

Report for

**Pompano Beach – Real Estate
Market
Regional Overview**

Submitted to

The City of Pompano Beach

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Introduction

Economics Research Associates (ERA) is part of the EDSA consulting team for the Pompano Beach CRA Strategic Implementation Plan process. ERA's initial role is to review general real estate market conditions and recent activity in order to provide the project team with an objective economic context for prioritizing realistic development opportunities.

ERA has been participating in public strategic planning programs as well as private development project feasibility analysis for almost 50 years. As such, we believe we are qualified to provide either side (i.e. public or private) of the urban development process with the technical advice and recommendations essential to maximize project development opportunities.

Recognizing that every urban development program is unique in its location, market opportunities and public policy objectives, ERA initially conducted the following Pompano Beach analysis.

Context – From a real estate development perspective, ERA received Pompano Beach in terms of the essential I-95 corridor.

Demographics – A core consideration for large-scale development activity is local demographic data and trends.

Development Activity – Recent development activity is the primary indicator of where a community or designated area stands in the urban real estate process.

Interviews – During ERA's next site visit we will conduct additional interviews with representatives of the local real estate development community.

ERA's Initial Market Findings can be summarized as follows:

1. Pompano Beach Real Estate Context –

I-95 Corridor – From a regional real estate perspective, the core asset of Pompano Beach is its location in the I-95 corridor (with 10,000 cars per hour passing through) and its increasingly valuable amount of vacant or underdeveloped real estate. Based on ERA's experience with similar major urban highway corridors, this asset can only improve as overall development trends continue including:

- Broward County population is projected to double by 2030.
- Transportation options are limited by the ocean and Everglades (possible rail opportunities including tri-rail and FEC will further benefit City).
- Population driven need for well located large-scale financial, medical, insurance, etc. will be an increasing real estate priority in the corridor.
- Local discussion of a Regional Activity Center bodes well for the remaining vacant land areas with good access to I-95 (note some ramp improvements are going to be local priorities).

Competition – Although ERA did not conduct a detailed analysis of the existing vacant developable sites along the I-95 corridor, the general assumption is that in most communities this is a diminishing commodity. ERA’s extensive experience, including in the Florida market, is that large-scale developers rank a range of common factors in their site location process. These factors will vary among different functions but generally include:

- Proximity and access to their priority markets (for expanding Florida businesses such as medical, banking, insurance, etc. The South East Florida coastal market is an obvious target market).
- Access and, if possible, visibility from an I-95 interchange (there are numerous examples in the corridor).
- Sufficient sites for development, expansion and surface parking if possible (e.g. parking decks at \$10,000 per space is an issue).
- Support amenities for employees and visitors as well as a secure environment. Note that support amenities (restaurants, retail, services, etc.) often follow large scale commercial projects.

ERA’s experience is that an increasing number of corridor communities regret the results of the market driven development process around their key interchange sites. A local developer evaluating the region, considers highway traffic and local (i.e. 1 mile) resident market to determine the highest and best use for the interchange sites. This process does not factor in local development objectives or long-term development opportunities. Increasingly the resulting development is proving to be far less than it could, or should have been and key sites are often modest fast food and service station outlets.

2. Pompano Beach Area Demographics – ERA reviewed the regional population in general along the I-95 corridor and Pompano Beach in some detail. As mentioned, Broward County has experienced dramatic and steady population growth, which is generally forecast to continue into the foreseeable future. Other population conclusions include:

Evidenced in ERA’s analysis is the rapid population growth rate for Florida in general and the Southeast area in particular. The Broward / Palm Beach County has increased in population at approximately twice the national average. ERA notes that planning experts in the area are increasingly discussing the eventual “build out” of the region and the implications for urban infill opportunities. ERA’s experience with real estate infill development is that it usually involves public / private efforts to redevelop underutilized, well-located property. This concept is an obvious opportunity for the Pompano Beach program.

In the 10 adjacent (5 North and 5 South of interchange 36) I-95 interchange 1-mile demographic areas there are populations that range from 11,000 to 21,225 and in general all 11 interchange areas are growing in population. Median household annual income also varies considerably in the I-95 interchange markets from \$24,000 to \$66,000.

ERA points out the project team should be familiar with corridor demographics since they will be a factored considered by near-term developers considering real estate project options in

Pompano Beach. Population findings of key importance from a real estate development perspective include:

- Between 2003 and 2008 the population living within one mile of regional I-95 interchanges will increase from approximately 173,000 to 187,000 or an annual increase of 0.8%. This growth, as well as the related expansion of personal income and corridor traffic, will accelerate commercial development on the increasingly limited available sites.
- Pompano Beach has also experienced dramatic population growth, which obviously warrants related commercial development. Key sites that can service both local population growth as well as the I-95 corridor economic expansion will be increasingly important to larger commercial developers.

3. Development Activity - Assessing recent real estate development activity in Pompano Beach is a complicated process. The primary issue is the diverse development activity occurring in Pompano Beach (i.e. waterfront, CRA, corridor, etc.) A second issue is that permit data by type of use, location and scale is somewhat difficult to extract.

The City of Pompano Beach has grown from a population of 16,000 in 1960 to over 86,000 in 2002. It is obviously a diverse economic community so City wide data must be viewed with caution. Commercial building permit activity has averaged approximately \$100 million in the past three years implying that the capacity exists to respond to our program opportunities.

The City currently has a comparatively modest inventory of office space (i.e. 750,000 SF) with no major office buildings or parks. Several developers have reportedly been recently exploring potential commercial office projects in Pompano Beach.

4. Interviews - ERA's initial real estate market interviews were focused primarily on project team members, related City Staff and our own Florida real estate contacts. In our next phase of activities, we will interview local real estate community representatives.

Attached

ERA's initial data summary for Pompano Beach follows.

Regional Overview

Interstate 95 – Demographics

ERA studied the demographics of populations near regional I-95 interchanges. ERA used ArcView/Business Analysis, a mapping and database software package, to study the populations residing within one mile of the five interchanges located north of the project's main interchange and the five interchanges located south of this interchange. The Northwest Community Revitalization Area's (NW CRA) main interchange (interchange 36) is located at the highway 95 and Atlantic Boulevard intersection. The five interchanges located north of the site are 44, 42A, 41, 39, and 38. The five interchanges located south of the site are 33, 32, 31, 29, and 27. A map on the following page identifies these interchanges. Tables on page five highlight the demographic trends in the one-mile radius surrounding each interchange for the years 2003 and 2008 (estimated). The compound annual growth rate (CAGR) between 2003 and 2008 is also shown for the various demographics.

The project's main intersection is located off highway 95 at interchange 36. In 2003, the population within one mile of this interchange was 13,660. This is projected to increase at an annual rate of 0.6% to 14,500 in 2008. In 2003, there were 4,980 households, or approximately 2.7 people per household. The median household income within the one-mile ring was \$28,960. This is forecast to increase to \$32,900 by 2008, an annual increase of 1.3%.

The one-mile populations around the interchanges range from a low of 11,700 around interchange 44 to a high of 21,225 around interchange 27. The population at both interchanges is growing at an annual rate of 0.6%. The interchange with the lowest number of households within a mile radius is interchange 38. There are 4,300 households within one mile of the interchange and the number is forecast to increase at an annual rate of 0.8%. Interchange 27 has 7,600 households within one mile, the most households of all interchanges. The number of households at interchange 27 is projected to increase at an annual rate of 0.6%.

The population per household ranges from 2.1 people per household at interchange 42A to 3.2 people at interchange 29. The median household income also varies from interchange to interchange. The interchange with the highest median household income is interchange 44, at \$65,800. This interchange is located near Boca Raton and is the furthest north of all the interchanges studied. Interchanges 29 and 27 are the two interchanges furthest south of the project site and also have the lowest median household incomes of all the sites studied. The respective household incomes of these two sites are \$24,660 and \$26,700. See the tables below for more details.

Study Area: Pompano Beach

ERA

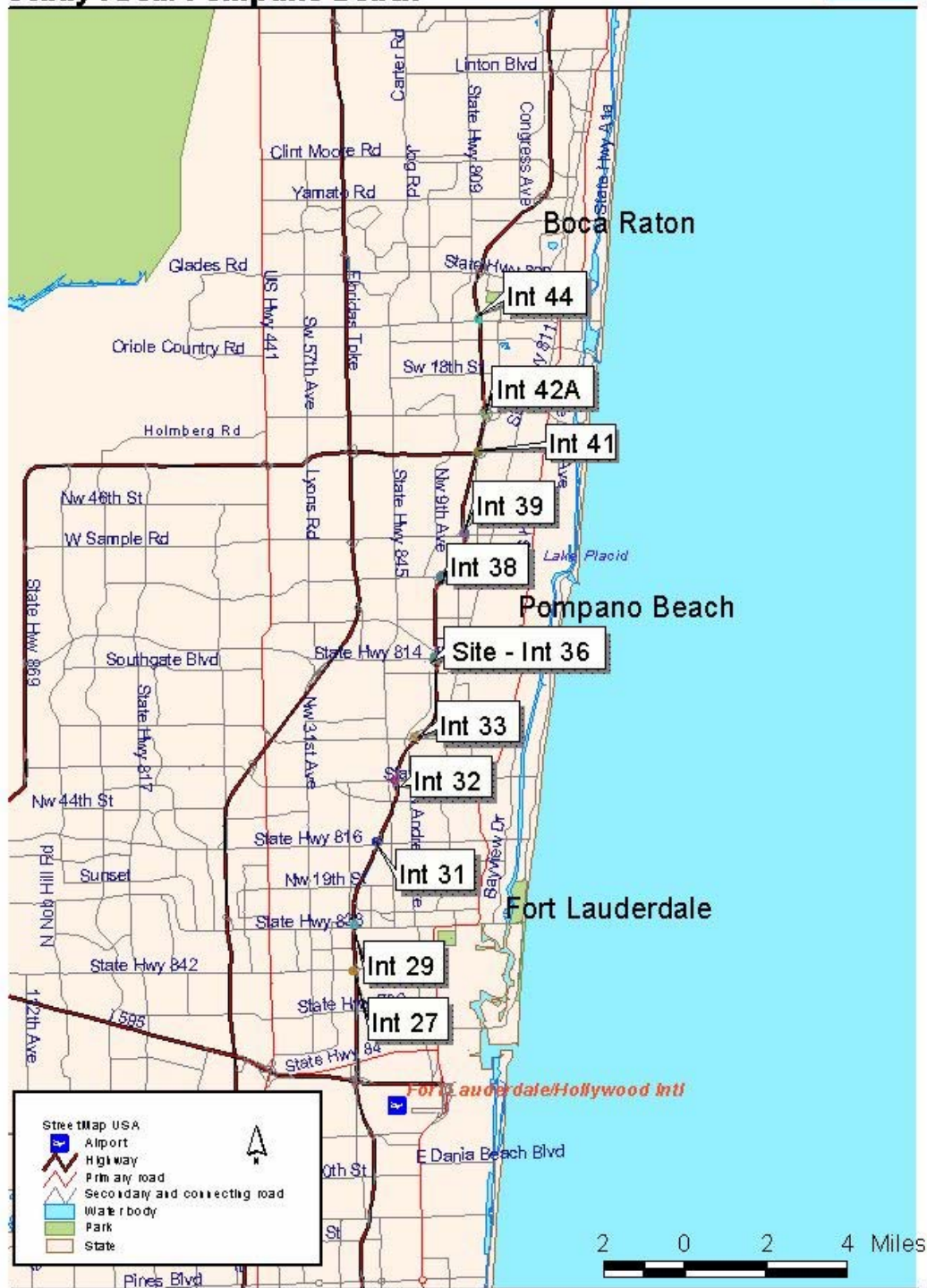


Table 1. Interchanges 44 – 39, One Mile Demographic Comparisons

	Interchange 44			Interchange 42A			Interchange 41			Interchange 39		
	2003	2008	CAGR	2003	2008	CAGR	2003	2008	CAGR	2003	2008	CAGR
Population	11,696	12,431	0.6%	14,882	16,323	0.9%	16,454	18,264	1.0%	20,328	22,353	1.0%
Total HH's	5,008	5,363	0.7%	6,961	7,671	1.0%	7,422	8,239	1.1%	6,988	7,646	0.9%
Pop per HH	2.3	2.3		2.1	2.1		2.2	2.2		2.9	2.9	
Median HH Income	\$65,811	\$76,779	1.6%	\$37,365	\$43,312	1.5%	\$31,230	\$35,724	1.4%	\$35,368	\$39,625	1.1%

Source: ESRI Business Information Solutions

Table 2. Interchanges 38 – 32, One Mile Demographic Comparisons, continued...

	Interchange 38			Interchange 36 – Site			Interchange 33			Interchange 32		
	2003	2008	CAGR	2003	2008	CAGR	2003	2008	CAGR	2003	2008	CAGR
Population	12,557	13,532	0.8%	13,664	14,504	0.6%	12,107	12,990	0.7%	15,497	16,695	0.7%
Total HH's	4,317	4,655	0.8%	4,977	5,322	0.7%	4,692	5,049	0.7%	5,709	6,179	0.8%
Pop per HH	2.9	2.9		2.7	2.7		2.6	2.6		2.7	2.7	
Median HH Income	\$31,823	\$36,150	1.3%	\$28,961	\$32,900	1.3%	\$42,134	\$47,195	1.1%	\$39,031	\$43,584	1.1%

Source: ESRI Business Information Solutions

Table 3. Interchanges 31 – 27, One Mile Demographic Comparisons, continued...

	Interchange 31			Interchange 29			Interchange 27		
	2003	2008	CAGR	2003	2008	CAGR	2003	2008	CAGR
Population	15,461	16,831	0.9%	19,742	20,975	0.6%	21,225	22,472	0.6%
Total HH's	6,239	6,828	0.9%	6,161	6,573	0.6%	7,599	8,079	0.6%
Pop per HH	2.5	2.5		3.2	3.2		2.8	2.8	
Median HH Income	\$39,155	\$44,445	1.3%	\$24,659	\$27,541	1.1%	\$26,729	\$30,309	1.3%

Source: ESRI Business Information Solutions

Area Overview - Population

The following table outlines population trends for Broward County and Pompano Beach. Trends for the state, nation, and other geographical areas are also shown to compare the rate at which Pompano Beach is growing in respect to the surrounding communities. The table also highlights the CAGR for each of the areas in 1990, 2000, and 2002. For example, as shown, Broward County and Pompano Beach grew at respective CAGRs of 2.60% and 1.56% between 1990 and 2002. This is compared to other areas showing noteworthy growth like Palm Beach County and Deerfield Beach, which grew at 2.71% and 2.95% respectively. The table also shows that some surrounding communities are growing at slower rates than Pompano Beach. Areas growing at slower rates included Lighthouse Point, and Fort Lauderdale with CAGRs of 0.55% and 0.48%.

Table 4. Population Comparisons, 1990, 2000, 2002

Area	1990	2000	2002*	Change 1990-2002	New Residents	
					Per Year 1990-2002	CAGR 1990 - 2002
United States	248,709,873	281,421,906	287,973,924	39,264,051	3,272,004	1.23%
Florida	12,937,926	15,982,378	16,691,701	3,753,775	312,815	2.15%
Broward County	1,255,488	1,623,018	1,709,118	453,630	37,803	2.60%
Palm Beach County	863,518	1,131,184	1,190,390	326,872	27,239	2.71%
Pompano Beach	72,411	78,191	87,153	14,742	1,229	1.56%
Boca Raton	61,491	74,764	77,411	15,920	1,327	1.94%
Deerfield Beach	46,325	64,583	65,635	19,310	1,609	2.95%
Lighthouse Point	10,378	10,767	11,084	706	59	0.55%
Oakland Park	26,326	30,966	31,487	5,161	430	1.50%
Fort Lauderdale	149,377	152,397	158,194	8,817	735	0.48%

*Estimate through July 2002

Source: US Census

Neighboring Cities – Demographics

Deerfield Beach

Deerfield Beach is the most populated city located directly north of Pompano Beach. The following table outlines general demographic trends for the city in 1990 and 2000. As shown, over the ten-year period, population increased at a CAGR of about 3.4% while the number of households increased at 3.1%. In 2000, median household income was approximately \$34,000, an annual increase of 2.4% since 1990.

Table 5. Deerfield Beach Demographics

	1990	2000	CAGR
Population	46,325	64,583	3.4%
Households	23,118	31,392	3.1%
Pop per HH	2.0	2.1	-
Median Income*	\$26,950	\$34,041	2.4%

Source: US Census SF 1 Data

*Source: US Census SF 3 Data

The following table further outlines population trends in Deerfield Beach and distributes the population by age bracket. In 2000, the majority of the population, 24%, was age 70 and over. About 16% of the population was under the age of 18, and about 9% of the population was between the ages of 60 and 69.

Table 6. Population by Age - Deerfield Beach

Age Bracket	1990		2000	
	Number	Percent	Number	Percent
Under 18	6,605	14%	10,063	16%
18 to 29	6,541	14%	8,521	13%
30 to 39	6,253	13%	9,694	15%
40 to 49	4,257	9%	8,028	12%
50 to 59	3,555	8%	6,487	10%
60 to 69	5,386	12%	6,099	9%
70 and above	13,728	30%	15,691	24%
Total	46,325	100%	64,583	100%

Source: US Census SF 1 Data

The table below allocates Deerfield Beach households by income bracket. As shown, in 2000, 44% of households earned less than \$30,000. As shown in the table, approximately 34% of households earned above \$50,000, in 2000.

Table 7. Households by Income - Deerfield Beach

Income Bracket	1990		2000	
	Number	Percent	Number	Percent
Less than \$30,000	12,620	55%	13,756	44%
\$30,000 to \$49,999	5,748	25%	7,123	23%
\$50,000 to \$74,999	2,949	13%	5,321	17%
\$75,000 and above	1,743	8%	5,194	17%
Total	23,060	100%	31,394	100%

Source: US Census SF 3 Data

Oakland Park

Oakland Park is a moderately sized city located just to the south of Pompano Beach. Population increased at an annual rate of 1.6% from 1990 to 2000. The number of households increased at

an annual rate of 1.1%. Median income in 2000 was approximately \$35,000, an increase of about \$8,000, or 2.5% annually since 1990.

Table 8. Oakland Park Demographics

	1990	2000	CAGR
Population	26,326	30,966	1.6%
Households	12,097	13,502	1.1%
Pop per HH	2.2	2.3	-
Median Income*	\$27,708	\$35,493	2.5%

Source: US Census SF 1 Data

*Source: US Census SF 3 Data

The table below shows Oakland Park's population by age group. In 2000, about 20% of the population was between the ages of 30 to 39 and 6% was between the ages of 60 and 69. In 1990, these same age cohorts had about 21% and 8% of the population respectively.

Table 9. Population by Age - Oakland Park

Age Bracket	1990		2000	
	Number	Percent	Number	Percent
Under 18	4,753	18%	6,457	21%
18 to 29	5,933	23%	5,480	18%
30 to 39	5,536	21%	6,313	20%
40 to 49	3,347	13%	5,330	17%
50 to 59	2,217	8%	3,208	10%
60 to 69	2,199	8%	1,944	6%
70 and above	2,341	9%	2,234	7%
Total	26,326	100%	30,966	100%

Source: US Census SF 1 Data

Table seven shows the number of households by income bracket in Oakland Park. In 2000, the majority of households, 41%, earned less than \$30,000 and only about 13% earned \$75,000 and above. This is an improvement over 1990 when 54% of the households earned less than \$30,000, and only 5% earned \$75,000 and above.

Table 10. Households by Income - Oakland Park

Income Bracket	1990		2000	
	Number	Percent	Number	Percent
Less than \$30,000	6,511	54%	5,572	41%
\$30,000 to \$49,999	3,150	26%	3,509	26%
\$50,000 to \$74,999	1,816	15%	2,636	20%
\$75,000 and above	619	5%	1,790	13%
Total	12,096	100%	13,507	100%

Source: US Census SF 3 Data

Pompano Beach – Demographics

The following tables briefly describe demographic trends in Pompano Beach in 1990 and 2000. The city's population grew slightly over the 10-year period at a CAGR of 0.8% and households also grew slightly at an annual rate of about 0.9%. The median income increased from approximately \$30,000 to \$36,000 over the ten-year period. This is an increase of only 2.0%, which is less than the annual rate of inflation.

Table 11. Pompano Beach Overview, 1990 and 2000

	1990	2000	CAGR
Population	72,411	78,191	0.8%
Households	32,157	35,197	0.9%
Pop per HH	2.3	2.2	-
Median Income*	\$29,683	\$36,073	2.0%

Source: US Census SF 1 Data

*Source: US Census SF 3 Data

The next table further distributes population by age cohort. In 2000, about 15% of the population was in the 30 to 39 cohort while only about 10% was in the 60 to 69 age cohort. The table also shows that the 18 to 29-age cohort and the 60 to 69-age cohort lost people at respective annual rates of 0.9% and 1.7%.

Table 12. Population by Age, 1990 and 2000 – Pompano Beach

Age Bracket	1990		2000		CAGR
	Number	Percent	Number	Percent	1990–2000
Under 18	12,388	17%	13,870	18%	1.1%
18 to 29	11,770	16%	10,763	14%	-0.9%
30 to 39	11,004	15%	11,784	15%	0.7%
40 to 49	7,912	11%	10,999	14%	3.3%
50 to 59	6,913	10%	8,783	11%	2.4%
60 to 69	8,867	12%	7,445	10%	-1.7%
70 and above	13,557	19%	14,547	19%	0.7%
Total	72,411	100%	78,191	100%	0.8%

Source: US Census SF 1 Data

The next table shows the distribution of households by income bracket. In both 1990 and 2000, the majority of households earned under \$30,000. However, the number of households in this bracket decreased at an annual rate of 1.1% over the 10-year period while the number of homes earning \$75,000 or more increased at an annual rate of 6.9%.

Table 13. Households by Income, 1990 and 2000 – Pompano Beach

Income Bracket	1990		2000		CAGR
	Number	Percent	Number	Percent	1990–2000
Less than \$30,000	16,105	50%	14,361	41%	-1.1%
\$30,000 to \$49,999	8,128	25%	8,356	24%	0.3%
\$50,000 to \$74,999	4,366	14%	5,906	17%	3.1%
\$75,000 and above	3,382	11%	6,594	19%	6.9%
Total	31,981	100%	35,217	100%	1.0%

Source: US Census SF 3 Data

The table below shows the population by race in Pompano Beach for 1990 and 2000. As the table shows, in 2000, 61% of the population was white, 25% was black, and 10% Hispanic. The Hispanic population increased at an annual rate of 7.2% from 1990 to 2000.

Table 14. Population by Race - Pompano Beach

Ethnicity / Race	1990		2000		CAGR
	Number	Percent of Total	Number	Percent of Total	1990 – 2000
White	48,128	66%	47,549	61%	-0.1%
Black	19,874	27%	19,520	25%	-0.2%
Hispanic	3,878	5%	7,770	10%	7.2%

Source: US Census SF 1 Data

Note: Race estimates may not total 100% because races such as American Indian, Eskimo, etc., were not tabulated

Table 15 highlights the percent of the city's population below the poverty level in both 1989 and 1999. The percentage in both years was roughly the same – 16% in 1989 and 17% in 1999.

Table 15. Population below Poverty Level – Pompano Beach

	Number	Percent of Total
Population below Poverty Level in 1999	12,796	17%
Population below Poverty Level in 1989	11,295	16%

Source: US Census SF 3 Data File

The table below shows the educational attainment for Pompano Beach's population over age 25. About 23% of this population did not receive a diploma, and 22% received a bachelor's or other advanced degree. Approximately 29% of the students are high school graduates, and another 21% received some college education.

**Table 16. Pompano Beach Educational Attainment, Year 2000
(For the population over Age 25)**

Level Attained	Number	Percent of Population (25 years and over)
No High School Diploma	13,396	23%
High School Graduates (includes equivalency)	16,785	29%
Some College	12,335	21%
Bachelor's Degree or Advanced	12,704	22%

Source: US Census SF 3 Data File

Note: Percent does not equal 100% - Not all categories are included

CRA Demographics

1990 and 2000 Comparisons

CRA census tracts included 303.02, 304.01, 304.02, 305, and a portion of tracts 306 and 308.01 in the year 2000. The 1990 census tract boundaries included tracts 303, 304, 305, and a portion of tracts 306 and 308.01. (Note that ERA used block group 1 data for the 308.01 census tract, not the entire tract. This block group includes a portion of tract 308.01 that is slightly larger than the CRA's exact boundary. ERA used all of census tract 306 since the portion of the tract outside the CRA boundary is mostly industrial.) The MLK mixed-use project is located within census tract 304.02.

The table below shows general demographics in 1990 for the CRA districts' census tracts. The total population for these tracts was approximately 32,000 and the total number of households was about 10,500. The table indicates that the median household income in 1990 for tract 303 was \$25,700, the highest, and was \$17,950 in tract 305, the lowest.

Table 17. CRA Demographics, 1990

	303	304	305	306	308.01 (Block Group 1)	Total
Population	9,548	8,296	4,152	6,699	3,219	31,914
Households	3,760	2,370	1,391	1,720	1,276	10,517
Pop per HH	2.5	3.5	3.0	3.9	2.5	3.0
Median HH Income*	\$25,712	\$20,009	\$17,955	\$20,356	\$21,465	\$21,099**

Source: US Census SF 1 Data

*Census SF 3 Data

** Average of tracts and block group

The table below shows CRA area demographics for the year 2000. Population in the CRA area in 2000 was approximately 30,000 and the total number of households was 9,100. The table shows that the median household income increased in 2000 over 1990. The average median household income in 1990 for the CRA was about \$21,000. This increased slightly to almost \$27,000 in 2000.

Table 18. CRA Demographics, 2000

	303.02	304.01	304.02	305	306	308.01 (Block Group 1)	Total
Population	7,225	3,295	4,349	3,750	6,873	4,203	29,695
Households	2,382	975	1,348	1,276	1,589	1,530	9,100
Pop per HH	3.0	3.4	3.2	2.9	4.3	2.7	3.3
Median HH Income*	\$33,201	\$30,065	\$16,675	\$24,798	\$28,767	\$27,778	\$26,881**

Source: US Census SF 1 Data

*Source: US Census SF 3 Data

**Average of tracts and block group

The next table shows the residential supply of units by type for each census tract in 1990. For tracts 303 thru 306, the category with the largest supply in each tract was the single family (1, detached.) Census tract 308.01 (block group 1) had a majority (33%) of 3 or 4 unit structures. Tracts 303 thru 306 had little or no developments with 50 or more units. However, about 26% of the supply in tract 308.01 (block group 1) was a 50 or more unit structure.

Table 19. CRA Residential Supply of Units by Type (1990)

Units	303	304	305	306	308.01 (Block Group 1)
1, detached	46%	48%	29%	50%	4%
1, attached	3%	3%	13%	2%	8%
2	3%	7%	9%	2%	2%
3 or 4	12%	17%	8%	6%	33%
5 to 9	2%	5%	9%	7%	17%
10 to 19	13%	13%	2%	5%	4%
20 to 49	16%	4%	11%	13%	6%
50 or more	5%	1%	0%	0%	26%
Mobile home or trailer	0%	0%	20%	13%	0%
Other	0%	0%	1%	0%	2%
Total	4,310	2,550	1,526	1,886	1,442

Source: US Census SF 3 Data

The next table shows the residential supply by type for 2000. In tracts 303.02, 304.01, and 306 single-family homes (1, detached) comprised a large majority of the total units, but in tracts 304.02 and 305, single family comprise only roughly 20% of the total. Single-family supply in tract 308.01 (block group 1) comprised only about 1% of total units. In this tract, 28%, the majority, of units were structures of 50 or more units.

Table 20. CRA Residential Supply of Units by Type (2000)

Units	303.02	304.01	304.02	305	306	308.01 (Block Group 1)
1, detached	70%	86%	23%	24%	48%	1%
1, attached	3%	5%	0%	20%	2%	4%
2	5%	7%	8%	11%	1%	3%
3 or 4	4%	0%	33%	5%	8%	27%
5 to 9	2%	1%	9%	5%	4%	17%
10 to 19	5%	1%	19%	4%	10%	7%
20 to 49	12%	0%	4%	10%	4%	13%
50 or more	0%	0%	3%	2%	3%	28%
Mobile home	0%	0%	0%	19%	19%	0%
Boat, RV, van, etc.	0%	0%	0%	0%	2%	0%
Total	2,659	1,035	1,535	1,396	1,997	1,635

Source: US Census SF 3 Data

The following table shows the percentage of occupied and vacant housing units in 1990. Census tract 303 had the most housing units (about 4,300) and an occupancy rate of 88%. Tract 308.01 (block group 1) had the fewest units (about 1,500) and had an occupancy rate of 86%. Tract 304 had the highest occupancy rate of 93%.

Table 21. CRA Occupancy Status, 1990

	303	304	305	306	308.01 (Block Group 1)
Occupied	88%	93%	91%	91%	86%
Vacant	12%	7%	9%	9%	14%
Total	4,283	2,550	1,526	1,888	1,492

Source: US Census SF 1 Data

The next table shows occupancy status for housing units in 2000. Tract 304.01 had the fewest units (about 1,000) and an occupancy rate of 97%. Tract 303.02 had the most units (about 2,700) and an occupancy rate of 90%. Tract 306 had the highest vacancy rate of about 20%.

Table 22. CRA Occupancy Status, 2000

	303.02	304.01	304.02	305	306	308.01 (Block Group 1)
Occupied	90%	97%	86%	91%	80%	91%
Vacant	10%	3%	14%	9%	20%	9%
Total	2,659	1,009	1,561	1,396	1,997	1,677

Source: US Census SF1 Data

The table below shows the percent of owner and renter occupied units in 1990. Tract 303 had the highest percentage of owner occupied units with 57% in this category. Tract 308.01 (block group 1) had the highest percentage of renter occupied units with 79% of the total.

Table 23. CRA Housing Unit Tenure, 1990

	303	304	305	306	308.01 (Block Group 1)
Owner Occupied	57%	43%	48%	53%	21%
Renter Occupied	43%	57%	52%	47%	79%
Total	3,760	2,370	1,391	1,720	1,276

Source: US Census SF 1 Data

The table below shows the tenure of housing units in 2000. The majority of owner occupied units were in tracts 303.02 and 304.01. About 78% of the units in these tracts were owner occupied. Tract 304.02 and 308.01 (block group 1) had the highest rate of renter occupied units, 82% and 87% respectively.

Table 24. CRA Housing Unit Tenure, 2000

	303.02	304.01	304.02	305	306	308.01 (Block 1)
Owner occupied	78%	78%	18%	51%	55%	13%
Renter occupied	22%	22%	82%	49%	45%	87%
Total:	2,382	975	1,348	1,276	1,589	1,530

Source: US Census SF 1 Data

The next table shows the distribution of owner – occupied units by value in 1990. In tracts 303, 304, 305, and 308.01 (block group 1), the majority of units were valued between \$50,000 and \$99,999. In tract 306, the majority of units were valued under \$50,000. None of the tracts had any units valued over \$175,000.

Table 25. Distribution of Owner-Occupied Units by Value, 1990

	303	304	305	306	308.01 (Block Group 1)
Less than \$50,000	10%	34%	37%	54%	19%
\$50,000 to \$99,999	89%	62%	63%	45%	81%
\$100,000 to \$174,999	0%	4%	0%	1%	0%
\$175,000 or more	0%	0%	0%	0%	0%
Total Units	1,704	884	335	727	53

Source: Us Census SF 3 Data

The table below shows the distribution of owner – occupied units by value in 2000. As shown, in all areas, the majority of owner – occupied units falls within the \$50,000 to \$99,999 value range. Very few units in any of the tracts were valued above \$100,000, except tract 308.01 (block group 1.) About 40% of units in tract 308.01 (block group 1) were within the \$100,000 to \$174,999 range.

Table 26. Distribution of Owner - Occupied Units by Value, 2000

	303.02	304.01	304.02	305	306	308.01 (Block Group 1)
Less than \$50,000	9%	12%	19%	21%	22%	0%
\$50,000 to \$99,999	87%	81%	78%	76%	73%	60%
\$100,000 to \$174,999	4%	6%	0%	0%	3%	40%
\$175,000 or more	0%	1%	3%	3%	2%	0%
Total	1,525	742	208	317	676	30

Source: US Census SF 3 Data

Additional CRA Demographics, 2000

ERA gathered further census information regarding CRA demographics for 2000. The tables below outline the population by age, household income, educational attainment, and poverty status demographics for each individual tract group. The following table shows population by age for each census tract in the CRA. All tracts had a large population under the age of 18. Census tract 304.02 had the highest percentage of population under age 18 with 37% of the population in this age cohort.

Table 27. Population by Census Tract, 2000

	303.02	304.01	304.02	305	306	308.01 (Block Group 1)
Under 18	28%	33%	37%	32%	22%	22%
18 to 29	14%	14%	18%	19%	24%	21%
30 to 39	14%	12%	13%	17%	20%	15%
40 to 49	15%	13%	15%	13%	14%	9%
50 to 59	9%	9%	9%	8%	8%	5%
60 to 69	7%	12%	6%	7%	7%	3%
70 and above	12%	9%	3%	5%	5%	25%
Total	7,225	3,295	4,349	3,750	6,873	4,203

Source: US Census SF 1 Data

The following table shows households by household income bracket for each tract in the CRA. The majority of households in all areas earned less than \$30,000, except tract 306. The majority of households in tract 306 earned between \$30,000 and \$49,999.

Table 28. Households by Income, 2000

Income Bracket						308.01 (Block
	303.02	304.01	304.02	305	306	Group 1)
Less than \$30,000	44%	50%	68%	60%	22%	54%
\$30,000 to \$49,999	29%	21%	17%	21%	73%	26%
\$50,000 to \$74,999	19%	14%	7%	13%	3%	12%
\$75,000 and above	8%	15%	7%	7%	2%	8%
Total Households	2,391	1,041	1,280	1,283	676	1,556

Source: US Census SF 3 Data

The table below shows the educational attainment level for the population over age 25. As shown, a large portion of the population in all areas did not earn a high school diploma. Also, in all areas, only a small percentage of the population earned a bachelors degree or above. See the table below for more details.

Table 29. Educational Attainment (For the Population over Age 25), 2000

						308.01 (Block
	303.02	304.01	304.02	305	306	Group 1)
No Diploma	40%	39%	61%	51%	45%	41%
High School Graduates (includes equivalency)	30%	27%	23%	25%	31%	29%
Some College	17%	15%	10%	13%	13%	17%
Bachelor's Degree or Advance	9%	12%	4%	8%	6%	10%
Total Population over Age 25	4,446	1,910	2,251	2,119	4,248	2,666

Source: US Census SF 3 Data

Note: Percent does not equal 100% – Not all categories are included

The table below shows the percentage of the total population that falls below the poverty level. Tract 304.02 was the tract with the highest percentage of its population (46%) below the poverty level in 2000. Tract 303.02 had the lowest percentage of its population (18%) below the poverty level.

Table 30. Population below Poverty Level, 2000

Age Cohort						308.01 (Block
	303.02	304.01	304.02	305	306	Group 1)
Age 17 and under	8%	11%	20%	16%	12%	9%
18 to 64	9%	12%	23%	18%	15%	16%
65 and over	1%	3%	3%	2%	3%	3%
Total Population	7,220	3,196	4,352	3,714	4,822	3,529

Source: US Census SF 3 Data

Waterfront – Demographics

The following tables describe year 2000 census demographics for tracts 312.01 and 312.02, both located along the waterfront in Pompano Beach. As the following tables show, demographics in these tracts greatly differ from those in the tracts that compose the CRA.

The table below describes waterfront demographics in 1990 and 2000. Population grew at an annual rate of 0.5% and the median household income grew at a rate of 2.8% in the ten-year period. As shown in the table below, the waterfront census tracts had a lower population per household and a much higher median household income than the CRA area. The average median income in 2000 was approximately \$42,500 whereas the average in the CRA area census tracts was only about \$27,000.

Table 31. Waterfront Demographics

	1990			2000			CAGR
	312.01	312.02	Total	312.01	312.02	Total	1990-2000
Population	5,781	6,123	11,904	6,047	6,413	12,460	0.5%
Households	3,472	3,549	7,021	3,714	3,855	7,569	0.8%
Pop per HH	1.7	1.7	1.7	1.6	1.7	1.6	
Median HH Income*	\$30,000	\$34,212	\$32,106**	\$41,853	\$43,131	\$42,492**	2.8%

Source: US Census SF 1 Data

* Source: US Census SF 3 Data

**Average Median Income of Census Tracts

The following table shows the population by age for the waterfront census tracts in 2000. These areas had a higher population over age 40 compared to the CRA area census tracts. In both waterfront census tracts, 37% of the population was over age 70.

Table Waterfront Population, 2000

Age Cohort	312.01	312.02	Total
Under 18	4%	4%	4%
18 to 29	6%	6%	6%
30 to 39	9%	9%	9%
40 to 49	11%	12%	12%
50 to 59	16%	15%	16%
60 to 69	17%	18%	17%
70 and above	37%	36%	37%
Total	6,047	6,413	12,460

Source: US Census SF 1 Data

The table below highlights the number of households in each income bracket. Overall, 34% of the waterfront households earned less than \$30,000 and 26% earned \$75,000 or greater in 2000. See the following table for details.

Table 32. Waterfront Households by Income, 2000

Income Bracket	312.01	312.02	Total
Less than \$30,000	33%	34%	34%
\$30,000 to \$49,999	25%	20%	22%
\$50,000 to \$74,999	16%	19%	18%
\$75,000 and above	26%	26%	26%
Total Households	3,716	3,854	7,570

Source: US Census SF 3 Data

The table below shows educational attainment for the waterfront area population. Only 11% of the population over age 25 did not have a high school diploma while 32% of the population in both tracts had a bachelor's or advanced degree. This differs from the CRA population where a large portion of the population did not earned a high school diploma.

Table 33. Educational Attainment (For the Population over Age 25), 2000

	312.01	312.02	Total
No High School Diploma	12%	11%	11%
High School Graduate (includes equivalency)	29%	27%	28%
Some College	24%	22%	23%
Bachelor's Degree or Advanced	29%	35%	32%
Total Population over Age 25	5,679	6,014	11,693

Source: US Census SF 3 Data

*Totals do not equal 100% – Not All Categories Are Included

While the waterfront area did have a population that falls below the poverty level in 2000, the percent of this population is much lower than in the CRA census tracts. Of the total population, 5% of people between the ages of 18 and 64 were below the poverty level and 4% of the population over age 65 was below the poverty level.

Table 34. Waterfront Population below Poverty Level, 2000

Age Cohort	312.01	312.02	Total
Age 17 and under	0%	1%	0%
18 to 64	5%	5%	5%
65 and over	3%	4%	4%
Total Population	6,047	6,408	12,455

Source: US Census SF 3 Data

Pompano Beach - Permit Data

ERA gathered permit data from the city to understand building activity that has occurred over the last several years. Tables 36 below highlights permit values from 1990 through 2003 for the city. As shown, in 2003, there was approximately \$183.7 million in total permit value. This year was also the peak of building permit value. See the following table for details.

**Table 35. Pompano Beach Building Permit Value
(In Millions of Dollars)**

Year	Total
1990	\$138.1
1991	86.7
1992	46.5
1993	51.6
1994	56.5
1995	62.0
1996	71.9
1997	74.9
1998	128.6
1999	110.3
2000	159.9
2001	136.7
2002	121.0
2003	183.7

Source: City of Pompano Beach Building Department

ERA also obtained permit information from the city of Pompano Beach to study the building activity that has occurred in the city during the last ten years. The city is divided into sections and permit data is collected and tabulated by each section. ERA focused on the sections that overlap with the city's NW CRA project to better understand construction in this area. These sections include 26,27,33,34, and 35. The following tables show the type of permits that have been issued for these five sections.

A total of 39 permits were issued in section 26 between 1995 and 1997. All of the permits issued were single-family residential permits (SFR). In 1997 the most permits were issued (27). See the table below for more details.

Table 36. Permits Issued - Section 26

Year	Type	Number
1995	SFR	3
1996	SFR	9
1997	SFR	27
Total		39

Source: City of Pompano Beach, ERA

The table below highlights permits issued in section 27. There were 13 total permits issued in 2000 and 2002. In 2000, eight permits were issued for multi-family construction and four were issued for single-family residential construction. In 2002, there was one permit issued for a warehouse construction.

Table 37. Permits Issued - Section 27

Year	Type	Number
2000	MULTI-FAM LESS THAN 10 UNITS	8
2000	SFR	4
2002	WAREHOUSE	1
Total		13

Source: City of Pompano Beach, ERA

In section 33 there were 37 permits issued between 1993 and 2003, as shown in the following table. In total, there were 32 SFR units during the ten-year period. There were also two churches/day cares, two duplexes, and one warehouse/office.

Table 38. Permits Issued - Section 33

Year	Type	Number
1993	NEW CHURCH/DAY CARE	1
1994	SFR	3
1995	SFR	2
1996	SFR	3
1997	SFR	2
1999	SFR	8
2001	SFR	4
2001	DUPLEX	1
2002	NEW BLDG-CHURCH-	1
2002	SFR	2
2002	DUPLEX	1
2002	WAREHOUSE, & OFFICES	1
2003	SFR	8
Total		37

Source: City of Pompano Beach, ERA

The table below shows that 25 total permits were issued in section 39 between 1993 and 2003. Of these permits, 17 were SFR, three duplexes, one auto/sales/repair/storage, two multi-family, and two industrial. The most permits (4) were issued in 1994 for SFR.

Table 39. Permits Issued - Section 34

Year	Type	Number
1993	SFR	2
1994	SFR	4
1995	DUPLEX	2
1997	SFR	5
2000	SFR	1
2001	SFR	1
2002	SFR	3
2003	DUPLEX	1
2003	AUTO/SALES/REPAIR/STORAGE	1
2003	SFR	1
2003	MULTI-FAM LESS THAN 10 UN	2
2003	INDUSTRIAL	2
Total		25

Source: City of Pompano Beach, ERA

The table below shows the number of permits issued for section 40. Overall, there were 38 permits issued during the ten-year period. The majority of permits were issued in 1993 for SFR. The permits issued in the subsequent years were also for SFR.

Table 40. Permits Issued - Section 35

Year	Type	Number
1993	SFR	20
1994	SFR	8
1996	SFR	1
1999	SFR	1
2001	SFR	1
2002	SFR	2
2003	SFR	5
Total		38

Source: City of Pompano Beach, ERA

Conclusions

Between 1993 and 2003 a total of 152 new permits were issued for new construction in sections 26, 27, 33, 34, and 35. Of these permits issued 130 were for SFR, 10 for multi-family, two for warehouses, two for new churches, five for duplexes, one for auto/sales/repair/storage, and two for industrial.