



Lambert Advisory, LLC was selected through a competitive process to analyze the City of Pompano Beach's housing market with specific emphasis on affordable housing needs. The study provides recommendations of how the City and its private and public sector partners can further the objective of providing a broader range of affordable housing units without continuing to concentrate new rent assisted units in a geographically constrained area of the City. The study also examined at the impact on commercial/retail activity as a result of the development of housing units targeted to different income groups.

As part of the firm's analysis, Lambert Advisory interviewed nearly every 50 unit plus rental housing property in the City, analyzed the sales trends of condominium, townhomes, and single family homes over a decade at the neighborhood level in the City, and utilized recently released federal micro data to locate every rent restricted unit in the City at the census tract level and more broadly Broward County to better understand the locational characteristics and concentration of these units. The Lambert study places the data on the supply of market rate and rent assisted units in the context of demand for units across all price categories. The study also provides the context of recent peer reviewed national research associated with the concentration of poverty and rent restricted units and the relative impacts of the concentration of these units on the children who live in them.

Overall, the Lambert study identified a very large demand for affordable units both at the City and County level, but also found that the limited number of units which were being built to meet this demand in the County and City were concentrated in certain cities and neighborhoods. This concentration of long term rent assisted units has an impact on the future of market rate development in the neighborhoods in which they are concentrated, and of greater concern, on the future of children who grow up in that housing

Lambert provides several principal recommendations as part of its study. These include:

- As a result of compelling recent research, a key aspect of every affordable housing program needs to be deconcentration of poverty in addition to production. For census tracts with in excess of 20 or 30 percent poverty, income restricted unit development should be discouraged except in the case of homeownership units targeted to families between 50 and 80 percent of median income;
- Consistent with 10 states, and 35 cities including many of the nation's largest cities and Miami-Dade County, the City should support Broward County's Human Rights Commission in its effort to have the County amend the County's antidiscrimination policy to include "Source of Income" as protected from discrimination;
- The City and County should approve local match/support required by the State within LIHTC applications only if the proposed LIHTC units are in census tracts where less than 20% of rental units are rent restricted and the poverty rate is below 20%;
- To further promote deconcentration of poverty, the City should support tri-county area efforts to require mandatory inclusionary units up to 15% of total units in housing developed in census tracts with median household incomes in excess of 120% of area median income;
- The affordable housing fee imposed on certain new developments in the City should continue to

be targeted to writing down the cost of new for sale units targeted to moderate income working households and expanded to the extent funds are available to support the development of rental units targeted to families below 80 percent of Broward County's median income;

- The City and CRA should continue to encourage the development of market rate housing and mixed-income housing within lower income neighborhoods. This can be supported through financial, enhanced approval processes, or infrastructure support to name a few;
- Targeting CDBG and redevelopment funds over several years in small selected areas is one of the few ways to realize a critical mass of neighborhood investment and spur the market. This is particularly the case in low and moderate neighborhoods which are already experiencing early signs of positive market trajectory or contrarily neighborhoods which have started to experience decline in investment and require targeted investments to halt further disinvestment in the neighborhood. Several neighborhoods identified in the report which would greatly benefit from the targeting of funds include North Pompano Beach (west of A1A), Old Pompano (Center, East, & West), Kendall Green, Golden Acres, Leisureville, Blue Lake, and Regency Gardens; and,
- Given the highly limited ability of any municipality the size of Pompano Beach or even Broward County to meet their affordable housing needs, the City should work through its municipal coalitions and congressional and state delegations to advocate for the expansion of state and federal affordable housing programs.

Lambert presented its findings and invited feedback through a community meeting (January 30) which was noticed through water bills. The firm also presented its findings and obtained feedback from the Northwest CRA Advisory Board (May 1) and East CRA Advisory Board (May 4). After a presentation to the Planning & Zoning Board, the Board voted unanimously to forward the study to the City Commission with a recommendation for approval (May 23)