

## **HOUSING SECTOR C ASSESSMENT**

### **OWNED-HOUSING CHARACTERISTICS**

In 2000 there were a total of 17,798 owner-occupied units within Housing Sector C. The breakdown of the units by the number of units per structure is shown in Table 2.32.

**Table 2.32. Owned Housing Stock by Units per Residential Structure, 2000**

<b>Housing Type (Units per Structure)</b>	<b>Owner- Occupied Units</b>
Single-Family Detached	10,821
Single-Family Attached	2,101
Two	219
Three or Four	967
Five to Nine	329
Ten to Nineteen	567
Twenty to Forty-Nine	987
Fifty or more	1,267
Mobile Homes	518
Other Units	22
<b>Total Units</b>	<b>17,798</b>

Source: 2000 Census, Strategic Planning Group, Inc., 2006

The 2000 owned housing stock of Housing Sector C, shown in Table 2.31 is characterized in Table 2.32a.

**Table 2.32a. Owned Housing Stock Characterization**

<b>Type</b>	<b>Percent</b>
Single-Family	72.6%
Duplexes, Triplexes, and Quads	6.7%
Multi-Family (5-50 or more units/structure)	17.7%
Mobile Homes	2.9%
Other	0.1%
<b>Total</b>	<b>100.0%</b>

Source: 2000 Census, Strategic Planning Group, Inc., 2006

Owner-occupied housing in 2000 is further characterized by type (i.e., number of bedrooms per unit) in Table 2.32b.

**Table 2.32b. Owned Housing Stock by Bedrooms per Occupied Unit, 2000**

Number of Bedrooms	Households	% of Total
None	75	0.4%
One	562	3.2%
Two	6,311	35.5%
Three	7,657	43.0%
Four	2,726	15.3%
Five or more	467	2.6%
<b>Totals</b>	<b>17,798</b>	<b>100.0%</b>
Source: 2000 Census, Strategic Planning Group, Inc., 2006		

**2005 New Home Sales Activity**

The new home market in Housing Sector C consists primarily of single-family and multi-family homes within either large-scale, planned communities or platted subdivisions. Data developed from 551 new home transactions recorded with the Palm Beach Tax Assessor’s Office for Housing Sector C showed no units within the identified workforce income categories.

**2005 Resales Activity**

Housing Sector C resale market activity consisted of 2,462 units during 2005, of which 854 units were identified as being within the workforce income categories as defined. Table 2.33 reflects the distribution of units by type, number of bedrooms, and income categories.

**Table 2.33. Resale Homes by Type of Unit and Number of Bedrooms, 2005**

Income Category	SF				Zero Lot-line				Condo/Townhomes				MH			Total
	1 BR	2 BR	3 BR	4 BR	1 BR	2 BR	3 BR	4 BR	1 BR	2 BR	3 BR	4 BR	1 BR	2 BR	3 BR	
61% to 80%	0	1	1	1	0	4	0	0	25	56	10	0	0	0	0	98
81% to 100%	0	5	4	11	0	9	0	0	28	95	32	0	0	0	0	184
101% to 120%	0	5	12	15	0	0	0	0	13	28	69	1	0	0	0	143
121% to 150%	1	16	27	37	0	0	13	0	188	74	73	0	0	0	0	429
<b>Total</b>	<b>1</b>	<b>27</b>	<b>44</b>	<b>64</b>	<b>0</b>	<b>13</b>	<b>13</b>	<b>0</b>	<b>254</b>	<b>253</b>	<b>184</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>854</b>
Source: PBC Property Appraiser’s Office, Strategic Planning Group, Inc., 2006																

**2006 Housing Market Activity**

The Multiple Listing Service (MLS) data was collected during the last half of September, 2006 through the National Association of Realtors. The total number of listings for Housing Sector C during this period was 1,823 listings, of which 83 listings were within the workforce income categories based on the distribution by the number bedrooms and asking purchase price.

Table 2.34 identifies the number of listings for Housing Sector C. This table also shows the number of listings where the asking price and number of bedrooms fall within the workforce income categories.

**Table 2.34. Current Home Market Activity, 2006**

Total Listings		1,823											
Income Category	SF				MF				MH			Total	
	1 BR	2 BR	3 BR	4 BR	1 BR	2 BR	3 BR	4 BR	1 BR	2 BR	3 BR		
61% to 80%	0	0	0	0	1	0	0	0	0	2	0	3	
81% to 100%	0	0	0	0	1	1	0	0	0	1	0	3	
101% to 120%	0	0	0	0	6	4	0	0	0	0	0	10	
121% to 150%	0	0	6	4	10	39	6	2	0	0	0	67	
<b>Total</b>	<b>0</b>	<b>0</b>	<b>6</b>	<b>4</b>	<b>18</b>	<b>44</b>	<b>6</b>	<b>2</b>	<b>0</b>	<b>3</b>	<b>0</b>	<b>83</b>	

Note: Based on an analysis of MLS listings, National Association of Realtors, September 2006.  
Source: Strategic Planning Group, Inc., 2006.

**RENTAL HOUSING CHARACTERISTICS**

In 2000 there were a total of 5,589 renter-occupied units within Housing Sector C. A summary of the composition of the rental housing stock based on the 2000 Census is shown in Table 2.35.

**Table 2.35. Rental Housing Stock by Units per Residential Structure, 2000**

Housing Type (Units per Structure)	Renter-Occupied Units
Single-Family Detached	762
Single-Family Attached	542
Two to Four	1,611
Five or More	2,536
Mobile Homes	130
Other Units	8
<b>Total Units</b>	<b>5,589</b>

Source: 2000 Census, Strategic Planning Group, Inc., 2006

The 2000 rented housing stock of Housing Sector C is shown in Table 2.35a.

**Table 2.35a. Rental Housing Stock Characterization**

Type	Percent
Single-Family	23.3%
Duplexes, Triplexes, and Quads	28.8%
Multi-Family (5-50 or more units/structure)	45.4%
Mobile Homes	2.3%
Other	0.1%
<b>Total</b>	<b>100.0%</b>

Source: 2000 Census, Strategic Planning Group, Inc., 2006

Renter-occupied housing in 2000 is further characterized by type in terms of the number of bedrooms per unit. This characterization is shown in Table 2.36.

**Table 2.36. Rented Housing Stock by Bedrooms per Occupied Unit, 2000**

Number of Bedrooms	Households	% of Total
None	96	1.7%
One	1,194	21.4%
Two	3,178	56.9%
Three	1,009	18.1%
Four	102	1.8%
Five or more	10	0.2%
<b>Total</b>	<b>5,589</b>	<b>100.0%</b>

Source: 2000 Census, Strategic Planning Group, Inc., 2006

A summary of the number of workforce rental units by income categories is shown in Table 2.37.

**Table 2.37. Rental Unit Distribution by Income Group, 2000**

Income Group	Units	% of Total
0 - 30%	2,200	39.4%
31% - 50%	709	12.7%
51% - 80%	629	11.3%
81% - 95%	477	8.5%
96% - 120%	532	9.5%
120% and more	1,038	18.6%
<b>Total</b>	<b>5,589</b>	<b>100.0%</b>

Source: 2000 Census, Strategic Planning Group, Inc., 2006

### **Licensed Rental Apartments**

Within Sector C, there are 2,921 units within ten licensed facilities with 50 units or more. However, only 1,070 units fell within the targeted income categories. The relative distribution by number of bedrooms per unit and targeted income category is shown in Table 2.38.

**Table 2.38. Distribution of Licensed Rental Apartment Units, 2005**

Income Category	1 Bedroom	2 Bedroom	3+ Bedroom	Total
61% to 80%	18	104	123	245
81% to 100%	20	113	136	269
101% to 120%	21	117	140	278
121% to 150%	64	158	56	278
<b>Total</b>	<b>123</b>	<b>492</b>	<b>455</b>	<b>1,070</b>

Source: Strategic Planning Group, Inc., 2006

Rents generally include water, sewer, garbage, and solid waste fees; however, electricity is the responsibility of the tenant.

### **Mobile Homes**

Within Housing Sector C, there are four mobile home parks with a capacity of 609 owned or rented units. There are approximately 130 rental mobile home units within Housing Sector C.

The relative distribution of units by number of bedrooms per unit and targeted income category is estimated as shown in Table 2.39. Monthly rents typically include lot rental and all utilities except electricity.

**Table 2.39. Distribution of Mobile Home Units**

<b>Income Category</b>	<b>1 Bedroom</b>	<b>2 Bedroom</b>	<b>3+ Bedroom</b>	<b>Total</b>
61% to 80%	7	70	13	90
81% to 100%	0	40	0	40
101% to 120%	0	0	0	0
121% to 150%	0	0	0	0
<b>Total</b>	<b>7</b>	<b>110</b>	<b>13</b>	<b>130</b>

Source: Strategic Planning Group, Inc., 2006

**Investor-owned Rental Units**

These units consist primarily of single-family homes and multi-family units of 2-4 units per structure. Most of these units are not advertised, but rather, are rented by more informal methods. It is estimated that there are a total of 2,370 investor-owned units in Housing Sector C, of which 1,776 units fall within the range of targeted workforce income categories. The relative distribution of units by number of bedrooms per unit and targeted income category is estimated as shown in Table 2.40.

**Table 2.40. Distribution of Investor-owned Rental Units**

<b>Income Category</b>	<b>1 Bedroom</b>	<b>2 Bedroom</b>	<b>3+ Bedroom</b>	<b>Total</b>
61% to 80%	0	474	0	474
81% to 100%	355	592	711	1,658
101% to 120%	0	118	0	118
121% to 150%	0	0	0	0
<b>Total</b>	<b>355</b>	<b>710</b>	<b>711</b>	<b>1,776</b>

Source: Strategic Planning Group, Inc., 2006

**VACANT HOUSING CHARACTERISTICS**

Table 2.41 depicts the characteristics of vacant units in Housing Sector C for single-family, multi-family, and mobile home units. This table also illustrates the number of vacant units by tenure and number of bedrooms.

**Table 2.41. Vacant Units by Unit Type, Tenure, and Number of Bedrooms in Housing Sector C, 2000**

	<b>0 BR</b>	<b>1 BR</b>	<b>2 BR</b>	<b>3 BR</b>	<b>4 BR</b>	<b>5+ BR</b>	<b>Total</b>
<b>Total Units</b>	171	1,994	11,297	9,718	3,183	568	26,931
<b>Total Occupied</b>	171	1,756	9,489	8,666	2,828	477	23,387
Owner Occupied	75	562	6,311	7,657	2,726	467	17,798
	43.9%	32.0%	66.5%	88.4%	96.4%	97.9%	76.1%
Renter Occupied	96	1194	3178	1009	102	10	5,589
	56.1%	68.0%	33.5%	11.6%	3.6%	2.1%	23.9%
<b>Total Vacant</b>	<b>0</b>	<b>238</b>	<b>1,808</b>	<b>1,052</b>	<b>355</b>	<b>91</b>	<b>3,544</b>
<b>Vacant-Owner</b>							
Single-Family	0	55	873	675	248	65	1,916
Multi-Family	0	19	294	228	84	22	646
Mobile Homes	0	2	35	27	10	3	77
	<b>0</b>	<b>76</b>	<b>1,202</b>	<b>930</b>	<b>342</b>	<b>89</b>	<b>2,639</b>
<b>Vacant-Renter</b>							
Single-Family	0	38	141	29	3	0	211
Multi-Family	0	120	450	91	10	1	672
Mobile Homes	0	4	14	3	0	0	21
	<b>0</b>	<b>162</b>	<b>606</b>	<b>122</b>	<b>13</b>	<b>2</b>	<b>905</b>
Note: Totals may not add due to rounding.							
Source: 2000 Census; Strategic Planning Group, Inc., 2006							