

# EXECUTIVE BRIEF REGULAR MEETING

**AGENDA DATE:** August 16, 2022

**DEPARTMENT:** City Attorney

**TITLE:**

Resolution No. 57-2022 – declaring a housing crisis state of emergency in the City of Lake Worth Beach

**SUMMARY:**

The resolution declares a housing crisis state of emergency within the City of Lake Worth Beach and directs staff to explore various options to address the crisis, including, but not limited to, a possible housing study.

**BACKGROUND AND JUSTIFICATION:**

Housing is considered affordable when it costs no more than 30% of a household's income, and households that pay more than this amount are considered housing cost-burdened. According to a 2020 study, in Florida, 63% of low-income households and 26% of all households are considered housing cost-burdened. It is generally understood that rents began to skyrocket due to the pandemic as demand has risen sharply as more people moved to Florida to escape COVID-19 restrictions. Further, the supply of housing has leveled off because developers are struggling to build units due to supply chain shortages and the increasing costs for materials. It has been reported that in June, 2021, Palm Beach County was losing 17,000 affordable homes to appreciation annually. Also, in June, 2022, tenants in Palm Beach (and Broward and Miami-Dade) were found to have paid nearly 23% more in rent than what would be expected in historical trends. With rents so high, in the past, tenants would chose to buy a home, but with high inflation and increases in mortgage interest rates, fewer tenants can afford to buy. As a result of its cost-burdened population and the housing shortage, the City Commission wishes to declare a housing crisis state of emergency and direct staff to explore various options in response to this crisis.

**MOTION:**

Move to approve/disapprove Resolution No. 27-2022 – declaring a housing crisis state of emergency in the City of Lake Worth Beach.

**ATTACHMENT(S):**

Fiscal Impact Analysis – N/A  
Resolution 57-2022