
<b>Median Value</b>	<b>\$84,600.00</b>		<b>\$91,300.00</b>	
Source: United States Bureau of Census — 1990				

<b>TABLE III</b>		
<b>Value of Owner-Occupied Unit—, 2000 - Detail</b>		
	<b>Broward County</b>	<b>Dania Beach</b>
<\$10,000	<u>131</u>	<u>0</u>
\$10,000-\$14,999	<u>247</u>	<u>0</u>
\$15,000-\$19,999	<u>341</u>	<u>7</u>
\$20,000-\$24,999	<u>138</u>	<u>0</u>
\$25,000-\$29,999	<u>439</u>	<u>22</u>
\$30,000-\$34,999	<u>554</u>	<u>40</u>
\$35,000-\$39,999	<u>831</u>	<u>15</u>
\$40,000-\$49,999	<u>2747</u>	<u>61</u>
\$50,000-\$59,999	<u>5237</u>	<u>69</u>
\$60,000-\$69,999	<u>11091</u>	<u>159</u>
\$70,000-\$79,999	<u>18895</u>	<u>221</u>
\$80,000-\$89,999	<u>27784</u>	<u>287</u>
\$90,000-\$90,999	<u>27597</u>	<u>398</u>
\$100,000-124,999	<u>46973</u>	<u>611</u>
\$125,000-149,999	<u>43649</u>	<u>418</u>
\$150,000-174,999	<u>32588</u>	<u>466</u>

<b>TABLE III</b>		
<b>Value of Owner-Occupied Unit—, 2000 - Detail</b>		
	<b>Broward County</b>	<b>Dania Beach</b>
\$175,000-199,999	21705	159
\$200,000-249,999	22042	123
\$250,000-299,999	12791	75
\$300,000-399,999	10855	34
\$400,000-499,999	4914	17
\$500,000-749,999	4021	19
\$750,000-999,999	1575	18
>1,000,000	1580	9
<b>Total</b>	<b>298,725</b>	<b>3,228</b>
<b>Median Unit Value*</b>	<b>\$128,600</b>	<b>\$113,700</b>

\*Source: 2000 Census (Table H76)

<b>TABLE IV</b>				
<b>DATA REQUIREMENTS</b>				
<b>Gross Rent — 1990</b>				
<b>Gross Rent (\$)</b>	<b>Dania Beach</b>		<b>Broward County</b>	
	<b>Total</b>	<b>%</b>	<b>Total</b>	<b>%</b>
Less than 100	57	2.2	1,084	0.6
100 — 149	66	2.6	2,112	1.3
150 — 199	30	1.2	1,826	1.1
200 — 249	53	2.1	1,765	1.0
250 — 299	144	5.6	2,953	1.8
300 — 349	184	7.2	4,796	2.8
350 — 399	292	11.4	8,879	5.3
400 +	1,666	65.0	140,377	83.4
No Cash Rent	72	2.8	4,596	2.7
<b>TOTAL</b>	<b>2,564</b>	<b>100.00</b>	<b>168,388</b>	<b>100.00</b>
<b>Median Rent</b>	<b>\$484</b>		<b>\$575</b>	

Source: United States Bureau of Census — 1990

<b>TABLE IV</b>		
<b><u>Gross Rent-2000 Specified Renter-Occupied Housing Units</u></b>		
	<b><u>Broward County</u></b>	<b><u>Dania Beach</u></b>
<u>&lt;\$200</u>	<u>3,892</u>	<u>57</u>
<u>\$200-\$299</u>	<u>3,515</u>	<u>103</u>
<u>\$300-\$499</u>	<u>17,640</u>	<u>445</u>
<u>\$500-\$749</u>	<u>69,173</u>	<u>1,727</u>
<u>\$750-\$999</u>	<u>62,862</u>	<u>983</u>
<u>\$1000-\$1499</u>	<u>28,298</u>	<u>397</u>
<u>\$1500 or More</u>	<u>7,376</u>	<u>32</u>
<u>No Cash Rent</u>	<u>6,809</u>	<u>95</u>
<b><u>Total</u></b>	<b><u>199,565</u></b>	<b><u>3,839</u></b>
<b><u>Median Rent*</u></b>	<b><u>\$757</u></b>	<b><u>\$679</u></b>
*Source: 2000 Census Table H63		

<b>TABLE V DATA REQUIREMENTS Monthly Mortgage Cost—1990 Owner Occupied</b>				
<b>Monthly Mortgage Cost</b>	<b>Dania Beach</b>		<b>Broward County</b>	
	<b>Total</b>	<b>%</b>	<b>Total</b>	<b>%</b>
Less than 200	0	0.0	1,015	0.6
200—299	33	3.2	4,682	2.7
300—399	69	6.7	8,457	4.9
400—599	240	23.1	24,075	14.0
600+	695	67.0	133,867	77.8
<b>TOTAL</b>	<b>1,037</b>	<b>100.00</b>	<b>172,096</b>	<b>100.00</b>
<b>Median</b>	<b>\$754</b>		<b>\$856</b>	

Source: United States Bureau of Census—1990

<b>TABLE V A Owner Costs (Mortgage Status and Selected Monthly Costs 2000) Detail</b>		
	<b>Broward County</b>	<b>Dania Beach</b>
<\$200	131	9
\$200-\$299	421	13
\$300-\$399	1198	0
\$400-\$499	2744	30
\$500-\$599	5537	152
\$600-\$699	8786	147
\$700-\$799	13589	214
\$800-\$899	18751	268
\$900-\$999	21232	265
\$1000-\$1249	50356	480
\$1250-\$1499	40909	304
\$1500-\$1999	45215	312
\$2000-\$2499	18405	114
\$2500-\$2999	7792	26
\$ > 3000	8748	10
Subtotal	243814	2344

<b>TABLE V B Owner Costs (Mortgage Status and Selected Monthly Costs)</b>	
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<b><u>2000 Not Mortgage Specified Owner-Occupied Housing Units - Detail</u></b>		
	<b><u>Broward County</u></b>	<b><u>Dania Beach</u></b>
<u>&lt;\$100</u>	<u>371</u>	<u>27</u>
<u>\$100-\$149</u>	<u>887</u>	<u>14</u>
<u>\$150-\$199</u>	<u>2378</u>	<u>23</u>
<u>\$200-\$249</u>	<u>4956</u>	<u>118</u>
<u>\$250-\$299</u>	<u>6042</u>	<u>96</u>
<u>\$300-\$349</u>	<u>6899</u>	<u>117</u>
<u>\$350-\$399</u>	<u>5998</u>	<u>132</u>
<u>\$400-\$499</u>	<u>9904</u>	<u>164</u>
<u>\$500-\$599</u>	<u>6342</u>	<u>90</u>
<u>\$600-\$699</u>	<u>3422</u>	<u>41</u>
<u>\$700-\$799</u>	<u>2131</u>	<u>28</u>
<u>\$800-\$899</u>	<u>1563</u>	<u>0</u>
<u>\$900-\$999</u>	<u>942</u>	<u>0</u>
<u>&gt;\$1000</u>	<u>3076</u>	<u>34</u>
<u>Total not Mortgage</u>	<u>54911</u>	<u>884</u>

<b>TABLE VI DATA REQUIREMENTS Lacking Facilities—1990</b>	
<b>Condition</b>	<b>Dwelling Units</b>
Lacking complete plumbing	41
Lacking complete kitchen	88
Lacking central heating	No current data
Overcrowded	No current data

Source: United States Bureau of Census—1990

<b>TABLE VI Housing Condition Characteristics, 2000</b>								
<b>Place</b>	<b>2000 persons per room</b>		<b>2000 house heating fuel</b>		<b>2000 kitchen facilities</b>		<b>2000 plumbing facilities</b>	
	<u>1.01 or more persons per room</u>	<u>Share of Occupied units (%)</u>	<u>No fuel used</u>	<u>Share of Occupied units (%)</u>	<u>Lacking complete facilities</u>	<u>Share of Occupied units (%)</u>	<u>Lacking complete facilities</u>	<u>Share of Occupied units (%)</u>
<u>Broward County</u>	<u>48,389</u>	<u>7.4</u>	<u>19,952</u>	<u>3.0</u>	<u>3,342</u>	<u>0.5</u>	<u>2,617</u>	<u>0.4</u>
<u>Dania</u>	<u>685</u>	<u>7.6</u>	<u>518</u>	<u>5.7</u>	<u>82</u>	<u>0.8</u>	<u>76</u>	<u>0.7</u>

<b>TABLE VII DATA REQUIREMENTS Rent-To-Income-Ratio-1990</b>						
<b>Rent-To-Income-Ratio</b>	<b>Income-Range</b>					
	<b>Less-than-\$10,000</b>		<b>\$10,000-to-\$19000</b>		<b>\$20,000-or-more</b>	
	<b>Total</b>	<b>%</b>	<b>Total</b>	<b>%</b>	<b>Total</b>	<b>%</b>
Less than 20%	25	1.0	37	1.4	570	22.2
20%—24%	0	0.0	19	0.7	379	14.8
25%—29%	31	1.2	57	2.2	174	6.8
30%—34%	19	0.7	59	2.3	92	3.6
35% or more	578	22.5	289	11.3	76	3.0
Not Computed	115	4.5	18	0.7	26	1.0
<b>TOTAL</b>	<b>768</b>	<b>30.0</b>	<b>479</b>	<b>18.68</b>	<b>1,317</b>	<b>51.4</b>

Source: United States Bureau of Census - 1990

<b>TABLE VII HOUSEHOLD INCOME IN 1999 BY GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME IN 1999 Dania Beach</b>	
<b>Income Range</b>	<b>Dania Beach</b>
<b>Total:</b>	<b>3,839</b>
<u>Less than \$10,000:</u>	<u>691</u>
<u>Less than 20 percent</u>	<u>11</u>
<u>20 to 24 percent</u>	<u>8</u>
<u>25 to 29 percent</u>	<u>0</u>
<u>30 to 34 percent</u>	<u>9</u>
<u>35 percent or more</u>	<u>495</u>
<u>Not computed</u>	<u>168</u>
<u>\$10,000 to \$19,999:</u>	<u>718</u>
<u>Less than 20 percent</u>	<u>43</u>
<u>20 to 24 percent</u>	<u>23</u>
<u>25 to 29 percent</u>	<u>29</u>
<u>30 to 34 percent</u>	<u>19</u>
<u>35 percent or more</u>	<u>596</u>
<u>Not computed</u>	<u>8</u>
<u>\$20,000 to \$34,999:</u>	<u>823</u>
<u>Less than 20 percent</u>	<u>101</u>
<u>20 to 24 percent</u>	<u>128</u>
<u>25 to 29 percent</u>	<u>149</u>
<u>30 to 34 percent</u>	<u>156</u>
<u>35 percent or more</u>	<u>271</u>
<u>Not computed</u>	<u>18</u>
<u>\$35,000 to \$49,999:</u>	<u>679</u>
<u>Less than 20 percent</u>	<u>274</u>

<a href="#">20 to 24 percent</a>	<a href="#">251</a>
<a href="#">25 to 29 percent</a>	<a href="#">104</a>
<a href="#">30 to 34 percent</a>	<a href="#">33</a>
<a href="#">35 percent or more</a>	<a href="#">9</a>
<a href="#">Not computed</a>	<a href="#">8</a>
<a href="#">\$50,000 to \$74,999:</a>	<a href="#">537</a>
<a href="#">Less than 20 percent</a>	<a href="#">365</a>
<a href="#">20 to 24 percent</a>	<a href="#">118</a>
<a href="#">25 to 29 percent</a>	<a href="#">17</a>
<a href="#">30 to 34 percent</a>	<a href="#">20</a>
<a href="#">35 percent or more</a>	<a href="#">9</a>
<a href="#">Not computed</a>	<a href="#">8</a>
<a href="#">\$75,000 to \$99,999:</a>	<a href="#">197</a>
<a href="#">Less than 20 percent</a>	<a href="#">174</a>
<a href="#">20 to 24 percent</a>	<a href="#">10</a>
<a href="#">25 to 29 percent</a>	<a href="#">13</a>
<a href="#">30 to 34 percent</a>	<a href="#">0</a>
<a href="#">35 percent or more</a>	<a href="#">0</a>
<a href="#">Not computed</a>	<a href="#">0</a>
<a href="#">\$100,000 or more:</a>	<a href="#">194</a>
<a href="#">Less than 20 percent</a>	<a href="#">194</a>
<a href="#">20 to 24 percent</a>	<a href="#">0</a>
<a href="#">25 to 29 percent</a>	<a href="#">0</a>
<a href="#">30 to 34 percent</a>	<a href="#">0</a>
<a href="#">35 percent or more</a>	<a href="#">0</a>
<a href="#">Not computed</a>	<a href="#">0</a>
Source: 2000 Census Table H73	

<b>TABLE VIII DATA REQUIREMENTS Standard/Substandard Housing Conditions</b>		
<b>Census Tracts</b>	<b>Standard Units</b>	<b>Substandard Units</b>
801	5,223	4
802	626	8
805	1,066	17

**Standard**

~~Structure is sound in all aspects or structure is in need of only limited minor repair or structure has only slight non-structural defects which are normally corrected during the course of normal maintenance (i.e. peeling paint, small cracks in the wall, broken gutters or downspouts, etc.).~~

**Substandard Structure is either:**

- ~~a. Deteriorating and is in need of more extensive repairs than provided by regular maintenance, but not containing sufficient defects to justify clearance of the structure (i.e. cracks or bows in exterior walls or other structural elements, roof sag, open cracks or holes in walls, etc.), or,~~
- ~~b. Dilapidated and is in need of major structural repair to the point where it may not be economically feasible to rehabilitate the structure or the structure is unsafe for habitation and clearance is justified.~~

Source: 1990 Census Data

<b>TABLE VIII Substandard Housing</b>
<p><u>685 housing units (7.6% of all units) in Dania were overcrowded, meaning that they housed more than one person per room, compared to a statewide percentage of 6.5%.</u></p>
<p><u>518 units (5.7%) in Dania did not use home heating fuel, compared to a statewide percentage of 1.8%. 82 units (0.8%) in Dania lacked complete kitchen facilities, compared to a statewide percentage of 0.5%. 76 units (0.7%) in Dania lacked complete plumbing facilities, compared to a statewide percentage of 0.4%.</u></p>
<p><u>Substandard Housing: Housing units are considered to be substandard if they are overcrowded, do not have heat, or lack complete kitchens or plumbing. In 2000,</u></p>

<b>TABLE IX DATA REQUIREMENTS Subsidized Renter Housing</b>	
<b>Census Tract</b>	<b>Units</b>
801	90
802	0
805	151
<b>Total</b>	<b>241</b>
Source: Dania Beach Housing Authority - 1998	

<b>TABLE X DATA REQUIREMENTS Group Homes – 1990 Data</b>		
<b>Facility Type</b>	<b>Census Tract</b>	<b>Capacity</b>
Foster and Shelter Homes	802	9
	805	5
Residential Facilities	801	12
	802	16
	805	24
Adult Foster Homes	805	1
Source: Florida Department of Health and Rehabilitative Services		

<b>TABLE XI DATA REQUIREMENTS Mobile Homes - 1998</b>	
<b>Mobile Home Park</b>	<b>Capacity</b>
HITCHING POST 945 South Federal Highway (Eastside of Federal Hwy North of Southeast 10 <sup>th</sup> Street)	80
ADIRONDACK 922 South Federal Highway (Westside of Federal Highway, North of Southeast 10 <sup>th</sup> Street)	90
OCEAN WATERWAY 1525 Griffin Road (Southwest corner of Bryan Road and Old Griffin Road)	269
WEINER 801 W. Dania Beach Boulevard (Southwest corner of Gulfstream and Dania Beach Boulevard)	68
SHELDON MOTOR HOME COURT 2333 Griffin Road	103
J&J MOBILE HOME PARK 4550 Ravenswood Road	13
EMERALD LAKE VILLAGE, INC. 5551 Ravenswood Road	182
NORTH COAST TRAILER PARK/MARINA 4550 Ravenswood Road	37
GRIFFIN LAKE PARK 2330 Griffin Road	239
THUNDERBIRD MOBILE HOME PARK 3064 Griffin Road	58
<b>TOTAL</b>	<b>1,139</b>
Source: City of Dania Beach Growth Management Department 1 Occupational License Data	

<b>TABLE XII DATA REQUIREMENTS Historically Significant Property</b>	
<b>Site/Location</b>	<b>Site File #</b>
JOHN BOEHM RESIDENCE 251 South Federal Highway	8DB00118
HELEN AND MARTIN FROST HOUSE 400 South Federal Highway	8BD00120
DANIA BANK BUILDING Dania Beach Boulevard and Federal Highway	8BD00121
DANIA BEACH HOTEL 180 East Dania Beach Boulevard	8BD00141
LA NORMANDIE RESTAURANT 129 North Federal Highway	8BD00142
HOTEL POINCIANCA 141 Northwest First Avenue	8BD00143
J.W. BLACK RESIDENCE 146 Southwest First Avenue	8BD00144
DANIA COMMUNITY LIBRARY WOMEN'S CLUB 17 Northwest First Avenue	8BD00145
PARISH RESIDENCE 134 Southwest First Avenue	8BD00147
OCEAN WATERWAY RESIDENCE 1500 West Griffin Road	8BD00148
110 BRYAN ROAD	8BD00137
113 S. FEDERAL HIGHWAY	8BD00140
202 S. FEDERAL HIGHWAY	8BD00146
JOHN BRYAN RESIDENCE Bryan Road	8BD00146
PRIESTLY RESIDENCE North Federal Highway	8BD00080
MYBERG RESIDENCE 202 S. Federal Highway	BD00119

TABLE XII DATA REQUIREMENTS Historically Significant Property	
Site/Location	Site File #
DANIA COUNSELING CENTER 158 N. Federal Highway	BD00139
Source: Florida Master Site Plan	

TABLE XII CONTINUED

BD00199	HELD	42S/48E/036	Historical Structure	BRYAN, JOHN HOME	0	BRYAN RD, DANIA
BD02592	HELD	50S/42E/034	Historical Structure	SHELTON, DR JOHN B, HOUSE	3532	68 N FEDERAL HWY, DANIA
BD02593	HELD	50S/42E/034	Historical Structure	ORIGINAL SITE OF FIRST BAPTIST CHURCH	3532	71,73 N FEDERAL HWY, DANIA
BD02594	HELD	50S/42E/034	Historical Structure	BACKSTREET ANTIQUES	3532	6 NW 1ST AVE, DANIA
BD02595	HELD	50S/42E/034	Historical Structure	ATR LANE'S ANTIQUES	3532	10 NW 1ST AVE, DANIA
BD02596	HELD	50S/42E/034	Historical Structure	FILIZ BAKIR ANTIQUES	3532	11 SW 1ST AVE, DANIA
BD02597	HELD	50S/42E/034	Historical Structure	BANK OF DANIA	3532	2 S FEDERAL HWY, DANIA
BD02598	HELD	50S/42E/034	Historical Structure	T & T CASH GROCERY #1	3532	2 S FEDERAL HWY, DANIA
BD02599	HELD	50S/42E/034	Historical Structure	T & T CASH GROCERY #2	3532	8 S FEDERAL HWY, DANIA
BD02600	HELD	50S/42E/034	Historical Structure	BREEDING DRUGS	3532	12 S FEDERAL HWY, DANIA
BD02601	HELD	50S/42E/034	Historical Structure	GRIFFIN HARDWARE & BLOSSOM FLOWER SHOP	3532	20, 22, 26 S FEDERAL HWY, DANIA
BD02602	HELD	50S/42E/034	Historical Structure	ELMER CHRISTIAN'S GARAGE	3532	29 S FEDERAL HWY, DANIA
BD02603	HELD	50S/42E/034	Historical Structure	HOTEL ANNE	3532	34 S FEDERAL HWY, DANIA
BD02604	HELD	50S/42E/034	Historical Structure	VR LABREE BICYCLE SHOP	3532	35 S FEDERAL HWY, DANIA
BD02605	HELD	50S/42E/034	Historical Structure	HOME GROCERY SHOP	3532	48 S FEDERAL HWY, DANIA
BD02606	HELD	50S/42E/034	Historical Structure	SHELL GAS STATION	3532	64 S FEDERAL HWY, DANIA
BD02607	HELD	50S/42E/034	Historical Structure	BRADY BUILDING	3532	1, J N FEDERAL HWY, DANIA
BD02608	HELD	50S/42E/034	Historical Structure	KATHERINE HOTEL	3532	4, 6, 6A, 8 N FEDERAL, DANIA
BD02609	HELD	50S/42E/034	Historical Structure	ROLAND APARTMENTS	3532	5, 7, 9 N FEDERAL HWY, DANIA
BD02610	HELD	50S/42E/034	Historical Structure	HANSEN, R J, BUILDING	3532	10 N FEDERAL HWY, DANIA
BD02611	HELD	50S/42E/034	Historical Structure	SWANSON BUILDING	3532	11, 13 N FEDERAL HWY, DANIA
BD02612	HELD	50S/42E/034	Historical Structure	JAMES, J R, BUILDING	3532	16 N FEDERAL HWY, DANIA
BD02613	HELD	50S/42E/034	Historical Structure	ELLIS BUILDING	3532	15, 17 N FEDERAL HWY, DANIA
BD02614	HELD	50S/42E/034	Historical Structure	CAMEL ANTIQUES	3532	18 N FEDERAL HWY, DANIA
BD02615	HELD	50S/42E/034	Historical Structure	ADAM'S FIVE AND DINE	3532	19 N FEDERAL HWY, DANIA
BD02616	HELD	50S/42E/034	Historical Structure	FLORIDA THEATER AT DANIA	3532	23, 25, 33 S FEDERAL HWY, DANIA
BD02617	HELD	50S/42E/034	Historical Structure	SHIELD'S, J E, BUILDING	3532	24, 26, 28 S FEDERAL HWY, DANIA
BD02618	HELD	50S/42E/034	Historical Structure	BUCK'S D M, BUILDINGS	3532	30, 32, 34 N FEDERAL HWY, DANIA
BD02619	HELD	50S/42E/034	Historical Structure	BOOTH, OSCAR, BUILDING	3532	40, 44, 48 N FEDERAL HWY, DANIA
BD02620	HELD	50S/42E/034	Historical Structure	ROOMING HOUSE	3532	49 N FEDERAL HWY, DANIA
BD02621	HELD	50S/42E/034	Historical Structure	LARSON BUILDING	3532	51, 53, 57 N FEDERAL HWY, DANIA
BD02622	HELD	50S/42E/034	Historical Structure	FIRST DANIA THEATER	3532	56 N FEDERAL HWY, DANIA
BD02623	HELD	50S/42E/034	Historical Structure	ANTIQUE GALLERIES MALL	3532	60 N FEDERAL HWY, DANIA
BD02624	HELD	50S/42E/034	Historical Structure	63 N FEDERAL HWY	3532	63 N FEDERAL HWY, DANIA
BD02625	HELD	50S/42E/034	Historical Structure	SHELTON, DR JOHN B, OFFICE ADDITION	3532	66 N FEDERAL HWY, DANIA
BD02626	HELD	50S/42E/034	Historical Structure	BAKER, CATHERINE LE, HOUSE	3532	601 SW 1ST ST, DANIA
BD02627	HELD	50S/42E/034	Historical Structure	COLLINS, M S AND ANITA, HOUSE	3532	26 NW 6TH AVE, DANIA
BD02628	HELD	50S/42E/034	Historical Structure	JONES, S L AND OLA H, HOUSE	3532	116 NW 6TH AVE, DANIA
BD02629	HELD	50S/42E/034	Historical Structure	JONES, M L AND BARBARA H, JR, HOUSE	3532	117 NW 6TH AVE, DANIA

TABLE XII CONTINUED

BD02630	HELD	50S/42E/034	Historical Structure	DANIELS, ROBERT, HOUSE	3532	129 NW 5TH AVE, DANIA
BD02631	HELD	50S/42E/034	Historical Structure	JONES, S L, & PEEK, EDGAR, HOUSE	3532	201 NW 6TH AVE, DANIA
BD02632	HELD	50S/42E/034	Historical Structure	203 NW 6TH AVE	3532	203 NW 6TH AVE, DANIA
BD02633	HELD	50S/42E/034	Historical Structure	KNOYLES, L A & HILDA, HOUSE	3532	210 NW 6TH AVE, DANIA
BD02634	HELD	50S/42E/034	Historical Structure	221 NW 6TH AVE	3532	221 NW 6TH AVE, DANIA
BD02635	HELD	50S/42E/034	Historical Structure	CHUNE, ADDIE, HOUSE	3532	220 NW 6TH AVE, DANIA
BD02636	HELD	50S/42E/034	Historical Structure	SIMMONS, O AND PEARL, HOUSE	3532	239 NW 6TH AVE, DANIA
BD02637	HELD	50S/42E/034	Historical Structure	THOMPSON, JAMES V, HOUSE	3532	241 NW 6TH AVE, DANIA
BD02638	HELD	50S/42E/034	Historical Structure	ANDERSON, JAMES L, HOUSE	3532	245 NW 6TH AVE, DANIA
BD02639	HELD	50S/42E/034	Historical Structure	PEEK, LOHRIE AND BERNICE, HOUSE	3532	5 SW 7TH AVE, DANIA
BD02640	HELD	50S/42E/034	Historical Structure	GIBRALTER CAPITAL CORP	3532	41 SW 7TH AVE, DANIA
BD02641	HELD	50S/42E/034	Historical Structure	CALHOUN, PRISCILLA, HOUSE	3532	46 SW 7TH AVE, DANIA
BD02642	HELD	50S/42E/034	Historical Structure	YOUNG, LILLIAN M, HOUSE	3532	55 SW 7TH AVE, DANIA
BD02643	HELD	50S/42E/034	Historical Structure	KNOYLES, H AND BEULAH, HOUSE	3532	33 SW 7TH AVE, DANIA
BD02644	HELD	50S/42E/034	Historical Structure	BESNER, JACK T R, HOUSE	3532	109 NW 7TH AVE, DANIA
BD02645	HELD	50S/42E/034	Historical Structure	McHAIR, ADEL, HOUSE	3532	118 NW 7TH AVE, DANIA
BD02646	HELD	50S/42E/034	Historical Structure	DEAN, A AND ROSALIE, HOUSE	3532	124 NW 7TH AVE, DANIA
BD02647	HELD	50S/42E/034	Historical Structure	WALKER, R AND CURLEY MAE, HOUSES	3532	124-128-130-132 NW 7TH, DANIA
BD02648	HELD	50S/42E/034	Historical Structure	131 NW 7TH AVE	3532	131 NW 7TH AVE, DANIA
BD02649	HELD	50S/42E/034	Historical Structure	143 NW 7TH AVE	3532	143 NW 7TH AVE, DANIA
BD02650	HELD	50S/42E/034	Historical Structure	149 NW 7TH AVE	3532	149 7TH AVE, DANIA
BD02651	HELD	50S/42E/034	Historical Structure	218 NW 7TH AVE	3532	218 NW 7TH AVE, DANIA
BD02652	HELD	50S/42E/034	Historical Structure	CHUNK, C AND CURRI, A, HOUSE	3532	232 NW 7TH AVE, DANIA
BD02653	HELD	50S/42E/034	Historical Structure	MAJOR, ELIZABETH, HOUSE	3532	241 NW 8TH AVE, DANIA
BD02654	HELD	50S/42E/034	Historical Structure	249 NW 8TH AVE	3532	249 NW 8TH AVE, DANIA
BD02655	HELD	50S/42E/034	Historical Structure	300 BLOCK OF 8TH AVE	3532	A300 BLOCK OF 8TH AVE, DANIA
BD02656	HELD	50S/42E/033	Historical Structure	UNITED CHURCH OF GOD	3532	1300 TIGERTAIL RD, DANIA
BD02657	HELD	50S/42E/033	Historical Structure	LEE, R AND FURNESS, Y J, HOUSE	3532	33 NW 11 AVE, DANIA
BD02658	HELD	50S/42E/033	Historical Structure	LE, C AND HILTON, R III, HOUSE	3532	42 NW 14 AVE, DANIA
BD02659	HELD	50S/42E/033	Historical Structure	55 NW 14TH AVE	3532	55 NW 14 AVE, DANIA
BD02660	HELD	50S/42E/033	Historical Structure	VILLIAMS, BETTY, HOUSE	3532	142 NW 14 AVE, DANIA
BD02661	HELD	50S/42E/034	Historical Structure	ANDERSON, JAMES, HOUSE #1	3532	413 NW 3RD TERR, DANIA
BD02662	HELD	50S/42E/034	Historical Structure	ANDERSON, JAMES, HOUSE #2	3532	510 NW 3RD ST, DANIA
BD02663	HELD	50S/42E/034	Historical Structure	605 NW 3RD ST	3532	605 NW 3RD ST, DANIA
BD02664	HELD	50S/42E/034	Historical Structure	LEWIS, REY TANNIE, HOUSE	3532	700 NW 3RD ST, DANIA
BD02665	HELD	50S/42E/034	Historical Structure	ANDERSON, JAMES, HOUSE #3	3532	817 NW 3RD ST, DANIA
BD02666	HELD	50S/42E/034	Historical Structure	MOLLINORE, A AND FLORENCE, HOUSE	3532	916 NW 3RD TERR, DANIA
BD02667	HELD	50S/42E/034	Historical Structure	COLLINS, H S AND ANITA, HOUSE #2	3532	910 NW 3RD TERR, DANIA
BD02668	HELD	50S/42E/034	Historical Structure	BURROWS, V, HOUSE	3532	609 NW 3RD TERR, DANIA
BD02669	HELD	50S/42E/034	Historical Structure	HACK, A AND PEARLIE, HOUSE	3532	613 NW 3RD TERR, DANIA
BD02670	HELD	50S/42E/034	Historical Structure	MAJOR, PERCY, HOUSE	3532	407 NW 3RD PL, DANIA
BD02671	HELD	50S/42E/034	Historical Structure	POLANCO, L AND EYA, HOUSE	3532	121 NW 4TH AVE, DANIA
BD02672	HELD	50S/42E/034	Historical Structure	CHUNK, DELA, HOUSE	3532	215 NW 4TH AVE, DANIA
BD02673	HELD	50S/42E/034	Historical Structure	COLLINS, H S AND ANITA, HOUSE #3	3532	14 SW 5TH AVE, DANIA
BD02674	HELD	50S/42E/034	Historical Structure	COLLINS, STERLING N, HOUSE	3532	22 SW 5TH AVE, DANIA
BD02675	HELD	50E/42E/034	Historical Structure	BOLLE, H AND NORLEY, V, HOUSE	3532	13 NW 5TH AVE, DANIA
BD02676	HELD	50S/42E/034	Historical Structure	BURROWS, MIRIAM, HOUSE	3532	29 NW 5TH AVE, DANIA
BD02677	HELD	50S/42E/034	Historical Structure	KEEVES, BEATRICE H, HOUSE	3532	33 NW 5TH AVE, DANIA
BD02678	HELD	50S/42E/034	Historical Structure	BURROWS, ELISA C, HOUSE	3532	41 NW 5TH AVE, DANIA
BD02679	HELD	50S/42E/034	Historical Structure	TAYLOR, SAM, HOUSE	3532	113 NW 5TH AVE, DANIA
BD02680	HELD	50S/42E/034	Historical Structure	RHEAINGS, CHARLES, HOUSE	3532	124 NW 5TH AVE, DANIA
BD02681	HELD	50S/42E/034	Historical Structure	ROCKSBURG HOUSE	3532	120 NW 5TH AVE, DANIA
BD02682	HELD	50S/42E/034	Historical Structure	JONES, SAMUEL	3532	200 NW 5TH AVE, DANIA
BD02683	HELD	50S/42E/034	Historical Structure	JORDAN, DA, HOUSE	3532	232 NW 5TH AVE, DANIA
BD02684	HELD	50S/42E/034	Historical Structure	GREEN, ED, & COOPER, DL & W, HOUSE	3532	274 NW 5TH AVE, DANIA

TABLE XII CONTINUED

BD02685	HELD	58S/42E/034	Historical Structure	BERNETT, FANNIE, HOUSE	3522	227 NW 5TH AVE, DANIA
BD02686	HELD	58S/42E/034	Historical Structure	BERNETT, FANNIE, HOUSE #2	3522	241 NW 5TH AVE, DANIA
BD02687	HELD	58S/42E/034	Historical Structure	ST JOSEPH WESLEYAN METHODIST CHURCH	3522	244 NW 5TH AVE, DANIA
BD02688	HELD	58S/42E/034	Historical Structure	BETHEL, SARUEL R, HOUSE	3522	217 NW 5TH AVE, DANIA
BD02689	HELD	58S/42E/034	Historical Structure	326 NW 5TH AVE	3522	236 NW 5TH AVE, DANIA
BD02690	HELD	58S/42E/034	Historical Structure	HARRIS, J & MAGGIE, HOUSE	3522	218 NW 5TH AVE, DANIA
BD02691	HELD	58S/42E/034	Historical Structure	PEEK, LOHRIE & BERNICE, HOUSE # 2	3522	2 NW 5TH AVE, DANIA
BD02692	HELD	58S/42E/034	Historical Structure	BETHEL BAPTIST CHURCH	3522	2 NW 5TH AVE, DANIA
BD02693	HELD	58S/42E/034	Historical Structure	11 SW 6TH AVE	3522	11 SW 6TH AVE, DANIA
BD02694	HELD	58S/42E/034	Historical Structure	23 SW 6TH AVE	3522	23 SW 6TH AVE, DANIA
BD02695	HELD	58S/42E/034	Historical Structure	BROWN, HABEL, HOUSE	3522	23 SW 6TH AVE, DANIA
BD02696	HELD	58S/42E/034	Historical Structure	DANIELS, VARREN, HOUSE	3522	149 NW 14TH AVE, DANIA
BD02697	HELD	58S/42E/034	Historical Structure	WEINER, ELIZABETH, HOUSE	3522	19 NW 14TH ST, DANIA
BD02698	HELD	58S/42E/034	Historical Structure	JOYNES, TOM F, HOUSE	3522	719 NW 15TH ST, DANIA
BD02699	HELD	58S/42E/034	Historical Structure	GALLOWAY, JOEY & BRIGITTA, HOUSE	3522	201 NW 20TH AVE, DANIA
BD02700	HELD	58S/42E/034	Historical Structure	TORNIER, MICHELINE, HOUSE	3522	392 NW 20TH AVE, DANIA
BD02701	HELD	58S/42E/034	Historical Structure	BAILEY, G H & EILEEN M, HOUSE	3522	15 SE 1ST AVE, DANIA
BD02702	HELD	58S/42E/034	Historical Structure	SALVINO, F & ELLA EXEC CNTR, SA	3522	114 SE 1ST ST, DANIA
BD02703	HELD	58S/42E/034	Historical Structure	OLEBOS, ANNA V, HOUSE	3522	142 SE 1ST AVE, DANIA
BD02704	HELD	58S/42E/034	Historical Structure	FROST, CLARK & JUDITH, HOUSE	3522	195 SE 2ND ST, DANIA
BD02705	HELD	58S/42E/034	Historical Structure	SULLIVAN, GEORGE O, HOUSE	3522	572 SE 2ND ST, DANIA
BD02706	HELD	58S/42E/034	Historical Structure	NELE, HELEN G, HOUSE	3522	24 SE 4TH ST, DANIA
BD02707	HELD	58S/42E/034	Historical Structure	COLLINS, G T JR & BETTIE, HOUSE	3522	22 SE 10TH TERR, DANIA
BD02708	HELD	58S/42E/034	Historical Structure	TORTORA, EMILE & CARMELLE, HOUSE	3522	2 SE 14TH ST, DANIA
BD02709	HELD	58S/42E/034	Historical Structure	BROWN, STEPHEN M, HOUSE	3522	27 SE 10TH ST, DANIA
BD02710	HELD	51S/42E/003	Historical Structure	GORDON, M & G, HOUSE	3522	201 SW 1ST ST, DANIA
BD02711	HELD	51S/42E/003	Historical Structure	CART, RICHARD D, HOUSE	3522	214 SW 1ST ST, DANIA
BD02712	HELD	51S/42E/003	Historical Structure	ZELLER, DONALD & DENISE, HOUSE	3522	322 SW 1ST AVE, DANIA
BD02713	HELD	51S/42E/003	Historical Structure	SHANNON APARTMENTS	3522	208 SW 2ND AVE, DANIA
BD02714	HELD	51S/42E/003	Historical Structure	PHILLIPS, CLEO K, HOUSE	3522	302 SW 2ND AVE, DANIA
BD02715	HELD	51S/42E/003	Historical Structure	DELARN, FLOYD, HOUSE	3522	212 SW 2ND ST, DANIA
BD02716	HELD	51S/42E/003	Historical Structure	BARTELANUS, R F P, HOUSE	3522	214 SW 2ND TERR, DANIA
BD02717	HELD	51S/42E/003	Historical Structure	HUSBAND, T P & J, HOUSE	3522	27 SW 4TH ST, DANIA
BD02718	HELD	51S/42E/003	Historical Structure	LENTOLA, RALPH & ESTHER, HOUSE	3522	282 SW 4TH ST, DANIA
BD02719	HELD	51S/42E/003	Historical Structure	BEAUBRUN, CARMELITA, HOUSE	3522	217 SW 4TH ST, DANIA
BD02720	HELD	51S/42E/003	Historical Structure	ZEIGLER, DAVID, HOUSE	3522	242 SW 4TH ST, DANIA
BD02721	HELD	51S/42E/003	Historical Structure	PUBLICKER, DONNA, HOUSE	3522	22 SW 5TH ST, DANIA
BD02722	HELD	51S/42E/003	Historical Structure	BURAGIAR, HARY, HOUSE	3522	22 SW 5TH ST, DANIA
BD02723	HELD	51S/42E/003	Historical Structure	DECH, G & BARY JANE, HOUSE	3522	220 SW 5TH ST, DANIA
BD02724	HELD	51S/42E/003	Historical Structure	OSTOJICH, GERALD & JOAN, HOUSE	3522	221 SW 5TH ST, DANIA
BD02725	HELD	51S/42E/003	Historical Structure	MILLER, R C & J, HOUSE A	3522	243 SW 11TH ST #A, DANIA
BD02726	HELD	51S/42E/003	Historical Structure	MILLER, R C & J, HOUSE B	3522	243 SW 11TH ST #B, DANIA
BD02727	HELD	51S/42E/003	Historical Structure	MILLER, R C & J, HOUSE C	3522	243 SW 11TH ST #C, DANIA
BD02728	HELD	51S/42E/003	Historical Structure	MILLER, R C & J, HOUSE D	3522	243 SW 11TH ST, DANIA
BD02729	HELD	51S/42E/003	Historical Structure	MILLER, R C & J, HOUSE E	3522	243 SW 11TH ST, DANIA
BD02730	HELD	51S/42E/003	Historical Structure	KRESH, CARL J, HOUSE	3522	21 SW 12TH ST, DANIA
BD02731	HELD	51S/42E/003	Historical Structure	ANGELOS, HELENE, HOUSE	3522	208 SW 14TH ST, DANIA
BD02732	HELD	51S/42E/003	Historical Structure	FELIX, ETHLENA, HOUSE	3522	220 SW 14TH ST, DANIA
BD02733	HELD	51S/42E/003	Historical Structure	PARDO, JOHN, HOUSE	3522	224 SW 14TH ST, DANIA
BD02734	HELD	51S/42E/003	Historical Structure	DRAGOO, EUGENE D, HOUSE	3522	225 SW 14TH ST, DANIA
BD02735	HELD	51S/42E/003	Historical Structure	REEVES, JD & SHIRLEY, HOUSE	3522	210 SW 14TH ST, DANIA
BD02736	HELD	51S/42E/003	Historical Structure	KOONER, BRUCE, HOUSE	3522	113 S FEDERAL HWY, DANIA
BD02737	HELD	51S/42E/003	Historical Structure	NANCOSI, JOSEPH A, HOUSE	3522	227 S FEDERAL HWY, DANIA
BD02738	HELD	51S/42E/003	Historical Structure	ESTES, VAN P & CYNTHIA ANN, HOUSE	3522	218 S FEDERAL HWY, DANIA
BD02739	HELD	51S/42E/003	Historical Structure	ELT ANTIQUES	3522	218 S FEDERAL HWY, DANIA

TABLE XII CONTINUED

BD02740	HELD	50S/42E/003	Historical Structure	POUTINEN, WAYNE, HOUSE	3742	251 W WASHINGTON HWY, DANIA
BD02741	HELD	50S/42E/034	Historical Structure	CREATIVE WORKSHOP	2572	128 WYMAN ST, DANIA
BD02742	HELD	50S/42E/034	Historical Structure	DANIA PHOENIX CORP	2592	128 WYMAN ST, DANIA
BD02743	HELD	50S/42E/034	Historical Structure	KOONER, BRUCE, HOUSE #2	2612	128 WYMAN ST, DANIA
BD02744	HELD	50S/42E/034	Historical Structure	GELLMAN, ARNOLD R TR, HOUSE	2632	128 WYMAN ST, DANIA
BD02745	HELD	50S/42E/034	Historical Structure	MCSHANE, IRENE, HOUSE	2652	128 WYMAN ST, DANIA
BD02746	HELD	50S/42E/034	Historical Structure	BOAR BOARDING HOUSE	2672	128 WYMAN ST, DANIA
BD02747	HELD	50S/42E/034	Historical Structure	MCELVEA, C & CAROLE, HOUSE	2692	128 WYMAN ST, DANIA
BD02748	HELD	50S/42E/034	Historical Structure	MCELVEA, C & CAROLE, HOUSE #2	2712	128 WYMAN ST, DANIA
BD02749	HELD	50S/42E/034	Historical Structure	MCELVEA, C & CAROLE, HOUSE #3	2732	128 WYMAN ST, DANIA
BD02750	HELD	50S/42E/034	Historical Structure	DANIA PROFESSIONAL BLDG CORP	2752	128 WYMAN ST, DANIA
BD02751	HELD	50S/42E/034	Historical Structure	DANIA PRO BLDG CORP, HOUSE #2	2772	128 WYMAN ST, DANIA
BD02752	HELD	50S/42E/034	Historical Structure	JOSE, FRANK A, HOUSE	2792	128 WYMAN ST, DANIA
BD02753	HELD	50S/42E/034	Historical Structure	129 SW 1ST CT	2812	129 SW 1ST CT, DANIA
BD02754	HELD	50S/42E/034	Historical Structure	SMITH, WILLIAM HENRY, HOUSE	2832	129 SW 1ST CT, DANIA

**TABLE XIII  
DATA REQUIREMENTS  
Housing Activity 1980 – 1997**

<b>Year</b>	<b>Single-Family</b>	<b>Duplex</b>	<b>Multi-Family</b>	<b>Total</b>
1980	15	12	257	284
1981	6	16	76	98
1982	6	6	99	111
1983	3	6	60	69
1984	11	4	65	80
1985	10	14	84	108
1986	9	18	85	112
1987	9	10	58	77
<b>SUBTOTAL</b>	<b>69</b>	<b>86</b>	<b>784</b>	<b>939</b>
1988	59	10	136	205
1989	38	4	332	374
1990	30	10	77	117
1991	54	2	0	56
1992	47	0	16	62
1993	121	6	26	153
1994	14	2	37	53
1995-1997	104	N/A	388	412
<b>SUBTOTAL</b>	<b>467</b>	<b>34</b>	<b>1,012</b>	<b>1,432</b>
<b>TOTAL</b>	<b>536</b>	<b>120</b>	<b>1,796</b>	<b>2,371</b>

Source: Dania Beach Growth Management Department

<b>TABLE XIV ANALYSIS REQUIREMENTS Projected Dwelling Units</b>						
	1990	1995	2000	200 <u>65</u>	2010	
Population	13,024 <sup>(1)</sup>	17,201 <sup>(2)</sup>	<del>18,780</del> <u>20,119</u> <sup>(4,2)</sup>	<del>19,741</del> <u>28,928</u> <sup>(5,2)</sup>	<del>21,362</del> <u>32,280</u> <sup>(5,2)</sup>	
Dwelling Units	7,699 <sup>(1)</sup>	9,746 <sup>(3)</sup>	10,875 <sup>(4)</sup> <del>130</del>	<del>10,580</del> <u>14,921</u> <sup>(5)</sup>	<del>11,653</del> <u>15,984</u> <sup>(5)</sup>	
Occupied Units	5,794	7,310	<del>7,600</del> <u>9,009</u> <sup>(4)</sup>	<del>7,935</del> <u>11,712</u>	<del>8,740</del> <u>13,229</u>	
Persons/Household	2.24 <sup>(1)</sup>	2.35	2.19 <sup>(6)</sup> <del>47</del>	2.47	2.44	
(1) U.S. Bureau of Census 1990 (2) Broward County Office of Planning (3) City of Dania Beach Growth Management Department (4) <a href="#">U.S. Bureau of Census 2000</a> (5) <a href="#">Broward by the Numbers, 2007 (Broward County Urban Planning and Redevelopment Dpt– Planning Services Division)</a> (6) <a href="#">Average Household Size, Census 2000</a>						

**TABLE XV  
ANALYSIS REQUIREMENTS  
Projections of Household Size**

Household Size	1990		2000		2005		2010	
	#	%	#	%	#	%	#	%
1 person	1,997	34	3,444	34	3,597	34	3,962	34
2 persons	2,213	38	3,849	38	4,020	38	4,428	38
3 persons	765	13	1,317	13	1,375	13	1,515	13
4 persons	439	8	810	8	846	8	932	8
5 persons	389	7	709	7	741	7	819	7
<b>TOTAL</b>	<b>5,803</b>	<b>100</b>	<b>10,130</b>	<b>100</b>	<b>10,580</b>	<b>100</b>	<b>11,653</b>	<b>100</b>
Bureau of Census								

**TABLE XVI  
ANALYSIS REQUIREMENTS  
Projected Income Range of Housing Units**

	1990		2000		2005		2010	
	Units	%	Units	%	Units	%	Units	%
Low Income (under \$10,000)								
Owner	385	5	507	5	529	5	583	5
Renter	1,386	18	1,823	18	1,904	18	2,098	18
Moderate Income (\$10,000- 19,990)								
Owner	462	6	608	6	635	6	699	6
Renter	847	11	1,114	11	1,164	11	1,282	11
Middle Income (\$20,000+)								
Owner	2,233	29	2,938	29	3,068	29	3,379	29
Renter	2,386	31	3,140	31	3,280	31	3,612	31
<b>TOTAL</b>	<b>7,699</b>		<b>10,130</b>		<b>10,580</b>		<b>11,653</b>	

US Census Bureau 1990

<b>TABLE XVII</b> <b>ANALYSIS REQUIREMENTS</b> <b>Projected Population Housing Needs</b>												
	1995-2000				2000-2005				2005-2010			
	Owner		Renter		Owner		Renter		Owner		Renter	
	SF	MF	SF	MF	SF	MF	SF	MF	SF	MF	SF	MF
<b>Low Income</b>	<b>25</b>	<b>58</b>	<b>22</b>	<b>49</b>	<b>19</b>	<b>44</b>	<b>19</b>	<b>48</b>	<b>45</b>	<b>105</b>	<b>45</b>	<b>114</b>
1-2 Bedrooms	17	39	16	34	15	31	14	33	36	74	33	78
3 Bedrooms	6	14	6	12	4	11	5	12	9	26	12	28
4+ Bedrooms	2	5	0	3	0	2	0	3	0	5	0	8
<b>Moderate Income</b>	<b>22</b>	<b>49</b>	<b>12</b>	<b>30</b>	<b>30</b>	<b>65</b>	<b>15</b>	<b>36</b>	<b>72</b>	<b>155</b>	<b>36</b>	<b>86</b>
1-2 Bedrooms	14	34	9	21	23	46	10	25	55	110	24	60
3 Bedrooms	6	13	3	7	7	17	5	9	17	41	12	22
4+ Bedrooms	2	2	0	2	0	2	0	2	0	4	0	4
<b>Middle Income</b>	<b>33</b>	<b>81</b>	<b>6</b>	<b>13</b>	<b>42</b>	<b>102</b>	<b>10</b>	<b>20</b>	<b>100</b>	<b>243</b>	<b>24</b>	<b>48</b>
1-2 Bedrooms	22	56	3	9	31	71	5	14	74	169	12	34
3 Bedrooms	8	20	3	3	11	25	5	5	26	60	12	12
4+ Bedrooms	3	5	0	1	0	6	0	1	0	14	0	2
<b>TOTAL</b>	<b>80</b>	<b>188</b>	<b>40</b>	<b>92</b>	<b>91</b>	<b>211</b>	<b>44</b>	<b>104</b>	<b>217</b>	<b>503</b>	<b>104</b>	<b>248</b>

Source: United States Census 1990

**TABLE XVIII  
AFFORDABLE HOUSING ANALYSIS  
CITY OF DANIA BEACH  
Total Affordable Housing Units**

Income Level	Surplus (Deficit)		Total Surplus (Deficit)
	Owner Occupied	Renter Occupied	
<b>1995</b>			
Very Low	-1485	-1192	<b>-2677</b>
Low	-583	409	<b>-174</b>
Moderate	351	313	<b>664</b>
Total	-1717	-470	<b>-2187</b>
<b>2000</b>			
Very Low	-1869	-1580	<b>-3449</b>
Low	-975	100	<b>-875</b>
Moderate	-173	-83	<b>-256</b>
Total	-3017	-1563	<b>-4580</b>
<b>2005</b>			
Very Low	-2242	-1966	<b>-4208</b>
Low	-1379	-197	<b>-1576</b>
Moderate	-733	-436	<b>-1169</b>
Total	-4354	-2599	<b>-6953</b>
<b>2010</b>			
Very Low	-2694	-2344	<b>-5038</b>
Low	-1857	-479	<b>-2336</b>
Moderate	-1392	-768	<b>-2160</b>
Total	-5943	-3591	<b>-9534</b>
Notes:			
1. All other data from Shimberg Center Affordable Housing Needs Assessment Study. (Version 3.1)			