

Appendix B. Estimates of Substandard Units

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APPENDIX B: SUBSTANDARD HOUSING - SELECTED HOUSING CHARACTERISTICS

In researching housing conditions, it is important to have clear definitions of such terms as substandard, deteriorated, and dilapidated, as they apply to housing units. Definitions used in this report are as follows:

- Substandard – A dwelling unit condition characterized by non-compliance with acceptable housing and building code standards.
- Deteriorated – Dwelling units that are suitable for rehabilitation, but need significant structural, environmental or aesthetic repair. This category also includes code violations.
- Dilapidated – Units beyond rehabilitation because they do not provide safe and adequate shelter and have critical structural and/or environmental defects.

A number of factors of substandard housing or living conditions are employed in this analysis including:

- Overcrowding – Units with 1.51 or more persons per room have significant substandard living conditions.
- Age of Structure – Housing units constructed prior to 1940 are considered to have significantly increased probability of substandard conditions.
- Lack of Facilities – Units having a lack of complete kitchen and/or plumbing facilities indicate substandard units. It should be noted that a lack of heating equipment can also indicate substandard conditions in many parts of the country; but this is considered less so in South Florida due to the generally warm climate.

Consistent with the methodology used in the earlier 2000 study, this analysis utilized information from both the 2000 Census and an assessment of CDBG planning areas identified in the preparation of the Palm Beach County Five-Year Consolidated Plan from 2005 to 2010. A summary of the various factors used in the evaluation of substandard housing conditions by Housing Sector is presented in the following table (Table B-1).

Table B-1. Selected Housing Conditions by Housing Sector, 2000

Housing Sector	Households			Occupancy (1.51>)		Built Before 1940	Incomplete Plumbing	Incomplete Kitchen	
	Total Occupied	Owner-Occupied	Renter-Occupied	Owner-Occupied	Renter-Occupied			Owner-Occupied	Renter-Occupied
A	24,079	19,576	4,503	56	180	236	43	8	41
B	5,813	5,642	171	14	0	14	15	16	0
C	23,387	17,798	5,589	55	65	376	89	23	37
D	9,893	9,097	796	61	22	47	51	8	0
E	21,731	13,153	8,578	320	644	1,295	194	30	76
F	49,689	28,420	21,269	513	1,067	7,893	440	108	352
G	14,114	12,733	1,381	165	31	55	42	19	0
H	19,042	15,211	3,831	105	185	148	74	24	22
I	39,007	30,140	8,867	668	561	409	137	67	122
J	41,668	25,564	16,104	664	2,116	5,591	309	92	174
K	29,713	21,856	7,857	428	329	528	173	31	162
L	47,705	43,419	4,286	81	132	254	126	38	40
M	456	432	24	0	0	0	7	0	0
N	35,542	30,672	4,870	174	129	144	124	87	26
O	28,784	21,714	7,070	109	243	637	60	63	65
P	46,682	34,321	12,361	467	692	2,203	230	145	218
Q	10,034	4,207	5,827	483	919	1,058	360	17	257
R	26,836	20,069	6,767	48	111	73	85	42	103
Total	474,175	354,024	120,151	4,411	7,426	20,961	2,559	818	1,695

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

The number of substandard units used in the analysis are based on selected housing characteristics identified in the 2000 Census. The number of units identified for demolition are based on units with severe deterioration or considered dilapidated in the assessment of CDBG planning areas identified in the preparation of the Palm Beach County Five-Year Consolidated Plan from 2005 to 2010 (Table B-2).

The number of substandard units was then adjusted by 2000 Census data to identify the types of units by bedrooms and adjusted by CHAS for each Housing Sector to identify the number of units in the below 80% and below 120% income categories. The resulting analysis was then applied to the 2005 CDBG data to determine the number of demolitions by type of unit (number of bedrooms) and tenure.

Table B-3 identifies the Substandard/Demolition Owner units with Incomes below 80% of AMI.

Table B-4 identifies the Substandard/Demolition Owner units with Incomes below 120% of AMI.

Table B-5 identifies the Substandard/Demolition Renter units with Incomes below 80% of AMI.

Table B-6 identifies the Substandard/Demolition Renter units with Incomes below 120% of AMI.