



TMHConsulting@cfl.rr.com
97 N. Saint Andrews Dr.
Ormond Beach, FL 32174
PH: 386.316.8426

MEMORANDUM

TO: Howey-in-the-Hills Planning Board
CC: J. Brock, Town Clerk
FROM: Thomas Harowski, AICP, Planning Consultant
SUBJECT: EAR Review Housing Element
DATE: May 15, 2024

Over the past several months we have been reviewing the various elements of the comprehensive plan to update the data and analysis sections of the plan and review the goals, objectives and policies. This month the housing element has been updated and is being presented for review.

The bulk of the changes are updates to the data and analysis including extensive revisions to the characteristics of the housing stock using data from the 2020 Census and other sources. The tables in the element are being updated with more current data, and the specifics regarding some of the housing developments in process have been revised to reflect the current status. We should expect this set of data to age quickly as housing projects tend to change quickly as developments progress. The key findings from the analysis of the updated information include:

- The Town is entering into a period of rapid housing development that is the most significant since the 1950s.
- The overall housing stock is getting younger on average as more recent construction is added to the unit base. The percentage of housing older than 50 years of age is about 33%.
- The housing stock is dominated by owner occupied units at nearly 80%.
- Housing values are increasing with 60% of the housing units valued at more than \$300,000.
- The quality of the housing stock remains excellent, even for the older housing units.
- Affordability for rental housing is becoming an issue with nearly 60% of renters paying in excess of 30% of income for housing.

In the review comments from the Town Council and planning board members there were several comments about eliminating mobile homes from the allowable housing unit types. The Town is required to provide for mobile homes by state law. As the plan is currently structured, mobile homes, if proposed, would be directed to the Village Mixed Use land use location.

Similarly, the Town is required to address the housing needs for low and moderate income households. Consequently, the housing element includes policies which address both mobile home units and affordable housing needs. The policy sets for both of these topics have been in the plan since the 2010 – 2012 time period and possibly longer. No recommendations are suggested regarding amending these policies. In fact, there are no significant revisions proposed to the policy set in this element.