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Fort Lauderdale, Fla.
1966

Analysis of the
**FORT LAUDERDALE, FLORIDA
HOUSING MARKET**

as of July 1, 1966

DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT
WASHINGTON, D.C. 20410

FEB 24 1967

A Report by the
DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
FEDERAL HOUSING ADMINISTRATION
WASHINGTON, D. C. 20411

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Field Market Analysis Service
Federal Housing Administration
Department of Housing and Urban Development

Foreword

As a public service to assist local housing activities through clearer understanding of local housing market conditions, FHA initiated publication of its comprehensive housing market analyses early in 1965. While each report is designed specifically for FHA use in administering its mortgage insurance operations, it is expected that the factual information and the findings and conclusions of these reports will be generally useful also to builders, mortgagees, and others concerned with local housing problems and to others having an interest in local economic conditions and trends.

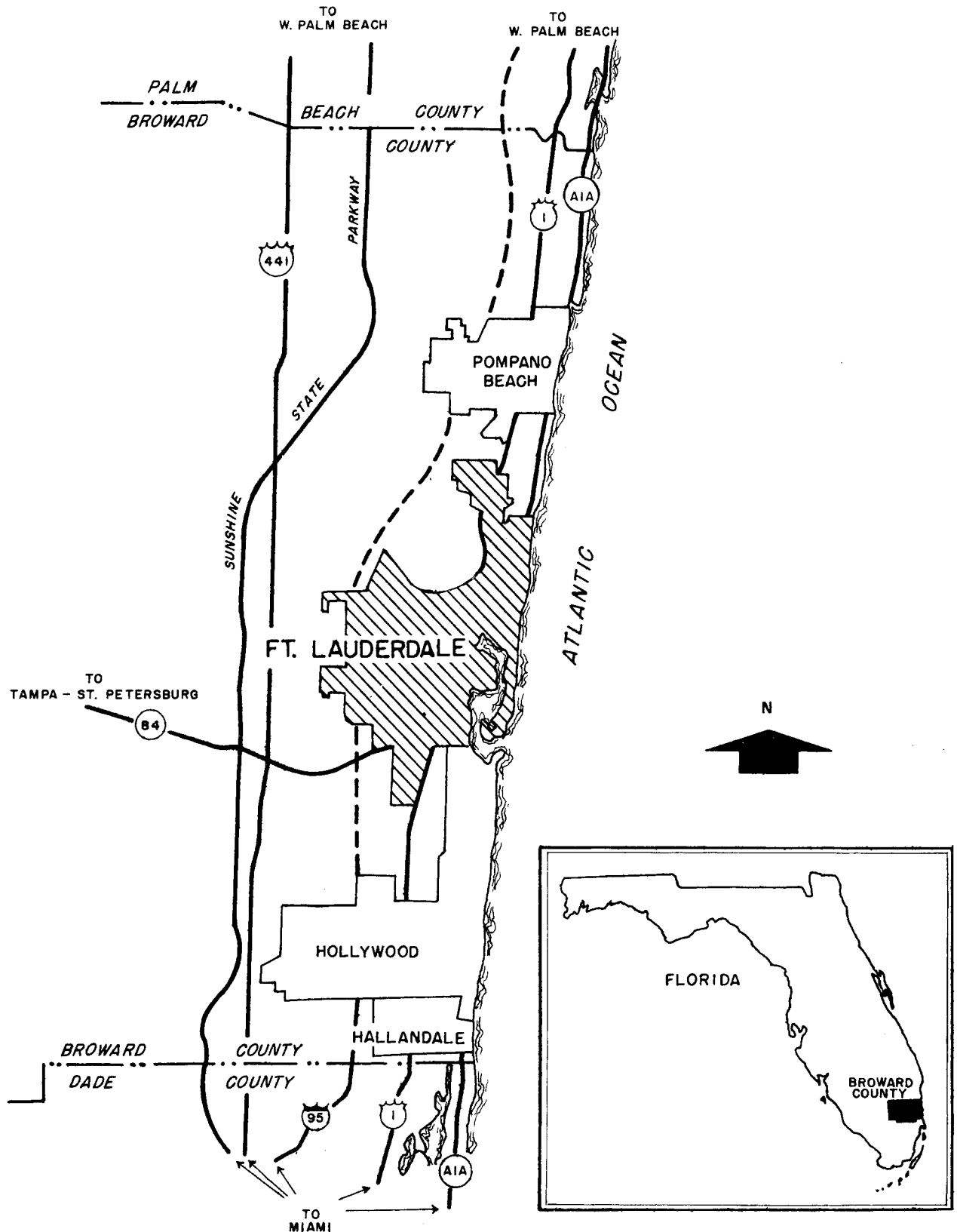
Since market analysis is not an exact science, the judgmental factor is important in the development of findings and conclusions. There will be differences of opinion, of course, in the interpretation of available factual information in determining the absorptive capacity of the market and the requirements for maintenance of a reasonable balance in demand-supply relationships.

The factual framework for each analysis is developed as thoroughly as possible on the basis of information available from both local and national sources. Unless specifically identified by source reference, all estimates and judgments in the analysis are those of the authoring analyst and the FHA Market Analysis and Research Section.

and Mackey Airlines. Rail service is provided by the Florida East Coast, Atlantic Coast Line, and Seaboard Airlines Railroads, and a fine deep water harbor is available at Port Everglades.

The most significant topographical feature of the HMA is its flatness and low elevation, which averages only ten feet. These features have inhibited development in the HMA in some areas because of inadequate drainage.

FORT LAUDERDALE, FLORIDA HOUSING MARKET AREA



Economy of the Area

Character and History

Fort Lauderdale was founded in 1838 when Major William Lauderdale established a fort at the present site of the city during the Seminole Indian Wars. The area remained relatively dormant, however, until the 1920's when the South Florida Coast gained rapidly in popularity as a vacation and retirement area. From the very beginning of the rapid population gains in the 1920's, tourists and retirees attracted by the mild year-round climate have been fundamental to the Fort Lauderdale economy. In more recent years, the development of light manufacturing, fruit and vegetable farming, and Port Everglades have aided in the achievement of a moderate degree of economic diversification. Tourists and retirees, however, remain the economic mainstay of the HMA. Estimates prepared by the Florida Development Commission indicate that slightly over 1.5 million tourists visited Broward County in 1964, an increase of approximately one-third over the 1959 figure.

Growth and development of the Fort Lauderdale HMA are influenced strongly by Dade County, which is the major service center for South Florida. Although the economic dependence of the Fort Lauderdale HMA on the Miami area has diminished substantially in the past ten years, the Miami area still provides some vital services and support for the HMA. The April 1960 Census reported a net out-commutation from Broward County to Dade County approximating 10,000 workers daily, and local sources suggest that net daily out-commutation has increased since that date.

Employment

Current Estimate. The civilian work force, as reported by the Florida Industrial Commission, averaged 145,000 in 1965, a gain of about 7.0 percent above the 1964 average of 135,500 (see table I). Components of the 1965 work force included 4,800 unemployed persons, 3,800 agricultural workers, and 136,400 nonagricultural workers. The nonagricultural total included 106,800 nonagricultural wage and salary workers.

For the first four months in 1966, the work force in the Fort Lauderdale HMA averaged 156,200, or 4,100 (2.7 percent) above the average for the comparable period in 1965. Nonagricultural wage and salary employment grew by 6,600 (6.0 percent) from an average of 109,800 for the first four months of 1965 to an average of 116,400 for the same period in 1966.

Past Trend. Between 1958 and 1965, nonagricultural wage and salary employment in the Fort Lauderdale HMA increased by 42,200 (65 percent) (see table II). The gain consisted of steady year-to-year increases

ranging from a 4,900 job gain between 1961 and 1962 to an 8,700 increase from 1964 to 1965. The only exception to the strong and continuing pattern of nonagricultural wage and salary employment growth was from 1960 to 1961, when the economic recession during that period resulted in an employment gain of only 400, an increment far below prior and subsequent yearly additions. Between 1960 and 1961, a temporary suspension of growth in wage and salary employment occurred in trade; in transportation, communication, and public utilities; and in finance, insurance, and real estate. The contract construction industry felt the greatest impact with a loss of 2,100 jobs. Government employment and services, however, continued to expand.

A comparison of nonagricultural wage and salary employment for the first four months of 1966 with the same period in 1965 shows a gain of 6,600 jobs, from 109,800 to 116,400. This annual rate of growth is somewhat below the preceding two years. The following table shows the pattern of changes in the work force and employment since 1958.

Trend of Average Monthly Work Force and Nonagricultural Employment
Fort Lauderdale, Florida, Housing Market Area
1958 - 1966

<u>Year</u>	<u>Work force</u>		<u>Nonagricultural employment</u>			
	<u>Number</u>	<u>Change</u>	<u>Total</u>		<u>Wage and salary</u>	
	<u>Number</u>	<u>Change</u>	<u>Number</u>	<u>Change</u>	<u>Number</u>	<u>Change</u>
1958	98,500	-	89,200	-	64,600	-
1959	104,100	5,600	95,300	6,100	72,900	8,300
1960	110,300	6,200	101,200	5,900	78,200	5,300
1961	116,300	6,000	103,600	2,400	78,600	400
1962	118,300	2,000	109,000	5,400	83,500	4,900
1963	125,100	6,800	116,400	7,400	90,100	6,600
1964	135,500	10,400	126,500	10,100	98,100	8,000
1965 ^{a/}	145,000	9,500	136,400	9,900	106,800	8,700

Jan.-April

1965 ^{a/}	152,100	-	140,600	-	109,800	-
1966 ^{a/}	156,200	4,100	146,900	6,300	116,400 ^{b/}	6,600

^{a/} Preliminary. Subject to revision to first quarter 1966 benchmarks.

^{b/} Includes workers involved in labor management disputes.

Source: Florida Industrial Commission.

Manufacturing employment accounted for about 10.7 percent of all non-agricultural wage and salary employment in 1965, a ratio only slightly higher than the 9.5 percent in 1958. Between 1958 and 1965, manufacturing employment grew by about 5,300 (87 percent), consisting of yearly gains ranging between 400 new jobs from 1962 to 1963 and 1,200 jobs from 1958 to 1959. The average of 12,500 manufacturing workers reported for the first four months of 1966 represents an increase of 1,400 over the 11,100 employed during the same period in 1965.

Nonmanufacturing industries in the Fort Lauderdale HMA employed 95,400 workers in 1965, an increase of 36,900 (63 percent) since 1958. Yearly increases in nonmanufacturing employment ranged from 4,200 between 1959 and 1960 to 7,800 between 1964 and 1965. An exception to this pattern was the loss of 100 jobs from 1960 to 1961. The combined gains in trade, services, and government accounted for 79 percent of the increase in nonmanufacturing employment between 1958 and 1965. Nonmanufacturing employment for the first four months of 1966 shows an increase of 5,200 over the comparable period in 1965. This gain does not match those of the preceding few years because of the reduced rate of employment growth in contract construction and the employment loss in finance, insurance, and real estate. The declines in both industries probably bear some relationship to the recent increase in interest rates and the scarcity of construction and mortgage funds. In part, nonmanufacturing employment gains have been stimulated by the presence of a large and increasing number of tourists and retirees in the HMA, as well as a generally increasing demand for additional services provided by trade and service industries as the disposable income of families continues to rise.

Trend of Manufacturing, Nonmanufacturing, and Total
Nonagricultural Wage and Salary Employment
Fort Lauderdale, Florida, Housing Market Area
1958 - 1966

<u>Year</u>	<u>Manufacturing</u>		<u>Nonmanufacturing</u>		<u>Total</u>	
	<u>Number</u>	<u>Change</u>	<u>Number</u>	<u>Change</u>	<u>Number</u>	<u>Change</u>
1958	6,100	-	58,500	-	64,600	-
1959	7,300	1,200	65,600	7,100	72,900	8,300
1960	8,400	1,100	69,800	4,200	78,200	5,300
1961	8,900	500	69,700	- 100	78,600	400
1962	9,500	600	74,000	4,300	83,500	4,900
1963	9,900	400	80,200	6,200	90,100	6,600
1964	10,500	600	87,600	7,400	98,100	8,000
1965 ^{a/}	11,400	900	95,400	7,800	106,800	8,700

Jan.-April

1965 ^{a/}	11,100	-	98,700	-	109,800	-
1966 ^{a/}	12,500	1,400	103,900 ^{a/}	5,200	116,400 ^{b/}	6,600

^{a/} Preliminary. Subject to revision to first quarter 1966 benchmarks.

^{b/} Includes workers involved in labor management disputes.

Source: Florida Industrial Commission.

Major Industry Groups. An estimated 11,400 persons were employed in manufacturing industries in 1965, of whom 8,000 (70 percent) worked in durable goods manufacturing and 3,400 (30 percent) were employed in the manufacture of nondurable goods. A break-down of manufacturing employment by durable and nondurable goods, available only since 1963, shows durable goods manufacturing to have grown by 1,500 (23 percent) between 1963 and 1965, while nondurable goods manufacturing remained unchanged at 3,400 during the same period. Electrical equipment manufacturing led the gain in the durable goods segment.

Employment in all major industry groups in the nonmanufacturing sector grew considerably during the 1958-1965 period. Although employment gains in most industries faltered during the 1960-1961 recession, only contract construction suffered an appreciable decline (see table II). Most notable growth between 1958 and 1965 occurred in services, government, and trade, which registered gains of 9,800 (92 percent), 7,300 (84 percent), and 12,100 (64 percent), respectively. The classification "other non-agricultural employed" (table I), which includes self-employed persons, unpaid family workers, and workers employed in private households, recorded an increase of 5,000 (20 percent) from 24,600 in 1958 to 29,600 in 1965.

Principal Employers. Manufacturing establishments in the Fort Lauderdale HMA are typically small and employ fewer than 100 workers. At present, there are about 30 firms in the HMA which employ 100 or more workers. Only 14 of these have 200 or more employees and just seven firms have employment exceeding 500. The seven largest employers are shown below.

Principal Employers
Fort Lauderdale, Florida, Housing Market Area
July 1, 1966

<u>Firm</u>	<u>Product</u>
Chris-Craft, Corp.	Boats
Gore Newspaper Co.	Newspaper
Houdaille-Duval-Wright, Co.	Precast Concrete Products
Sunbeam Electronics	Elec. Instruments
Univis, Inc.	Eye Glass Lenses
Florida Power and Light	Electricity
Southern Bell Tel. and Tel.	Telephone Service

Source: Fort Lauderdale Chamber of Commerce.

Unemployment

Unemployment in the Fort Lauderdale HMA averaged 4,800 during 1965, equal to 3.3 percent of the work force (see table I). The 1965 level represents the lowest ratio recorded during the 1958-1965 period. With the exception of 1961, when the recession caused unemployment to reach a peak of 10,300 (8.9 percent), the trend of the unemployment ratio has been consistently downward. In 1958, 6,600 persons (6.7 percent of the work force) were unemployed. A gradual decline followed until the average for the first four months of 1966 reached a record low of 4,100 persons unemployed, equal to only 2.6 percent of the work force.

Future Employment

Total nonagricultural employment is expected to increase by about 9,000 jobs annually, or a total of 18,000 during the July 1, 1966 to July 1, 1968 forecast period, somewhat below the average annual growth rate of the past two years, but considerably above the average annual increase of about 5,000 nonagricultural jobs in the HMA between 1960 and 1963. The forecast is premised on the expectation that manufacturing employment gains will exceed the yearly gains exhibited during recent years, primarily because of moderate expansion of some existing firms and information indicating some new firms are soon to locate in the HMA. Also, past growth in the trade and service industries is expected to be maintained as tourism continues its yearly increase

and as the attractiveness of the Fort Lauderdale area for retirees continues strong. In addition, gains in government employment led by education are expected to continue. Recent reductions in employment growth in contract construction and finance, insurance, and real estate are likely to be alleviated if the money market becomes less tight.

Income

The estimated current median income of all families in the Fort Lauderdale HMA, after the deduction of federal income tax, is \$6,200 yearly, and the current median after-tax income of all tenant households of two-or-more persons is \$4,800. By 1968, median after-tax incomes are expected to increase to \$6,550 for all families and \$5,100 for tenant households of two-or-more persons.

Detailed distributions of all families and of households by annual income are presented in table III. About 28 percent of all families and 38 percent of tenant households of two-or-more persons currently have after-tax incomes below \$4,000 annually. At the upper-end of the income distributions, 20 percent of all families and 11 percent of tenant households of two-or-more persons have incomes of \$10,000 or more annually after-tax.

Demographic Factors

Population

Current Estimate. The population of the Fort Lauderdale HMA currently totals 498,000, representing an increase of approximately 164,100 since the April 1960 Census total of 333,900. Fort Lauderdale, the central city of the HMA, has a current population of about 128,000 persons, 26 percent of the HMA total. The other three most populous communities have a combined population of 127,000, 25 percent of the total population in the HMA (see table IV).

Population Changes
Fort Lauderdale, Florida, Housing Market Area
April 1, 1950 to July 1, 1968

<u>Date</u>	<u>Total population</u>	<u>Average annual change from preceding date</u>
April 1, 1950	83,933	-
April 1, 1960	333,946	25,001
July 1, 1966	498,000	26,250
July 1, 1968	570,000	36,000

Sources: 1950 and 1960 Censuses of Population.
1966 and 1968 estimated by Housing Market Analyst.

Past Trend. Since April 1960, the population of the Fort Lauderdale HMA has increased at an average rate of 26,250 persons (6.5 percent) ^{1/} yearly. The gain recorded between April 1960 and July 1966 is only slightly greater than the average increment of 25,000 persons a year during the 1950-1960 decade. Average annual population gains in the HMA between 1960 and 1966 likely would have been somewhat greater had it not been for the economic recession in 1960-1961, which resulted in sharply reduced growth during the early 1960's. Strong economic gains were resumed in the HMA in 1963, however, enabling average growth to match the level of the prior decade.

During the decade of the 1950's, the four principal communities in the HMA accounted for just one-third of the total population increase in the HMA. The sizeable population increase in the remainder of the county was a reflection of the emphasis on single-family housing

^{1/} All average annual percentage changes in demographic data, as used in this analysis, are derived through the use of a formula designed to calculate the rate of change on a compound basis.

development during this period, the out-lying suburban areas typically being preferable for this type of development. The period since 1960, however, has witnessed a significant change in the pattern of development. About two-thirds of the addition to the total population occurred in the four largest cities in the HMA. This shift in the distribution of population growth bears a close relationship to the marked increase in the number of new multifamily housing units, the more developed urbanized areas generally being favored for multifamily development (see table IV).

Annexation is another factor contributing to the population gains of the four cities. While the exact impact of annexation on growth is not readily determinable, annexation has been a much more significant contributor to population growth in the four cities since 1960 than during the previous decade, especially in Fort Lauderdale and Hollywood.

Estimated Future Population. By July 1968, the population of the Fort Lauderdale HMA is expected to total 570,000. This represents an anticipated increment of 36,000 (7.2 percent) persons yearly during the July 1966 to July 1968 forecast period. The future rate of population growth is premised upon anticipated employment gains approximating 9,000 during each of the next two years and on the belief that the Fort Lauderdale HMA will have a continued strong appeal as a retirement area. The favorable outlook for the national economy and the growth experience of the HMA since the recovery from the 1960-1961 recession suggest that in-migration will continue at a high rate.

Net Natural Increase and Migration. Between April 1950 and April 1960, the net natural increase (excess of birth over deaths) in the Fort Lauderdale HMA numbered 28,393. When compared with the total population increase of 250,013 during this period, a net in-migration of 221,620 is indicated equal to 89 percent of the total population increase. During the April 1, 1960 to July 1, 1966 period, the population gain of 164,100 resulted from a net natural increase of about 23,650 and a net in-migration of 140,350. In-migration during this period accounted for about 86 percent of the total increase in the population.

Components of Population Change
Fort Lauderdale, Florida, Housing Market Area
April 1, 1950 to July 1, 1966

<u>Source of Change</u>	<u>Average annual change</u> ^{a/}	
	<u>1950-1960</u>	<u>1960-1966</u>
Total population change	25,000	26,250
Net natural increase	2,850	3,800
Migration	22,150	22,450

a/ Rounded.

Sources: U.S. Census of Population Report, Series P-27,
No. 7. Florida State Department of Health.
Estimates by Housing Market Analyst.

Age. The year round mild climate enjoyed by persons residing in the Fort Lauderdale area, as well as the reputation of the area as a good place to live explain, in part, the increasing popularity of the HMA as a place for retirement. This point is stressed more dramatically by the steadily increasing proportion of persons aged 60 years or older. The proportion of the Fort Lauderdale HMA population in this age group rose from 12 percent in 1950 to 17 percent in 1960, and currently is about 22 percent. Nearly 19 percent of the HMA population growth between 1950 and 1960 was comprised of persons aged 60 years or over.

Households

Current Estimate. There are about 170,000 households in the Fort Lauderdale HMA at present, a gain of about 61,400 since April 1960. Fort Lauderdale City is the residence of 45,800 households which together with the 45,500 households in the other three large communities, comprise 54 percent of all households in the HMA (see table V).

Household Changes
Fort Lauderdale, Florida, Housing Market Area
April 1, 1950 to July 1, 1968

<u>Date</u>	<u>Total households</u>	<u>Average annual change from preceding date</u>
April 1, 1950	26,533	-
April 1, 1960	108,602	8,207
July 1, 1966	170,000	9,825
July 1, 1968	197,750	13,875

Sources: 1950 and 1960 Censuses of Housing.
1966 and 1968 estimated by Housing Market Analyst.

Past Trend. Household gains in the Fort Lauderdale HMA have averaged 9,825 (7.2 percent) yearly since April 1960--a considerably higher average than during the previous decade when the increase averaged 8,200 (14.1 percent) a year.^{1/} As would be expected, the geographic distribution of the household gain conformed closely to the distribution of the population gain. The most significant development was the increase in the proportion of household growth in the four large communities combined from 38 percent of the HMA total during the 1950-1960 decade to 66 percent in the period since 1960.

Household Size Trends. The present average size of all households in the Fort Lauderdale HMA is 2.89 persons. This represents a continuation of the declining trend of household size in the HMA since 1950. A factor contributing to a smaller average household size is the increase in the proportion of persons age 60 and over who usually comprise households of smaller size. A small additional decline in household size is expected during the next two years.

^{1/} The increase in the number of households between 1950 and 1960 reflects, in part, the change in census definition from "dwelling unit" in the 1950 Census to "housing unit" in the 1960 Census.

Average Household Size
Fort Lauderdale, Florida, Housing Market Area

<u>Segment</u>	<u>April</u> <u>1950</u>	<u>April</u> <u>1960</u>	<u>July</u> <u>1966</u>
HMA total	<u>3.07</u>	<u>3.03</u>	<u>2.89</u>
Fort Lauderdale	2.92	2.83	2.75
Hollywood	2.84	2.71	2.65
Pompano Beach	N.A.	3.00	2.95
Hallandale	N.A.	3.01	2.95
Remainder of HMA	N.A.	3.23	3.06

Sources: 1950 and 1960 Censuses of Population and Housing.
1966 estimated by Housing Market Analyst.

Estimated Future Households. Based on the anticipated annual increment to the population during the next two years and on the assumption that the average household size will continue to decline during the forecast period, there will be 197,750 households in the Fort Lauderdale HMA by July 1, 1968. This represents an expected addition of 13,875 new households each year during the July 1, 1966 to July 1, 1968 forecast period. The future household growth is expected to be distributed geographically according to the pattern established since 1960 with a high proportion in the four largest communities because the demand for multifamily housing units is expected to continue to be strong.

Housing Market Factors

Housing Supply

Current Estimate. As of July 1, 1966, there are 195,700 housing units in the Fort Lauderdale HMA, indicating a net gain since April 1, 1960 of about 67,150 (52 percent), an average annual increment of 10,750 units. The net increase resulted from the construction of about 65,000 new housing units, the addition of approximately 4,500 trailers, and the loss of about 2,350 units, primarily through demolition. The average yearly increase in the housing inventory since April 1960 compares with a net average gain of 9,225 housing units a year during the 1950-1960 decade.

Units in Structure. The substantial volume of new multifamily housing units constructed in the Fort Lauderdale HMA since 1960 has resulted in a notable shift in the composition of the inventory by the number of units in each structure. Single-family structures presently account for about 68 percent of the housing inventory, a sharp decline from 78 percent of the April 1960 housing inventory. The proportion of the inventory in structures of three or more units has increased from 13 percent in 1960 to nearly 22 percent. The proportion of units in two-unit structures showed a slight decline, while the proportion of trailers increased between 1960 and 1966.

Housing Inventory by Units in Structure
Fort Lauderdale, Florida, Housing Market Area
April 1960 and July 1966

<u>Units in</u> <u>structure</u>	<u>April 1960</u>		<u>July 1966</u>	
	<u>Number</u> <u>of units</u>	<u>Percent</u> <u>of total</u>	<u>Number</u> <u>of units</u>	<u>Percent</u> <u>of total</u>
1 unit	99,891	77.7	133,200	68.1
2 units	8,494	6.6	12,400	6.3
3 or more units	16,592	12.9	42,000	21.5
Trailers	3,582	2.8	8,100	4.1
Total	128,559	100.0	195,700	100.0

Sources: 1960 Census of Housing.
1966 estimated by Housing Market Analyst.

Year Built. The recent development and rapid growth of the Fort Lauderdale HMA is demonstrated by the newness of the housing inventory, as shown in the following table. During the eleven and one-half years since the beginning of 1955, 137,000 housing units, or 70 percent of the current inventory, have been added to the housing stock of the HMA. Units constructed prior to 1940 comprise only about 9,200 units, or less than five percent of the present inventory.

Distribution of the Housing Inventory by Year Built ^{a/}
Fort Lauderdale, Florida, Housing Market Area
July 1, 1966

<u>Year built</u>	<u>Number of units</u>	<u>Percentage distribution</u>
April 1, 1960 - July 1, 1966	69,500	35.5
1959 - March 31, 1960	18,900	9.7
1955 - 1958	48,600	24.8
1950 - 1954	31,750	16.2
1940 - 1949	17,750	9.1
1930 - 1939	4,900	2.5
1929 or earlier	<u>4,300</u>	<u>2.2</u>
Total	195,700	100.0

a/ The basic data in the 1960 Census of Housing from which the above estimates were developed reflect an unknown degree of error in "year built" occasioned by the accuracy of response to enumerators' questions as well as errors caused by sampling.

Sources: 1960 Census of Housing.
Broward County Area Planning Board.
Estimates by Housing Market Analyst.

Condition. Of the 195,700 housing units currently in the Fort Lauderdale HMA, about 3,500, or only 1.8 percent, are dilapidated or lack one or more plumbing facilities. This very low proportion of substandard housing is considerably less than usually is found in an area the size of Fort Lauderdale and reflects the age of the inventory. Some improvement in the quality of housing has taken place since April 1960, when about four percent (5,350 units) of the inventory was dilapidated or lacked one or more plumbing facilities. New construction, demolition, and general upgrading of the inventory through modernization and repair are responsible for the improvement.

Residential Building Activity

Past Trend. Between January 1, 1960 and June 1, 1966, about 69,300 new private housing units were authorized by building permits in the Fort Lauderdale HMA (all construction in the HMA requires authorization by building permits). The general trend in the total number of units authorized has been upward since 1960. The one exception was in 1961 when total authorizations dropped from 10,700 units in 1960 to only 8,700 units the following year, reflecting the impact of the 1960-1961 recession on the Fort Lauderdale construction industry. From 1961 to 1965, the number of housing units authorized has risen steadily from 8,700 to 12,900. Authorizations for the first five months of 1966 total 5,375 units, compared with 4,875 for the same period in 1965.

Housing Units Authorized by Building Permits by Units in Structure
Fort Lauderdale, Florida, Housing Market Area
January 1960 - May 1966

<u>Year</u>	<u>Number of units in structure</u>			<u>Total units</u>
	<u>One unit</u>	<u>Two units</u>	<u>Three or more units</u>	
1960	8,452	478	1,775	10,705
1961	6,501	418	1,797	8,716
1962	5,112	516	3,509	9,137
1963	4,729	882	4,712	10,323
1964	4,556	882	6,701	12,139
1965	4,651	576	7,670	12,897
<u>Jan.-May</u>				
1965	1,762	228	2,882	4,872
1966	1,768	244	3,363	5,375

Sources: Broward County Area Planning Board.
Fort Lauderdale News.

The volume of building permit authorizations for single-family houses dropped from 8,450 in 1960 to 4,550 in 1964. In 1965, 4,650 single-family houses were authorized. The sharp decline in single-family authorizations since 1960 was principally the result of the excess supply of sales houses that developed. Reduced construction levels have allowed the absorption of much of the excess supply, and construction of single-family houses has been relatively stable at an average of about 4,650 a year during the 1963-1965 period. Building permit data for the first five months of 1966 suggest that the yearly total may match the 4,650 houses authorized during 1965, provided mortgage money is available.

The trend in the number of multifamily units authorized annually since 1960 has been converse to the pattern of single-family authorizations. In 1960 and 1961, multifamily housing units authorized totaled 2,250 and 2,225, respectively. Subsequently, each year has shown a sizeable gain in the number of multifamily housing units authorized; 8,250 were authorized in 1965. Building permit data for the first five months of 1966 show 3,600 multifamily housing units authorized compared with 3,100 for the same period in 1965, suggesting that if the same rate is maintained for the balance of 1966, multifamily

housing unit authorizations will exceed the 1965 record high of 8,250 units.

Multifamily housing units have been authorized since 1960 at unprecedented levels. In comparison with the April 1960 multifamily housing stock of 25,100 units, between January 1, 1960 and June 1, 1966 33,500 new multifamily units have been authorized for construction--an inventory increment of 133 percent in about six and one-half years. Condominium and cooperative apartment units, which are enjoying increasing popularity in the Fort Lauderdale HMA, accounted for roughly 10,000 of the multifamily authorizations since 1960.

The number of new housing units authorized by building permits for each incorporated place in the HMA and the balance of the county are shown in table VI. Since 1960 the communities of Fort Lauderdale, Hollywood, Pompano Beach, and Hallandale have accounted for nearly 46 percent of the dwelling units authorized in the entire county. The heavy emphasis on the construction of multifamily housing units since 1960 was responsible for much of the concentration in those communities since the large, more urbanized areas generally offer preferable locations for multifamily housing projects.

Units Under Construction. Based upon building permit data and the May 1966 postal vacancy survey, there are an estimated 5,650 housing units under construction at the present time. About 1,000 units of this total are single-family houses and 4,650 are multifamily housing units. The number of units currently under construction is somewhat below the number shown by the postal vacancy survey as under construction. Observation in the HMA suggests that the postal vacancy survey report for units under construction may have been overstated because of the manner in which builders report anticipated development to postal officials for route planning purposes.

The multifamily units under construction include 832 units in cooperative and condominium high-rise projects at Coral Ridge and in Hollywood. For the most part, the remainder of the multifamily units under construction are walk-up, garden-type projects of 40 units each or fewer. Although specific data are not available, an estimated one-half of all multifamily units under construction are either condominium or cooperative apartments.

Demolition. Large scale demolition has not taken place in the Fort Lauderdale HMA because of the relative newness of the housing inventory, the absence of an active urban renewal program, and location of most recent highway construction in sparsely settled areas. Based on data

provided by the Broward County Area Planning Board, about 2,350 housing units have been lost from the HMA housing stock through demolition, fire, catastrophe, and other losses since April 1960. During each of the next two years, these losses are expected to approximate 500 housing units.

Tenure of Occupancy

Current Estimate. As of July 1, 1966, about 127,500 units (75 percent of the occupied housing stock) in the Fort Lauderdale HMA are owner-occupied and 42,500 are renter-occupied. The following table shows the tenure for occupied housing units in 1950, 1960, and 1966.

Trend of Tenure Change Fort Lauderdale, Florida, Housing Market Area 1950, 1960, and 1966

<u>Tenure</u>	<u>April 1,</u> <u>1950</u>	<u>April 1,</u> <u>1960</u>	<u>July 1,</u> <u>1966</u>
Total occupied	<u>26,533</u>	<u>108,602</u>	<u>170,000</u>
Owner-occupied	<u>15,825</u>	<u>80,648</u>	<u>127,500</u>
Percent of total	59.6%	74.3%	75.0%
Renter-occupied	10,708	27,954	42,500

Sources: 1950 and 1960 Censuses of Housing.
1966 estimated by Housing Market Analyst.

Past Trend. Since April 1, 1950, there has been an increase in the proportion of owner-occupied housing units. The rate of increase since 1960, however, has been slight, especially in comparison with the significant increase in owner-occupancy during the 1950-1960 decade. Current owner-occupancy includes the substantial addition of condominium and cooperative type multifamily housing units in recent years. The 75 percent owner-occupancy ratio in July 1966 compares with a ratio only slightly over 74 percent in April 1960 and about 60 percent in April 1950.

Vacancy

April 1960 Census. According to the April 1960 Census of Housing, there were about 10,750 vacant, nondilapidated, nonseasonal housing units available for rent or sale in the Fort Lauderdale HMA, an available vacancy ratio of

9.0 percent. About 4,900 of the available vacancies were for sale, equal to a homeowner vacancy ratio of 5.7 percent. The remaining 5,850 vacant units were for rent, representing a renter vacancy ratio of 17.3 percent (see table VII). Available vacancies in 1960 included about 375 units that lacked some or all plumbing facilities, of which about 75 were for sale and 300 were for rent.

Rental Vacancies by Type of Structure. As reported by the 1960 Census of Housing, nearly 55 percent of renter-occupied housing units were one-unit structures. One-unit structures, however, accounted for just 37 percent of units available for rent. Units in structures containing two to four units comprised about 30 percent of the renter-occupied inventory, but accounted for 37 percent of available rental vacancies. Structures with five or more units represented nearly 16 percent of renter-occupied housing units and accounted for almost 26 percent of available rental vacancies. The 1960 Census was taken at a time when the sales market for single-family houses was very weak, and vacant single-family houses which normally would have been for sale only were being offered for rent. Also, the 1960 census enumeration occurred prior to the substantial increase in multifamily housing construction. Because the notable improvement in the sales market since 1960 has resulted in the withdrawal of some single-family houses that were offered for rent and because the multifamily housing construction boom in the past four years has resulted in a substantial increase in the number of multifamily units available for rent, single-family units represent a smaller proportion of all units available for rent and multifamily units represent a sharply increased proportion.

Renter-Occupied Units and Vacant Units for Rent
Units in Structure
Fort Lauderdale, Florida, Housing Market Area
April 1960

<u>Units in structure</u>	<u>Renter-occupied</u>		<u>Available for rent</u>	
	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>
1 unit ^{a/}	15,329	54.8	2,211	37.3
2 to 4 unit	8,257	29.5	2,211	37.3
5 to 9 unit	2,054	7.4	720	12.2
10 or more unit	2,315	8.3	785	13.2
Total	27,955 ^{b/}	100.0	5,927 ^{b/}	100.0

^{a/} Includes trailers.

^{b/} Differs from the count of all renter-occupied units and all vacant units available for rent because units by units in structure were enumerated on a sample basis.

Source: 1960 Census of Housing.

Postal Vacancy Survey. A postal vacancy survey was conducted in the Fort Lauderdale HMA in May 1966 by all post offices having city delivery routes. The survey covered 177,700 possible deliveries, or about 91 percent of the housing inventory. An over-all vacancy ratio of 6.8 percent was indicated by the postal vacancy survey. The survey showed that 3.5 percent of the residences covered were vacant and 17.9 percent of the apartments covered were vacant. The survey results for the HMA and for each of the participating post offices are shown in table VIII.

Another postal vacancy survey conducted in April 1962 indicated an over-all vacancy ratio of 7.3 percent. The vacancy ratio for residences in 1962 was 4.8 percent and for apartments it was 17.2 percent.

Vacancy as Indicated by Postal Vacancy Surveys
Fort Lauderdale, Florida, Housing Market Area
April 1962 and May 1966

<u>Date</u>	<u>Vacant residences and apartments</u>		<u>Vacant residences</u>		<u>Vacant apartments</u>	
	<u>Number</u>	<u>Percent vacant</u>	<u>Number</u>	<u>Percent vacant</u>	<u>Number</u>	<u>Percent vacant</u>
April 1962	10,250	7.3	5,491	4.8	4,759	17.2
May 1966	12,087	6.8	4,774	3.5	7,313	17.9

Source: FHA in cooperation with Post Offices in Broward County.

It is important to note that postal vacancy survey data are not entirely comparable with the data published by the Bureau of the Census because of differences in definition, area delineations, and methods of enumeration. The census reports units and vacancies by tenure, whereas the postal vacancy reports units and vacancies by type of structure. The Post Office Department defines a "residence" as a unit representing one stop for one delivery of mail (one mailbox). These are principally single-family homes, but include some duplexes, row-type houses, and structures with additional units created by conversion. An "apartment" is a unit on a stop where more than one delivery of mail is possible. Postal surveys omit vacancies in limited areas served by post office boxes and tend to omit units in subdivisions under construction. Although the postal vacancy survey has obvious limitations, when used in conjunction with other vacancy indicators the survey serves a valuable function in the derivation of estimates of local market conditions.

FHA Rental Vacancies. With a few exceptions, multifamily projects in the HMA insured by FHA are very successful. The general level of vacancies in the multifamily projects insured by FHA has not changed materially over the past three years.

Current Estimate. Based on the postal vacancy surveys, data provided by the Broward County Area Planning Board and the Florida Power and Light Company, conversation with informed persons in the Fort Lauderdale area, and personal observation in the HMA, it is estimated that there are about 12,500 vacant housing units available for rent or sale in the Fort Lauderdale area as of July 1, 1966. Of this total, 5,000 are for sale and 7,000 are for rent, equal to homeowner and renter vacancy ratios of 3.8 percent and 14.1 percent, respectively.

During the past sixteen years, vacancy ratios in the Fort Lauderdale HMA have been at high levels, especially the rental vacancy ratio. Contributing factors to the persistently high vacancy levels have been the rapid growth and development of the HMA and the resort-retirement character of the area. During the period since 1950, but notably since 1960, substantial additions of multifamily housing have taken place with little appreciable effect on the renter vacancy ratio. Vacancies currently are near their seasonal peak. This peak period lasts only about three months and the economic return from nine months of occupancy usually provides an adequate yearly return on projects affected by seasonal occupancy. For this reason, although an over-supply of rental housing units does exist, the impact on the market is not as adverse as the present available vacancy ratios might suggest.

Sales Market

General Market Conditions. The Fort Lauderdale HMA sales market consists of two segments. Single-family homes comprise the greatest portion of the market for sales housing units, but in the past few years the number of cooperative and condominium units offered for sale has increased sharply. For the most part, the condominium and cooperative units have been in multifamily structures, although at least one single-family condominium project has been marketed. Because it is not possible to separate condominium, cooperative, and rental units within total multifamily units authorized by building permits, limited specific data are available for this segment of the sales market.

The market for single-family sales houses has shown marked improvement since April 1960. Improvement in the sales market is indicated by the drop in the homeowner vacancy ratio from 5.7 percent in 1960 to 3.8 percent at present. Also, the postal vacancy survey showed a reduction in the vacancy level for residences from 4.8 percent in 1962 to 3.5

percent in 1966. A reduction from the high levels of 1960 and 1961 in the number of single-family houses authorized for construction by building permits has aided the absorption of surplus sales housing units.

Most single-family construction activity, especially that in subdivisions, has been located inland from the beach areas in the smaller incorporated communities and in the unincorporated portion of Broward County on either side of the Sunshine State Parkway. In this area, land suitable for development is available at prices that encourage subdivision development. The cooperative and condominium sales units, however, have been concentrated in the urbanized areas of the four largest communities in the HMA not too distant from the beach.

New single-family homes can be constructed in the HMA for as little as \$9,000. Most new construction, however, is concentrated in sales price ranges from \$10,000 to \$25,000. New sales houses priced from \$10,000 to \$15,000 seem to have the greatest appeal and account for about one-third of new houses constructed. Very little new sales housing is built in price ranges over \$30,000. Typical sales prices of condominium and cooperative multifamily units are \$7,500 to \$10,500 for one-bedroom units and \$11,000 to \$15,000 for two-bedroom units, excluding monthly service charges of between \$30 and \$50 for exterior maintenance of grounds and common areas. Sales prices of condominium and cooperative units in high-rise structures usually are greater, with sales prices ranging as high as \$40,000 depending upon the size of unit and amenities provided.

Speculative Construction. Based on surveys of new sales housing conducted by the FHA Coral Gables Insuring Office, which included all subdivisions in the Fort Lauderdale HMA in which five or more sales houses were constructed during the twelve months preceding the surveys, houses constructed speculatively account for a relatively small proportion of new construction. In 1963, only about eight percent of the new single-family housing units completed were started speculatively. In 1964, the ratio was up to 22 percent and in 1965, the ratio of speculatively started new homes had dropped to 10 percent. The generally low proportion of speculative construction shown by the surveys suggests that the Fort Lauderdale sales market is being controlled to prevent a recurrence of the excess that plagued the HMA in the early 1960's.

Unsold Inventory of New Houses. The January 1966 survey covered 52 subdivisions, in which 2,819 houses were reported to have been completed, of which 2,547 (90 percent) were sold before construction started. Of the 272 houses built speculatively during 1965, only 47 remained unsold as of January 1, 1966, representing 17 percent of speculative construction. Of the 47 unsold houses, 32 had been on the market for three months or less. An additional 20 unsold new sales houses in these subdivisions had remained unsold longer than twelve months.

Because of the small proportion of new homes constructed on a speculative basis, those few which remain unsold (although representing 17 percent of homes built speculatively) are not significant in quantitative terms. On the survey date, an additional 502 houses were under construction, of which 51 were unsold. The data indicate that new homes have been well absorbed. Table IX shows the units surveyed in January 1966 by price class.

Foreclosures. Foreclosures of FHA-insured single-family homes have been at high levels since 1961. The peak was reached in 1963 when 715 FHA-insured single-family units were foreclosed; the number dropped to 553 in 1964 and to 451 in 1965. The economic recession in 1960-1961 triggered a wave of foreclosures which increased from 29 in 1960 to 280 in 1961. The increasingly liberal mortgage terms in recent years with diminishing equity requirements, especially for lower priced properties, has contributed to the high level of foreclosures.

Disposition of acquired home properties in the Fort Lauderdale HMA has been very successful. As of April 1, 1966, the Coral Gables Insuring Office had a total of 235 acquired home properties on hand in the Fort Lauderdale HMA, down from 366 in January 1965.

Marketability of Multifamily Units Constructed for Sale. An FHA market absorption survey of recently constructed multifamily housing units in February 1966 covered 4,051 multifamily housing units which had been on the market for six to eighteen months. Of the total surveyed, 2,891 (71 percent) were either cooperative or condominium units, with condominiums accounting for 2,318 of these units. The vacancy ratio for all sales type multifamily units was 17 percent; for the 573 cooperative units surveyed it was 19 percent, and for the 2,318 condominiums it was 16 percent.

A few generalizations can be made concerning the sales market for multifamily units. Many of the smaller sales-type projects (15 to 40 units) are highly successful, as are most high-rise projects. However, when some excess supply of units is available, the proper balance between location, amenities, and price spells the difference between success and failure. After allowing for a slower absorption rate in the luxury price class, the very high price condominiums are in considerable oversupply.

Rental Market

General Market Conditions. As indicated by the current renter vacancy ratio of 14.1 percent, the rental market, although improved somewhat since 1960, continues in a condition of excess supply. The magnitude of the excess, however, is not as significant as would be the case in areas which are not as heavily influenced by vacation-retirement-resort activities. For example, although many of the available vacancies are ready for immediate occupancy, the current vacancy estimate is for a time when vacancies are near the peak level and will be vacant through July, August, and September. However, the rents charged for these units during the other nine months of the year, in many cases, provide an ample yearly return. The absorptive capacity of the Fort Lauderdale rental market is indicated by unprecedented additions of rental units during the period since 1960, while the rental vacancy ratio has declined. It is important to emphasize that although an excess supply of available, vacant rental units does exist, it is less severe than the same available vacancy ratio would indicate in a slower growing, non-resort locality.

The annual occupancy survey of FHA-insured projects and the multifamily housing absorption surveys, conducted by the FHA Coral Gables Insuring Office, and observation in Fort Lauderdale indicate that the smaller (20-50 unit) garden-type, walk-up projects with moderate rents are more marketable than the high-rise, high-rent projects. Because of the softness of the rental market, those projects with superior locations and the proper balance of tenant amenities are most successful. The general level of tenant family incomes in the Fort Lauderdale HMA indicates that the greatest potential demand is for moderate-rent accommodations, with a limited demand for high-rent units, much the same as the pattern that has evolved since 1960.

The FHA multifamily housing absorption survey covered 1,160 rental units that have been available for between six and eighteen months; of these, 16 percent were vacant at the end of February 1966. However, if one high rent project is omitted from these tabulations, the vacancy ratio drops to eleven percent. The experience of projects with monthly rentals higher than typical in the HMA suggests that, although there is a limited market for this type of unit, it is not as strong as the market for well-designed, well-located projects with moderate rents.

The trend in the HMA since 1960 has been toward a declining proportion of rental units in the total multifamily additions, while sales-type multifamily units have been on the increase, proportionately. Sales-type multifamily units currently account for about one-half of the multifamily construction.

Urban Renewal Activity

At present, there is no active urban renewal program in the Fort Lauderdale HMA. One program is in the initial planning stage and the decision on whether the program will be financed with Federal assistance or entirely with local financing will be decided by a referendum vote in early 1967. Because of this lag, it is unlikely that the project will reach the execution stage during the forecast period of this analysis. The project area as presently conceived includes the area bounded by the Florida East Coast Railroad on the east, Northwest 6th Street on the north, Northwest 9th Avenue on the west, and Broward Boulevard on the south. Land re-use for the project includes retention of some existing multifamily housing, rehabilitation of a small number of residences, and construction of new residential structures. The latter will include some single-family units and townhouses, but the majority of new residential construction is to be multifamily.

Public Housing

There are 540 public housing units in the Fort Lauderdale HMA in federally-assisted projects. The city of Fort Lauderdale has 420 of these and Pompano Beach City has the remaining 120 units. No additional units presently are under construction or are reserved under annual contribution contracts administered by the Public Housing Administration.

Demand for Housing

Quantitative Demand

Based on the expected growth in the number of households in the Fort Lauderdale HMA during the next two years (13,875 annually),^{1/} on the number of housing units expected to be removed from the housing inventory, on the desirability of reducing vacancies to a more acceptable level, and on adjustments to create a better balanced housing market throughout the HMA, the demand for new housing units is expected to total 10,600 yearly during the forecast period. Of the total annual demand, 4,800 units will represent demand for single-family sales houses and 5,800 units will represent demand for multifamily units. Of the total of 5,800 multifamily units, 2,900 represent demand for rental units and 2,900 represent demand for multifamily cooperative and condominium units. The annual demand for 2,900 rental units excludes low-rent public housing and rent-supplement accommodations, but includes 460 units at rents which probably can be achieved only by use of below-market-interest-rate financing or assistance in land acquisition and cost.

The annual demand for new single-family sales units is slightly above the annual average of 4,800 single-family units authorized by building permits during the 1963-1965 period. A small increase in demand for this type of unit is anticipated because household growth during the forecast period is expected to be greater than during the period since 1960 and because the sizeable surplus of single-family houses that was present in the HMA in the early 1960's is being absorbed satisfactorily.

The forecast of annual demand for 5,800 multifamily units (both rental and sales type) exceeds somewhat the average yearly authorization of almost 5,000 units in multiple unit structures since 1960, but is considerably below the 8,250 units authorized during 1965 and the annual rate of 8,650 authorized during the first five months of 1966. At present, a surplus of multifamily housing units has accumulated in both the sales and rental categories and it is desirable to reduce production of this type of unit to allow the absorption of the existing surplus. The addition of multifamily units in the reduced volume suggested should bring the multifamily sales and rental markets into better balance. However, because of the continuing high rate of multifamily construction, the relatively high rental vacancy rate, and the fact that unforeseen changes in national economic conditions could alter significantly the anticipated growth rate of the HMA, it is suggested that the trend in local indicators of growth, particularly employment trends be watched closely for significant changes.

^{1/} Approximately 1,000 of the annual increase in households will represent occupants of trailers and therefore will not represent demand for additional housing to be supplied by local builders.

Qualitative Demand

Single-Family Houses. The distribution by price ranges of the annual demand for new single-family houses for sale is shown in the table below. Recent market experience and the ability to pay, as measured by current family income and the income-purchase price ratio typical in the HMA, are the principal factors determining the distribution.

Estimated Annual Demand for New Single-Family Sales Houses by Price Class
Fort Lauderdale, Florida, Housing Market Area
July 1, 1966 to July 1, 1968

<u>Sales price</u>	<u>Number of houses</u>
Under \$12,500	720
\$12,500 - 14,999	960
15,000 - 17,499	720
17,500 - 19,999	720
20,000 - 24,999	720
25,000 - 29,999	480
30,000 and over	480
Total	4,800

The foregoing distribution differs from that in table IX, which reflects only selected subdivision experience during the year 1965. It must be noted that the 1965 data do not include new construction in subdivisions with less than five completions during the year, nor do they reflect individual or contract construction on scattered lots. It is likely that the more expensive housing construction and some of the lower-value homes are concentrated in the smaller building operations which are quite numerous. The preceding demand estimates reflect all home building and indicate a greater concentration in some price ranges than a subdivision survey would reveal.

Multifamily Units. The gross monthly rental (or gross monthly charge including debt service for condominium and cooperative units) at which 5,340 privately-owned net additions a year to the multifamily housing inventory might best be absorbed are indicated for various size units in the following table at rents achievable with market-interest-rate financing. These net additions may be accomplished by either new construction or rehabilitation at the specified rentals with or without public benefits or assistance through subsidy, tax abatement, or aid

in financing or land acquisition. In the Fort Lauderdale, HMA, the minimum gross monthly rents achievable without public benefits or assistance in financing or land purchase are \$80 for efficiencies, \$100 for one-bedroom units, \$120 for two-bedroom units, and \$135 for three-bedroom units. ^{1/}

Estimated Total Annual Demand for New Multifamily Units
By Gross Monthly Rent and by Unit Size
Fort Lauderdale, Florida, Housing Market Area
July 1, 1966 to July 1, 1968

Monthly gross rent ^{a/}	Size of unit			
	<u>Efficiency</u>	<u>One bedroom</u>	<u>Two bedrooms</u>	<u>Three bedrooms</u>
\$80 and over	395	-	-	-
85 " "	335	-	-	-
90 " "	295	-	-	-
95 " "	255	-	-	-
100 " " - - - - -	215 - - -	2,490 - - -	- - - -	-
105 " "	180	2,075	-	-
110 " "	140	1,660	-	-
115 " "	120	1,345	-	-
120 " "	100	1,125	1,880	-
125 " " - - - - -	80 - - -	910 - - -	1,680 - - -	-
130 " "	60	750	1,500	-
135 " "	40	630	1,345	575
140 " "	20	535	1,225	535
150 " "	-	375	1,050	450
160 " " - - - - -	- - - -	275 - - -	890 - - -	415
180 " "	-	100	595	355
200 " "	-	50	335	295
220 " "	-	-	100	200

^{a/} Gross rent is shelter rent plus the cost of utilities, or an equivalent monthly housing expense for units purchased.

Note: The above figures are cumulative and cannot be added vertically. For example, demand for one-bedroom units at rents from \$100 to \$120 is 1,365 units (2,490 minus 1,125).

^{1/} Calculated on the basis of a long-term mortgage (40 years) at 5½ percent interest and 1½ percent initial annual curtail; changes in these assumptions will affect minimum rents accordingly.

The demand for 2,900 multifamily units for sale included in the above table is distributed by equivalent sales prices in the table below. Because of the difficulty in differentiating between the multifamily rental and sales housing markets, this distribution is only a guide and may require modification whenever a deviation from this pattern is warranted by current market absorption data. Available data indicate a nearly even distribution of one-bedroom and two-bedroom units in the existing cooperative and condominium inventory. Very few efficiency and three-bedroom units are marketable in this segment of the market.

Estimated Annual Demand for New Multifamily Sales Units
By Unit Size and Price Class
Fort Lauderdale, Florida, Housing Market Area
July 1, 1966 to July 1, 1968

<u>Price</u>	<u>Unit size</u>			
	<u>One-bedroom</u>		<u>Two-bedroom</u>	
	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>
Under \$10,000	300	20	70	5
\$10,000 - 12,499	450	30	280	20
12,500 - 14,999	375	25	420	30
15,000 - 17,499	225	15	350	25
17,500 - 19,999	75	5	140	10
20,000 and over	<u>75</u>	<u>5</u>	<u>140</u>	<u>10</u>
Total	1,500	100	1,400	100

The distribution of the additional 460 multifamily units at rents that can be achieved only through use of below-market-interest-rate financing or assistance in land acquisition and cost includes 15 efficiencies at gross monthly rents of \$65 to \$80, 185 one-bedroom units at rents of \$80 to \$100, 155 two-bedroom units at rents of \$95 to \$120, and 115 units with three or more bedrooms at rents of \$105 to \$135.

The location factor is of especial importance in the provision of new units at the lower-rent levels. Families in this user group are not as mobile as those in other economic segments; they are less able or willing to break with established social, church, and neighborhood relationships, and proximity to place of work frequently is a governing consideration in the place of residence preferred by families in this group. Thus, the utilization of lower-priced land for new rental housing in outlying locations to achieve lower rents may be self-defeating unless the existence of a demand potential is clearly evident.

The preceding distributions of average annual demand for new multifamily units are based on projected family income, the size distribution of households, and rent-paying propensities found to be typical in the area; consideration also is given to the recent absorption experience of new multifamily housing. Thus, they represent patterns for guidance in the production of multifamily housing predicated on foreseeable quantitative and qualitative considerations. Specific market demand opportunities or replacement needs may permit effective marketing of a single project differing from these demand distributions. Even though a deviation from the preceding schedules may experience market success, it should not be regarded as establishing a change in the projected pattern of demand for continuing guidance unless thorough analysis of all factors involved clearly confirms the change. In any case, particular projects must be evaluated in the light of actual market performance in specific rent ranges and neighborhoods or submarkets.

Table I
Civilian Work Force Components
Fort Lauderdale, Florida, Housing Market Area
1958-1966

	Annual averages								First four months	
	<u>1958</u>	<u>1959</u>	<u>1960</u>	<u>1961</u>	<u>1962</u>	<u>1963</u>	<u>1964</u>	<u>1965 a/</u>	<u>1965 a/</u>	<u>1966 a/</u>
Total work force	<u>98,500</u>	<u>104,100</u>	<u>110,300</u>	<u>116,300</u>	<u>118,300</u>	<u>125,100</u>	<u>135,500</u>	<u>145,000</u>	<u>152,100</u>	<u>156,200 b/</u>
Unemployment	6,600	6,200	6,400	10,300	6,800	6,300	5,200	4,800	5,300	4,100
Percent unemployed	6.7%	6.0%	5.8%	8.9%	5.7%	5.0%	3.8%	3.3%	3.5%	2.6%
Agricultural employment	2,700	2,600	2,700	2,400	2,500	2,400	3,800	3,800	6,200	5,200
Nonag. employment	<u>89,200</u>	<u>95,300</u>	<u>101,200</u>	<u>103,600</u>	<u>109,000</u>	<u>116,400</u>	<u>126,500</u>	<u>136,400</u>	<u>140,600</u>	<u>146,900 b/</u>
Wage and salary	64,600	72,900	78,200	78,600	83,500	90,100	98,100	106,800	109,800	116,400
Other	24,600	22,400	23,000	25,000	25,500	26,300	28,400	29,600	30,800	30,500

a/ Subject to revision to first quarter 1966 benchmark.

b/ Includes workers involved in labor management disputes.

Source: Florida Industrial Commission.

Table II

Trend of Nonagricultural Wage and Salary Employment
Fort Lauderdale, Florida, Housing Market Area
1958-1966

	Annual averages								First four months	
	<u>1958</u>	<u>1959</u>	<u>1960</u>	<u>1961</u>	<u>1962</u>	<u>1963</u>	<u>1964</u>	<u>1965 a/</u>	<u>1965 a/</u>	<u>1966 a/</u>
Nonag. wage and salary employment	<u>64,600</u>	<u>72,900</u>	<u>78,200</u>	<u>78,600</u>	<u>83,500</u>	<u>90,100</u>	<u>98,100</u>	<u>106,800</u>	<u>109,800</u>	<u>116,400</u> b/
Manufacturing	<u>6,100</u>	<u>7,300</u>	<u>8,400</u>	<u>8,900</u>	<u>9,500</u>	<u>9,900</u>	<u>10,500</u>	<u>11,400</u>	<u>11,100</u>	<u>12,500</u>
Durable goods	NA	NA	NA	NA	NA	6,500	6,900	8,000	7,700	8,700
Nondurable goods	NA	NA	NA	NA	NA	3,400	3,600	3,400	3,400	3,800
Nonmanufacturing	<u>58,500</u>	<u>65,600</u>	<u>69,800</u>	<u>69,700</u>	<u>74,000</u>	<u>80,200</u>	<u>87,600</u>	<u>95,400</u>	<u>98,700</u>	<u>103,900</u>
Contract construction	11,500	12,500	11,500	9,400	9,900	10,900	12,400	14,200	13,700	13,700
Trans., comm., and pub. util.	3,800	4,300	4,700	4,700	4,700	5,000	5,400	6,100	5,800	6,600
Trade	<u>18,900</u>	<u>21,300</u>	<u>23,000</u>	<u>23,000</u>	<u>24,600</u>	<u>26,300</u>	<u>28,500</u>	<u>31,000</u>	<u>32,800</u>	<u>34,400</u>
Wholesale trade	2,300	2,700	3,000	3,200	3,400	3,500	3,800	4,200	4,200	4,400
Retail trade	16,600	18,600	20,000	19,800	21,200	22,800	24,700	26,800	28,600	30,000
Fin., ins., and real estate	4,900	5,800	6,400	6,300	6,400	6,900	7,200	7,600	7,800	7,700
Services and miscellaneous	10,700	11,600	12,900	13,900	15,100	17,200	19,000	20,500	23,000	24,300
Government	8,700	10,100	11,300	12,400	13,300	13,900	15,100	16,000	15,600	17,200

a/ Subject to revision to first quarter 1966 benchmark.

b/ Includes workers involved in labor management disputes.

Source: Florida Industrial Commission.

Table III

Estimated Percentage Distribution of All Families and Renter Households^{a/}
By Annual Income After Deducting Federal Income Tax
Fort Lauderdale, Florida, Housing Market Area

<u>Income</u>	<u>1966 Annual rate</u>		<u>1968 Annual rate</u>	
	<u>All families</u>	<u>Renter households</u>	<u>All families</u>	<u>Renter households</u>
Under \$3,000	17	25	16	23
\$3,000 - 3,999	11	13	10	12
4,000 - 4,999	10	14	10	14
5,000 - 5,999	10	13	9	12
6,000 - 6,999	10	9	9	10
7,000 - 7,999	9	7	9	7
8,000 - 8,999	8	5	8	5
9,000 - 9,999	5	3	6	4
10,000 - 12,499	9	5	10	6
12,500 - 14,999	3	2	4	3
15,000 and over	8	4	9	4
Total	<u>100</u>	<u>100</u>	<u>100</u>	<u>100</u>
Median	\$6,200	\$4,800	\$6,550	\$5,100

^{a/} Excludes one person renter households.

Source: Estimated by Housing Market Analyst.

Table IV
Population Trends
Fort Lauderdale, Florida, Housing Market Area

	<u>April 1, 1950</u>	<u>April 1, 1960</u>	<u>July 1, 1966</u>	<u>Average annual changes</u>			
				<u>1950-1960</u>		<u>1960-1966</u>	
				<u>Number</u>	<u>Rate^{a/}</u>	<u>Number</u>	<u>Rate^{a/}</u>
HMA total	<u>83,933</u>	<u>333,946</u>	<u>498,000</u>	<u>25,001</u>	13.8	<u>26,250</u>	6.5
Fort Lauderdale	36,328	83,648	128,000	4,732	8.3	7,100	6.9
Hollywood	14,351	35,237	78,000	2,088	9.0	6,850	12.7
Pompano Beach	5,682	15,992	29,000	1,031	10.3	2,075	9.6
Hallandale	3,886	10,483	20,000	660	9.9	1,525	10.4
Remainder of HMA	23,686	188,586	243,000	16,490	20.7	8,700	4.1

a/ Derived through the use of a formula designed to calculate the rate of change on a compound basis.

Sources: 1950 and 1960 Censuses of Population.
1966 estimated by Housing Market Analyst.

Table V

Household Trends
Fort Lauderdale, Florida, Housing Market Area

	<u>April 1, 1950</u>	<u>April 1, 1960</u>	<u>July 1, 1966</u>	<u>Average annual changes</u>			
				<u>1950-1960</u>	<u>Rate^{a/}</u>	<u>1960-1966</u>	<u>Rate^{a/}</u>
HMA total	<u>26,533</u>	<u>108,602</u>	<u>170,000</u>	<u>8,207</u>	14.1	<u>9,825</u>	7.2
Fort Lauderdale	11,990	29,021	45,800	1,703	8.8	2,675	7.3
Hollywood	4,814	12,830	29,250	802	9.8	2,625	13.2
Pompano Beach	1,581	5,279	9,650	370	12.1	700	9.7
Hallandale	1,107	3,336	6,600	223	11.0	525	10.9
Remainder of HMA	7,041	58,136	78,700	5,109	21.1	3,300	4.9

^{a/} Derived through the use of a formula designed to calculate the rate of change on a compound basis.

Sources: 1950 and 1960 Censuses of Housing.
1966 estimated by Housing Market Analyst.

Table VI

New Housing Units Authorized by Building Permits
For Incorporated Places and Remainder of Broward County
January 1960 - May 1966

<u>Place</u>	<u>1960</u>	<u>1961</u>	<u>1962</u>	<u>1963</u>	<u>1964</u>	<u>1965</u>	<u>January - May</u>	
							<u>1965</u>	<u>1966</u>
Cooper City	65	24	-	29	64	62	23	40
Coral Springs	<u>1/</u>	<u>1/</u>	Inc.5/63	-	12	51	1	2
Dania	61	58	65	53	80	64	18	26
Davie	3	7	3	14	47	51	18	15
Deerfield Beach	485	248	250	458	620	435	189	297
Fern Crest Village	-	-	-	-	-	-	-	-
Fort Lauderdale	852	1,687	1,865	2,466	3,126	3,498	1,302	804
Hacienda Village	-	-	-	-	-	-	-	-
Hallandale	586	167	616	478	471	698	265	716
Hillsboro Beach	-	17	110	2	90	109	109	-
Hollywood	804	820	992	1,496	1,512	2,056	618	716
Hollywood Ridge Farms	1	-	-	1	-	-	-	-
Lakeview	-	-	-	-	-	-	-	-
Lauderdale-by-the-Sea	25	35	204	114	341	213	96	2
Lauderdale Lakes	Inc.7/61	-	81	333	362	350	143	102
Lauderhill	191	183	108	50	35	78	45	40
Lazy Lake	-	-	-	-	-	-	-	-
Lighthouse Point	225	180	492	306	422	340	156	205
Margate	332	233	123	94	53	112	28	91
Miramar	724	603	600	483	397	303	140	134
North Lauderdale	<u>1/</u>	<u>1/</u>	Inc.7/63	-	-	-	-	-
Oakland Park	250	178	455	698	302	364	48	133
Parkland	<u>1/</u>	<u>1/</u>	Inc.7/63	-	1	6	1	3
Pembroke Park	-	-	-	-	1	-	-	-
Pembroke Pines	338	305	206	353	409	440	146	183
Plantation	335	218	242	241	282	375	120	359
Pompano Beach	832	845	605	636	809	1,148	592	399
Sea Ranch Lakes	20	18	18	6	15	11	2	3
Sunrise Golf Village	Inc.6/61	166	211	205	173	259	70	80
Tamarac	<u>1/</u>	<u>1/</u>	Inc.5/63	15	160	170	57	137
Wilton Manors	113	93	115	163	209	157	53	120
Remainder of Broward County	<u>4,463</u>	<u>2,631</u>	<u>1,776</u>	<u>1,629</u>	<u>2,146</u>	<u>1,547</u>	<u>630</u>	<u>768</u>
Total	10,705	8,716	9,137	10,323	12,139	12,897	4,870	5 375

1/ Not incorporated.

Source: Research Division of Broward County Area Planning Board.

Table VII
Vacancy Trends
Fort Lauderdale, Florida, Housing Market Area
1950, 1960, and 1966

	April 1, <u>1950</u>	April 1, <u>1960</u>	July 1, <u>1966</u>
Total housing units	<u>36,284</u>	<u>128,559</u>	<u>195,700</u>
Total vacant	<u>9,751</u>	<u>19,957</u>	<u>25,700</u>
Available vacant	<u>2,616</u>	<u>10,733</u>	<u>12,000</u>
For sale	444	4,890	5,000
Homeowner vacancy ratio	2.7%	5.7%	3.8%
For rent	2,172	5,843	7,000
Renter vacancy ratio	16.9%	17.3%	14.1%
Seasonal	5,391	5,411	7,700
Other vacant ^{a/}	1,744	3,813	6,000

^{a/} Includes dilapidated units, units rented or sold and awaiting occupancy, and units held off the market for absentee owners or for other reasons.

Sources: 1950 and 1960 Censuses of Housing.
1966 estimated by Housing Market Analyst.

Table VIII

Fort Lauderdale-Hollywood, Florida Area Postal Vacancy Survey

May 26-June 2, 1966

Postal area	Total residences and apartments						Residences						Apartments						House trailers		
	Total possible deliveries	Vacant units				Under const.	Total possible deliveries	Vacant units				Under const.	Total possible deliveries	Vacant units				Under const.	Total possible deliveries	Vacant	
		All	%	Used	New			All	%	Used	New			All	%	Used	New			No.	%
The Survey Area Total	177,689	12,087	6.8	9,440	2,647	6,360	136,882	4,774	3.5	4,163	611	1,073	40,807	7,313	17.9	5,277	2,036	5,287	6,364	449	7.1
Fort Lauderdale	89,745	7,167	8.0	5,825	1,342	2,469	66,215	2,644	4.0	2,383	261	570	23,530	4,523	19.2	3,442	1,081	1,899	2,912	156	5.4
Main Office	6,047	618	10.2	578	40	113	3,687	126	3.4	126	-	3	2,360	492	20.8	452	40	110	-	-	-
Oakland Park Branch	16,937	1,749	10.3	1,059	690	1,007	10,697	460	4.3	378	82	125	6,240	1,289	20.7	681	608	882	224	20	8.9
Stations:																					
Coral Ridge	1,965	377	19.2	334	43	-	964	31	3.2	30	1	-	1,001	346	34.6	304	42	-	-	-	-
Seminole Annex	42,370	1,839	4.3	1,518	321	705	37,395	1,123	3.0	960	163	401	4,975	716	14.4	558	158	304	2,267	76	3.6
Sunrise	13,451	2,054	15.3	1,903	151	389	7,820	769	9.8	764	5	12	5,631	1,285	22.8	1,139	146	377	155	25	16.1
South Andrews	8,975	530	5.9	433	97	255	5,652	135	2.4	125	10	29	3,323	395	11.9	308	87	226	266	35	13.2
Hollywood	44,748	2,075	4.6	1,669	406	1,979	39,635	1,029	2.6	885	144	322	5,113	1,046	20.5	784	262	1,657	774	148	19.1
Main Office	22,248	1,527	6.9	1,203	324	1,726	17,330	571	3.3	495	76	95	4,918	956	19.4	708	248	1,631	431	138	32.0
West Hollywood Branch	22,500	548	2.4	466	82	253	22,305	458	2.1	390	68	227	195	90	46.2	76	14	26	343	10	2.9
Other Cities and Towns	43,196	2,845	6.6	1,946	899	1,912	31,032	1,101	3.5	895	206	181	12,164	1,744	14.3	1,051	693	1,731	2,678	145	5.4
Dania	3,104	161	5.2	141	20	23	2,623	78	3.0	64	14	10	481	83	17.3	77	6	13	290	41	14.1
Deerfield Beach	4,644	355	7.6	212	143	163	3,622	89	2.5	66	23	26	1,022	266	26.0	146	120	137	-	-	-
Hallandale	6,565	422	6.4	355	67	574	2,542	95	3.7	86	9	16	4,023	327	8.1	269	58	558	1,288	51	4.0
Pompano Beach	28,883	1,907	6.6	1,238	669	1,152	22,245	839	3.8	679	160	129	6,638	1,068	16.1	559	509	1,023	1,100	53	4.8

The survey covers dwelling units in residences, apartments, and house trailers, including military, institutional, public housing units, and units used only seasonally. The survey does not cover stores, offices, commercial hotels and motels, or dormitories; nor does it cover boarded-up residences or apartments that are not intended for occupancy.

The definitions of "residence" and "apartment" are those of the Post Office Department, i. e.: a residence represents one possible stop with one possible delivery on a carrier's route; an apartment represents one possible stop with more than one possible delivery.

Source: FHA postal vacancy survey conducted by collaborating postmaster(s).

Table IX

Sales Houses Completed January 1, 1965 - December 31, 1965By Sales Status and Price ClassFort Lauderdale, Florida, Housing Market Area

<u>Sales price</u>	<u>Total completions</u>	<u>Houses sold before construction start</u>	<u>Speculative houses</u>			
			<u>Total</u>	<u>Number sold</u>	<u>Number unsold</u>	<u>Percent unsold</u>
Under \$10,000	136	96	40	40	0	0
\$10,000 - 12,499	704	677	27	24	3	11
12,500 - 14,999	638	595	43	34	9	21
15,000 - 17,499	363	339	24	20	4	17
17,500 - 19,999	380	329	51	40	11	22
20,000 - 24,999	349	307	42	37	5	12
25,000 - 29,999	180	151	29	21	8	28
30,000 - 34,999	45	31	14	9	5	36
35,000 and over	24	22	2	0	2	100
Total	2,819	2,547	272	225	47	17

Source: Unsold inventory of new houses conducted by the FHA Coral Gables Insuring Office.