

HOWEY-IN-THE-HILLS

HOUSING ELEMENT

EVALUATION AND APPRAISAL REPORT

INTRODUCTION

At least every seven years the Town is required to review its comprehensive plan and determine if any changes are required as a result of changed conditions or as a result of changes in State requirements. Since the last evaluation and appraisal was done in 2010, the Town is due to conduct a review in 2017. According to the schedule issued by the Department of Economic Opportunity, the Town is due to submit its determination on needed revisions by October 1, 2017. The Town has established a schedule for review of individual elements over the first half of 2017 to allow the Planning Board to digest the comprehensive plan in manageable sections and discuss potential revisions.

In support of this effort, the staff will provide a summary report for each element discussing the current contents of the element, changes to conditions that have occurred since the last review, changes to requirements, and other relevant information. This report presents the Housing Element for consideration. The Housing Element deals with a range of issues related to the quantity and quality of housing the community, and these will be explored in this report based on housing trends and the goals, objective and policies contained in the Housing element.

DATA AND ANALYSIS REVIEW

Since 2010, housing development in the Town has been nearly at a standstill. Available statistical data shows the housing stock increased by eight units over the five-year period between 2010 and 2015. With the restart of the Venezia Phase 1 subdivision, housing growth began a recovery in the late 2015 and 2016-time period. Current and recently completed construction includes more than 20 units. Appendix A includes several tables from the current plan element which have been reworked to include data from the 2010 Census and 2015 housing data from the American Community Survey. The data is organized to show trends within Howey-in-the-Hills rather than comparisons between the Town and Lake County as a whole. There are some inconsistencies in the data from table to table due in part to the sampling process used and the small sample sizes that Howey-in-the-Hills yields as small town.

Given the very small growth in total housing units, major changes in the housing profile are not expected, and the comparison data generally supports this position. Of note:

- Single-family housing still comprises over 80% of the total housing units. Multi-family housing, primarily townhouse development, expected with the Village Mixed Use projects did not

appear as these projects, with the exception of Venezia, were gobbled up by the recession. Several of these projects are being recast, but no active development is occurring.

- The rework of Table 4 shows housing values have drifted downward. The Town's housing stock, in terms of value, has clearly not fully recovered from the recession impacts. Despite this trend median housing value remains relatively high at \$171,900.
- The number of vacant housing units has decreased as units vacated during the recession have been reabsorbed by new owners and renters.
- Of units identified as vacant, a significant portion are identified as seasonally occupied. This factor tends to overstate the vacancy level somewhat.
- There has been some aging of the population. This trend is noticeable in many of the outer counties in the Orlando Metropolitan Area.

Other statistics indicate the Town has eliminated housing units that are declared overcrowded (more than one person per room) and housing units that lack a kitchen or lack some plumbing. While never a significant problem in the Town, this data suggests improvements in the overall condition of the housing stock however minor in scope. For 2015 the number of persons reported as living in poverty was 1.9%. When combined with the Town's median household income of \$63,021, affordable housing does not comprise a significant demand within the community.

ANALYSIS OF CHANGED CONDITIONS

Howey-in-the-Hills has relatively few issues with the quality of housing, and it has relatively little experience in dealing with low or moderate income housing, mobile homes, and even market rate multi-family housing. As noted above, demand for these types of housing has been relatively low in the community. The Town desires a housing stock that is largely owner occupied and dominated by single-family housing. The policies in the plan and the active market forces are producing this result, so the plan is effective in this regard. The Housing Element does include policies dealing with affordable housing issues, mobile homes, group housing, historic structures and other related issues. The Town will have guidance in addressing these housing issues should they arise.

One of the key items in the 2010 housing analysis is the identification of sufficient land area to support future housing demand. Actual demand has been lower than expected due to the lower than projected population growth. The conclusion is 2010 was that the Town did have sufficient available land area to support the projected housing need, and nothing has occurred in the succeeding years to alter this conclusion. The local market is in the process of absorbing the 172-lot Venezia South subdivision while the Venezia North subdivision and Whispering Hills (107 lots) have progressed through the plat stage.

Much of the potential for housing diversity lies in the Village Mixed Use projects. Venezia is the first of these to come to market with the current single-family subdivision

supported by commercial and townhouse development areas that are yet to be developed. There are three other VMU projects that received conceptual approval prior to the recession and have not resumed development. One of these, the Lake Hill development at SR 19 and CR 48 has received approval for a revised layout. The revised plan still contains single-family and townhouse residential units with some commercial development area and recreation facilities. Development timing on this project and the other VMU development is uncertain. However, these projects offer the opportunity to introduce a more diverse housing stock when the market demand appears. The comprehensive plan intended these projects to accommodate the mixed use and more diverse housing types so that the established single-family neighborhoods would maintain their traditional character. The plan to date is working in this regard and no major change in direction is indicated.

GOALS, OBJECTIVES AND POLICIES

A review of the goals, objectives and policies that comprise the Housing Element identified two pairs of policies that had performance time frames associated with them. Policies 1.9.2 and 1.9.3 relate to an annual report on housing demand. This report has not been done, and really has not been necessary given the very low level of development demand. The Town should determine whether an annual report is useful and eliminate or modify the policies as appropriate.

Policy 1.11.3 required the Town to post information on the web site by 2012 regarding renewable energy systems. With the much greater abundance of internet sources for individuals to research these items, the posting of general information on renewable energy sources seems superfluous. This policy should be deleted. Policy 1.11.4 directed code provisions regarding green building practices be incorporated into the development regulations by 2012. This task has been accomplished and the policy may be modified or removed from the plan.

RECOMMENDATION

As other revisions to the comprehensive plan are expected, the housing element should be modified to update selected data tables and to modify the policies described in the preceding section.

APPENDIX A BEIGNS ON NEXT PAGE

**TABLE 1: HOUSING UNIT BY STRUCTURE TYPE
HOWEY-IN-THE-HILLS**

Structure Type	2000		2010		2015	
	Number of Units	Percent of Total Units	Number of Units	Percent of Total Units	Number of Units	Percent of Total Units
Single-Family Detached	392	86.92%	510	81.4%	515	80.7%
Single-Family Attached	30	6.65%	34	7.0%	20	3.1%
Two-Family*	9	2.00%	0	0%	22	3.1%
Multi-Family	18	3.99%	86	11.6%	75	11.8%
Mobile Homes	2	0.44%	0	0%	6	1.3%
Other	0	0.00%	0	0%	0	0%
Total	451	100.00%	630	100.00%	638	100%

**TABLE 2: NUMBER OF YEAR-ROUND UNITS BY AGE
HOWEY-IN-THE-HILLS**

Year Constructed	2000		2010		2015	
	Number of Units	Percent of Total	Number of Units	Percent of Total	Number of Units	Percent of Total
2014 or Later					0	0.0
2010-2013					0	0.0
2000-2009			160	25.4	123	19.3
1990-1999	93	20.6	75	11.9	126	19.7
1980-1989	59	13.1	56	8.9	93	14.6
1970-1979	86	19.1	93	14.8	79	12.4
1960-1969	64	14.2	64	10.2	57	8.9
1959-1959	90	20.0	129	20.5	104	16.3
1940-1949	11	2.4	16	2.5	12	1.9
1939 or Earlier	48	10.6	37	5.8	44	6.9

**TABLE 3: HOUSING CHARACTERISTICS BY TENURE
HOWEY-IN-THE-HILLS**

Tenure	2000		2010		2015	
	Units	Percent	Units	Percent	Units	Percent
Total Housing Units	451	100.0	630	100.0	638	100.0
Owner-Occupied	336	74.5	407	64.6	442	69.3
Renter Occupied	54	12.0	77	12.2	85	13.3
Vacant Housing Units	61	13.5	146	23.2	111	17.4
Vacant Housing Units (For Seasonal or Recreational Use)	24	39.3	32	21.9		

**TABLE 4: VALUE OF SPECIFIED OWNER OCCUPIED HOUSING UNITS
HOWEY-IN-THE-HILLS**

Total Value	2000		2010		2015	
	Number Of Units	Percent of Total	Number of Units	Percent of Total	Number of Units	Percent of Total
<\$50,000	8	2.56%	7	1.7	25	5.7
\$50,000-\$99,999	119	38.14%	34	8.4	42	9.5
\$100,000-\$149,999	94	30.13%	30	7.4	111	25.1
\$150,000-\$199,999	60	19.23%	90	22.1	99	22.4
\$200,000-\$299,999	25	8.01%	126	31.0	103	23.3
\$300,000-\$499,000	4	1.28%	100	24.6	59	13.3
\$500,000-\$999,999	2	0.64%	20	4.9	3	0.7
\$1,000,000 or more	0	0.00%	0	0.0	0	0.0
Total	312	100.00%	407	100.0	442	100.0

**TABLE 10: POPULATION PROJECTION BY AGE
HOWEY-IN-THE-HILLS**

Age Group	2010 PLAN	2010 CENSUS	VARIANCE	2015 ESTIMATE
0-14 years old	184	148	-36	166
15-24 years old	135	108	-28	107
25-34 years old	72	84	12	119
35-44 years old	121	131	10	143
45-54 years old	270	183	-87	151
55-64 years old	200	194	-6	196
65-74 years old	150	137	-13	205
75+ years old	93	113	20	147
Total	1,225	1098	-127	1234