
HOUSING ELEMENT

PURPOSE

~~The purpose of the Housing Element is to plan for the provision of adequate housing for the residents of Pahokee. The adequacy of housing is addressed on several levels including housing unit structural conditions, sanitation conditions, space allocations per occupant, location within the City, and affordability. In addition, the specialized housing needs of residents are analyzed such as government assistance in meeting housing costs and the provision of less traditional housing such as a group homes and mobile homes. The general goal of the element is to ensure that each resident of Pahokee is provided an opportunity to obtain adequate housing that suits his or her needs.~~

~~The general development history of Pahokee is discussed in the Future Land Use Element and knowledge of this history is important to obtain a full understanding of the past and prevailing housing situation in the city. In general, Pahokee is an agriculturally oriented community that first incorporated in 1928. The majority of the crops consist of sugar cane and winter vegetables which are grown in the area surrounding the city and within the city as well. The City provides many of the support services necessary for those involved in the agricultural trade. These services include commercial enterprises of all types, recreation, public safety, utilities, and housing.~~

~~The labor intensive and seasonal nature of the agricultural economy creates a unique situation in which a great divergence in wages between residents of the community is found. On average, field laborers are some of the lowest paid workers in the country while those owning or managing farms or support businesses tend to earn wages at or above the national average. Correspondingly, the housing stock also tends to reflect this disparity of incomes with some units being in excellent condition and of a high value while others are substandard and are of a low value. Thus, the challenge of this element and its implementation is to bring the substandard housing up to standard conditions while recognizing the financial limitations of the residents and land owners. It is the intention of this Comprehensive Plan to improve the quality of life of all residents of Pahokee by providing a range of housing and economic opportunities.~~

DATA AND ANALYSIS

~~This section identifies population characteristics and trends as well as the status of the housing stock in the City. Rule 9J-5.010 of the Florida Administrative Code requires that the Housing Element be based on inventories which utilize the last United States Census, or more recent estimates, including an affordable housing needs assessment. The information developed in this section is obtained primarily from the Florida Housing Data Clearinghouse, which was founded in 2000 as part of the Shimberg Institute at the University of Florida to provide public access to data including housing needs and supply, and household demographics. Sources of the data include but are not limited to the United States Census and the City of Pahokee Evaluation and Appraisal, adopted January 2007.~~

The Housing Element data is based on population characteristics and trends, and housing stock. The Housing Element analysis is based on housing needs, housing programs, and housing resources.

Population Characteristics and Trends

The City of Pahokee is an agriculturally oriented community in western Palm Beach County along Lake Okeechobee. The City experienced a decrease in population between 1990 and 2000 but has since regained some of that loss. City of Pahokee population projections were derived from the 2000 Census (5,985) and the 2007 BEBR estimate (6,479). Between 2000 and 2007 the population increased 8.25%, or 1.18% per year. Using this 1.18% increase per year, we can project Pahokee’s population through 2030. The City believes with the affordability of new homes, annexations and new economic development opportunities the population will increase over time. According to the 2000 Census the average household size in the City of Pahokee is 3.35 persons. The following table charts Pahokee’s population projections through 2030. Dwelling unit projections are based on the average number of certificates of occupancy issued per year (34) between 2000 and 2007.

**Table 3-1
Population, Household, and Dwelling Unit Projections 2000-2030**

Year	Dwelling Units	Households	Population
2000	1,936*	1,710*	5,985
2007	2,174	1,851	6,479
2010	2,276	1,917	6,711
2014	2,412	2,009	7,033
2015	2,446	2,033	7,116
2019	2,582	2,131	7,458
2020	2,616	2,156	7,546
2025	2,786	2,286	8,001
2030	2,956	2,424	8,484

Sources: U.S. Census; BEBR; Calvin, Giordano & Associates, Inc.
*U.S. Census

As mentioned in the Future Land Use Element residential development represented approximately 393 acres of the City’s 3,381 total acres, or 11.6% of the City’s total acres.

HOUSING INVENTORY

Section 9J-5.010 F.A.C. requires a housing inventory taken from the last decennial United States Census or more recent estimates, including the affordable housing needs assessment, when available, which shall include the number and distribution of dwelling units by type, tenure, age, rent, value, monthly cost of owner-occupied units, and rent or cost to income ration. This information must then be compared with housing characteristics of the County.

In 2006, the average value of a single family home in Pahokee was \$94,832 compared to a countywide average of \$442,598, and a statewide average of \$255,436. That same year, the average sales price for a single family home in Pahokee was \$112,304 compared to a

countywide average of \$572,160. The median sales price in 2006 was \$117,000, compared to a countywide median sales price of \$375,000, and a statewide median sales price of \$250,500.

It is generally understood by the City that the home values are much less in Pahokee than throughout the County. Residents of the City have indicated they would like the opportunity to upgrade their housing and continue to maintain their residence in the City because of extensive family and community ties. Because of this sentiment, the City would like to encourage market rate, affordable, and workforce housing.

**Table 3-2
Median Sales Price for Single Family Homes and Condominiums, 2001-2006**

Housing Type	2001	2002	2003	2004	2005	2006
Condominium	43,000	45,500	45,000	45,225	76,000	0
Single Family	65,000	67,000	88,000	87,000	113,500	117,000

Source: Shimberg Center

The median rent paid by Pahokee households in 2000 was \$362 per month. Comparatively, the median rent paid by Palm Beach County households that same year was \$739, and the statewide median rent was \$641.

**Table 3-3
Households by Monthly Rent Paid, 2000**

No-cash Rent	< \$200	\$200- \$299	\$300- \$499	\$500- \$749	\$750- \$999	\$1000- \$1499	\$1500 or More	Total
0	80	187	214	155	45	13	0	694

Source: Shimberg Center

Cost-burdened households pay more than 30 percent of income for rent or mortgage costs. In 2005, 508 Pahokee households (30%) paid more than 30% of income for housing. By comparison, 28% of households countywide and 29% of households statewide are cost-burdened. Table 3-4 further provides that 220 households in Pahokee (13%) pay more than 50% of income for housing, and more renters than owners fall into this category.

**Table 3-4
Households by Homeowner / Renter Status and Cost Burden, Pahokee, 2005**

	Amount of Income Paid for Housing		
	0-30% (Not cost-burdened)	30-50%	50% or more
Owner	724	147	91
Renter	456	141	129
Total	1,180	288	220

Source: Shimberg Center

Table 3-5 shows households by income and cost burden in 2005. Household income is measured as a percentage of the median income for the County, adjusted for family size. In Pahokee and the surrounding metro area, the HUD estimated median income for a family of four was \$61,200

in 2007. According to the Shimberg data, 57% of households with a low or very low income have a housing cost burden of more than 30%.

**Table 3-5
Households by Income and Cost Burden, Pahokee, 2005**

Income Level	Household Income as Percentage of Area Median Income	Amount of Income Paid for Housing		
		0-30% (Not cost burdened)	30-50%	50% or more
Very Low	<=30% AMI	54	22	115
	30.01-50% AMI	54	67	58
Low	50.01-80% AMI	191	103	32
Moderate	80.01-120% AMI	268	38	10
Above Moderate	>=120.01%	613	58	5
	Total	1180	288	220

Source: Shimberg Center

Table 3-6 shows elderly households by age and cost burden for 2005. In the City of Pahokee, 271 households are headed by a person 65 or older (16.1% of all households). By comparison, 33.8% of all households in the County and 27.2% of all households in the state are headed by a person 65 or older. In addition, 31% of the elderly households pay more than 30% of income for rent or mortgage costs. By comparison, 26% of the County's elderly households pay more than 30% of income for rent or mortgage costs.

**Table 3-6
Elderly Households by Age and Cost Burden, Pahokee, 2005**

Age of Householder	Amount of Income Paid for Housing		
	0-30% (Not cost burdened)	30-49.9%	50+ %
65+	188	39	44

Source: Shimberg Center

Table 3-7 shows households by size and cost burden. According to the data, 65% of the City's households are made up of 1-2 persons in 2005 and 31% of these households pay more than 30% of income for rent or mortgage costs. By comparison, 68% of the County's households are made up of 1-2 persons in 2005; 29% of which pay more than 30% of income for rent or mortgage costs. Generally, household size does not seem to have a direct impact on housing affordability in Pahokee.

**Table 3-7
Households by Size and Cost Burden, Pahokee, 2005**

Number of Persons in the Household	Amount of Income Paid for Housing		
	0-30% (Not cost burdened)	30.01-50%	50.01+ %
1-2	758	186	155
3-4	310	76	47
5+	412	27	18

Source: Shimberg Center

ASSISTED HOUSING

Table 3-8 provides an inventory of federal, state, and/or local assisted rental housing. The table shows a total of 261 units for assisted rental housing utilizing Section 202 Rental Assistance or Section 8 rental assistance from the U.S. Department of Housing and Urban Development (HUD).

**Table 3-8
Inventory of Federally-, State- and Locally-Assisted Rental Housing**

Development Name	Street Address	Total Units	Assisted Units	Housing Program(s)	Population or Target Area
Amaryllis Gardens	381 J. Malone Dr.	44	44	Rental Assistance/RHS; Section 514/516	Family; Farmworker
Develand Villas	8633 Develand Dr.	88	88	SAIL	Farmworker
Royal Palm Lakes	1749 East Main St.	42	42	Housing Credits 9%; SAIL	Elderly
Sugar Cane Villas	38520 86th St. North #2	87	87	Housing Credits 9%; Rental Assistance/RHS; Section 515	Family

Source: Shimberg Center

Additionally, the Pahokee Housing Authority operates 515 public housing units and 36 Housing Choice Voucher (Section 8) units.

**Table 3-9
Inventory of Public Housing Units and Vouchers**

PHA Name	Agency Street Address	Agency City	Public Housing Units	Housing Choice Voucher (Sec8) Units	Units + Vouchers
PAHOKEE	465 Friend Terrace	Pahokee	515	36	551

Source: Shimberg Center

The Shimberg Center's Affordable Housing Needs Assessment provided no information on farmworker housing need. However, it is generally believed many farmworker households reside in the mobile homes in and around Pahokee.

HOUSING STOCK / CONDITIONS

Table 3-10 shows housing units by type in 2000. In 2000, 47% of the City’s housing stock consisted of single family, 26% consisted of multi-family, and 24% consisted of mobile homes. By comparison, 55% of the County’s housing stock consisted of single family, 41% consisted of multi-family, and 4% consisted of mobile homes.

**Table 3-10
Number of Units by Type, Summary 2000**

	Single-family (1 att./detach.)	Multi-family (2 or more)	Mobile Home	Other	Total
Pahokee	918	511	471	36*	1,936*
Palm Beach County	307,104	228,687	20,083	554	556,428

Source: Shimberg Center

* Shimberg’s Housing Inventory identified 1,900 units. Census 2000 identified 1,936 units.

Table 3-11 shows housing units by year built (1939 and earlier—2000) and the majority of homes in the City were built before the 1960s. By comparison, the majority of homes in the County were built in the 1980s.

Table 3-11 Year Structure Built

	1999-March 2000	1995-1998	1990-1994	1980-1989	1970-1979	1960-1969	1950-1959	1940-1949	1939 or Earlier
Pahokee	27	145	113	301	367	394	297	158	98
Palm Beach County	15,691	48,576	59,220	180,593	137,351	59,768	34,272	9,642	11,315

Source: Shimberg Center

Table 3-12 shows households by tenure. In 2005, 57% of the City’s households owned their home. By comparison for the same year, 74% of the County’s households owned their home.

Table 3-12 Households by Tenure, 2005

	Owner	Share	Renter	Share	Total
Pahokee	962	57%	726	43%	1,688
Palm Beach County	393,265	74%	135,007	26%	528,272

Source: Shimberg Center

Table 3-13 shows housing condition characteristics for 2000. Housing units are considered to be substandard if they are overcrowded (1.01 or more persons per room), do not have heat (no heating fuel), or lack complete kitchens or plumbing. In 2000, 27% of the City's occupied housing units were overcrowded, which is almost five times the countywide rate. Each of the other categories also had a greater share of substandard housing than the County, though not as great a rate as overcrowding.

**Table 3-13
Housing Condition Characteristics, 2000**

	> 1.01 Persons per Room		No Heating Fuel		No Kitchen Facilities		No Plumbing Facilities	
	Number	Share	Number	Share	Number	Share	Number	Share
Pahokee	455	26.9%	46	2.7%	38	2.0%	28	1.5%
Palm Beach County	25,707	5.4%	9,967	2.1%	2,513	0.5%	2,140	0.4%

Source: Shimberg Center

HOUSING NEEDS AND PROJECTIONS

Tables 3-14 and 3-15 provide housing demand and need information based on data derived from the Florida housing Data Clearinghouse population projections.

Table 3-14 Household Size Projections

Size	2007	2010	2014	2015	2019	2020	2025	2030
1-2	1,203	1,247	1,306	1,323	1,385	1,399	1,486	1,574
3-4	481	491	522	521	554	555	586	618
5+	167	179	181	189	192	202	214	231
TOTAL	1,851	1,917	2,009	2,033	2,131	2,156	2,286	2,424

Source: Calvin, Giordano & Associates derived from Shimberg Center data

**Table 3-15
Modified Shimberg Household Projections, by Income Group**

A. Owner-Occupied Households				
	Household Income as a Percentage of Area Medium Income			
	0-50% AMI	50.01-80% AMI	80.01-120% AMI	120.01+ % AMI
Year	Very Low	Low	Moderate	Above Moderate
2007	443	463	209	540
2010	448	468	216	554
2014	455	478	228	585
2015	457	480	229	587
2019	468	488	240	621
2020	470	490	242	629
2025	482	205	255	664
2030	492	217	273	702
B. Renter-Occupied Households				
Year	Very Low	Low	Moderate	Above Moderate
2007	263	194	159	180
2010	275	202	167	187
2014	294	210	173	195
2015	294	212	175	197
2019	305	221	185	206
2020	308	223	187	208
2025	327	237	195	221
2030	348	250	207	235

Source: Calvin, Giordano & Associates derived from Shimberg Center data

Conclusions

- ~~Pahokee’s residents with the largest need are low and very low income renters, making up 57% of all renters.~~
- ~~Pahokee experiences significant overcrowding.~~
- ~~Pahokee should continue to coordinate with the Pahokee Housing Authority of Palm Beach County to support affordable housing initiatives.~~

The Housing Element data is based on population, ownership, household size and income levels, and housing stock characteristics and trends. Data has been obtained through sources that include the Shimberg Center for Housing Studies at the University of Florida; the U.S. Census Bureau; Palm Beach County Planning, Zoning and Building Department; Palm Beach County; U.S. Department of Housing and Urban Development; Bureau of Economic and Business Research at the University of Florida; and the Florida Housing Finance Corporation; and USDA Rural Development.

With the current trend of increasing housing prices and the lack of affordable/workforce housing in the County, it is important for the City to consider how to increase its housing stock to serve the current and future population at all levels of affordability. There are several programs and tools that the City can use to accomplish this. One consideration, because the City is not in the business of

building homes, is to attract the private sector home builders. Arc Development is currently developing the multi-family One North Lake project, which will provide forty (40) one-, two-, and three-bedroom dwelling units to the core area. This is the type of project that will bring much-needed housing to the City.

Another tool that is at the City’s disposal is the Palm Beach County Housing Action Plan. This plan, developed through extensive stakeholder input, was created to look at the lack of workforce housing and identify planning and funding mechanisms that can be used county-wide to address this issue. Additionally, on November 8, 2022, the voters in the County approved general obligation bonds in the amount of \$200 million to aid in funding the creation of new workforce and affordable housing units in the County.

HOUSING INVENTORY AND COSTS

Home prices are much less in Pahokee than throughout the County. For example, in 2017, the median sales price of a single family home in Pahokee was \$67,500 compared to a countywide median sale price of \$340,000. However, the proportion of the housing price in Pahokee compared to Palm Beach County (expressed as a percentage) has been increasing. In 2017, the price of a house in Pahokee was 19.9% of a house in the County. In 2022, this percentage rose to 24.8%. Additionally, the price of a single-family home increased 130% in Pahokee, but only 84% in the County. Table 3-1 shows median sales prices for housing in the City and the County from 2017 – 2022.

Table 3-1
Median Sales Price for Single Family, Mobile Homes, and
Condominiums, 2017-2022

<u>Housing Type</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>
<u>Condominiums</u>						
<u>Pahokee</u>	<u>\$38,000</u>	<u>\$49,000</u>	<u>\$37,000</u>	<u>\$41,500</u>	<u>N/A</u>	<u>N/A</u>
<u>Palm Beach County</u>	<u>\$134,000</u>	<u>\$145,000</u>	<u>\$150,000</u>	<u>\$167,500</u>	<u>\$200,000</u>	<u>\$245,000</u>
<u>Mobile Homes</u>						
<u>Pahokee</u>	<u>N/A</u>	<u>N/A</u>	<u>\$35,100</u>	<u>\$32,548</u>	<u>N/A</u>	<u>N/A</u>
<u>Palm Beach County</u>	<u>\$72,175</u>	<u>\$78,000</u>	<u>\$85,750</u>	<u>\$100,000</u>	<u>\$107,000</u>	<u>\$150,000</u>
<u>Single Family</u>						
<u>Pahokee</u>	<u>\$67,500</u>	<u>\$102,500</u>	<u>\$114,000</u>	<u>\$105,000</u>	<u>\$150,000</u>	<u>\$155,000</u>
<u>Palm Beach County</u>	<u>\$340,000</u>	<u>\$360,000</u>	<u>\$380,000</u>	<u>\$420,000</u>	<u>\$505,752</u>	<u>\$625,000</u>

Source: Estimates and projections by Shimberg Center for Housing Studies

Often individuals are forced to sacrifice essential spending because a large portion of the household’s income is taken up by housing costs (mortgage/rent, utilities, and other housing needs). A household is defined as cost-burdened if it is spending more than 30% of the household income on housing costs. Families then have limited money and struggle to afford

other essential costs such as food, healthcare, and transportation. Often, no discretionary funding for dining out, entertainment, and non-essential goods and services is available. The following tables illustrate the prevalence of cost-burdened households within the City. Tables 3-2 and 3-3 show that when individuals are paid a living wage, the household is less likely to be cost-burdened.

Table 3-2
All Households, Cost Burdened by Income ((2021 \$)
2017 - 2021

<u>Income</u>	<u>Cost Burdened</u>	<u>Not Cost Burdened</u>	<u>Total</u>	<u>% of Income Category Cost Burdened</u>	<u>Share of All Cost Burdened Households</u>
<u>Less than \$20,000</u>	<u>531</u>	<u>90</u>	<u>621</u>	<u>86.0%</u>	<u>82.0%</u>
<u>\$20,000 to \$34,999</u>	<u>215</u>	<u>301</u>	<u>516</u>	<u>42.0%</u>	<u>33.0%</u>
<u>\$35,000 to \$49,999</u>	<u>63</u>	<u>134</u>	<u>197</u>	<u>32.0%</u>	<u>10.0%</u>
<u>\$50,000 to \$74,999</u>	<u>26</u>	<u>145</u>	<u>171</u>	<u>15.0%</u>	<u>4.0%</u>
<u>\$75,000 or more</u>	<u>0</u>	<u>238</u>	<u>238</u>	<u>0.0%</u>	<u>0.0%</u>
<u>Total</u>	<u>644</u>	<u>760</u>	<u>1,404</u>	<u>46.0%</u>	<u>100.0%</u>

Source: U.S. Census Bureau, 2017-2021 American Community Survey, Table B25106

Table 3-3
All Households, Cost Burdened by Income, 2022 (by AMI)

<u>Household Income</u>	<u>Housing Cost Burden</u>		
	<u>30% or less</u>	<u>30.1-50%</u>	<u>More than 50%</u>
<u>30% AMI or less</u>	<u>73</u>	<u>96</u>	<u>372</u>
<u>30.01-50% AMI</u>	<u>276</u>	<u>100</u>	<u>25</u>
<u>50.01-80% AMI</u>	<u>99</u>	<u>49</u>	<u>61</u>
<u>80.01-100% AMI</u>	<u>104</u>		
<u>Greater than 100% AMI</u>	<u>279</u>		

Sources: Estimates and projections by Shimberg Center for Housing Studies, based on U.S. Department of Housing and Urban Development, Comprehensive Housing Affordability Strategy (CHAS) dataset and population projections by the Bureau of Economic and Business Research, University of Florida

Table 3-4 provides an inventory of federal, state, and/or local assisted rental housing. The table shows a total of 261 units for assisted rental housing utilizing Section 202 Rental Assistance or Section 8 rental assistance from the U.S. Department of Housing and Urban Development (HUD).

Table 3-4
Inventory of Federally-, State- and Locally-Assisted Rental Housing

<u>Development Name</u>	<u>Street Address</u>	<u>Total Units</u>	<u>Assisted Units</u>	<u>Housing Program(s)</u>	<u>Population or Target Area</u>
<u>Doveland Villas</u>	<u>8633 Doveland Dr</u>	<u>88</u>	<u>88</u>	<u>SAIL</u>	<u>Farmworker</u>
<u>Royal Palm Lakes</u>	<u>1749 East Main St.</u>	<u>42</u>	<u>42</u>	<u>Housing Credits 9%; SAIL</u>	<u>Elderly</u>
<u>Sugar Cane Villas</u>	<u>38520 86th St. North #2</u>	<u>87</u>	<u>87</u>	<u>Housing Credits 9%; Rental Assistance/RHS; Section 515</u>	<u>Family</u>

Notes: Data definitions and special notes available in AHI User Guide.

Sources: Assisted Housing Inventory, Shimberg Center; property lists from HUD, Florida Housing Finance Corporation, and USDA RD.

Additionally, the Pahokee Housing Authority operates 474 public housing units and 126 Housing Choice Voucher (Section 8) units.

Table 3-5
Inventory of Public Housing Units and Vouchers

<u>Name</u>	<u>Address</u>	<u>Public Housing Units</u>	<u>Housing Choice Vouchers</u>	<u>PHA Size</u>	<u>Occupancy Rate</u>
<u>Pahokee Housing Authority</u>	<u>465 Friend Terrace</u>	<u>474</u>	<u>126</u>	<u>482</u>	<u>91.5%</u>

Notes: Operating and Capital Fund amounts refer to available authorized funding in dollars from the latest year. For more information, see HUD's public housing agency data dictionary

Sources: Inventory by Shimberg Center for Housing Studies, HUD Public Housing Authorities dataset

Table 3-6 shows housing units by type. The 2018-2022 5-Year Estimates, indicate that 54.1% of the City’s housing stock consisted of single family, 28.5% consisted of multi-family, and 17.4% consisted of mobile homes or other types of housing. By comparison, 56.7% of the County’s housing stock consisted of single family, 40.6% consisted of multi-family, and 2.7% consisted of mobile homes or other types of housing.

Table 3-6
Number of Units by Type, Summary 2018-2022, 5-Year Estimates

	<u>Single-family (1 att./detach.)</u>	<u>Multi-family (2 or more)</u>	<u>Mobile Home</u>	<u>Other</u>	<u>Total</u>
<u>Pahokee</u>	<u>920</u>	<u>484</u>	<u>289</u>	<u>7</u>	<u>1,700</u>
<u>Palm Beach County</u>	<u>401,558</u>	<u>287,321</u>	<u>19,079</u>	<u>345</u>	<u>708,303</u>

Sources: Estimates and projections by Shimberg Center for Housing Studies, based on U.S. Census Bureau, 2018-2022 American Community Survey 5-Year Estimates

Table 3-7 shows housing units by year built. More than half (53%) of the housing units in the City were built after 1970.

Table 3-7
Year Structure Built, 2018-2022, 5-Year Estimates

<u>2000- after</u>	<u>1990- 1999</u>	<u>1980- 1989</u>	<u>1970- 1979</u>	<u>1960- 1969</u>	<u>1950- 1959</u>	<u>1940 or Earlier</u>
<u>212</u>	<u>103</u>	<u>224</u>	<u>298</u>	<u>371</u>	<u>209</u>	<u>165</u>

Source: Estimates and projections by Shimberg Center for Housing Studies, based on U.S. Census Bureau 2018-2022 American Community Survey 5-Year Estimates

Table 3.8 shows housing condition characteristics in the City and County. Housing units are considered to be substandard if they are overcrowded (1.01 or more persons per room), do not have heat (no fuel used), or lack complete kitchens or plumbing. It is estimated that 9.5% of the City’s occupied housing units were overcrowded, which is almost three times the countywide rate. Each of the other categories also had a greater City share of substandard housing than the County.

Table 3-8
**Housing Condition Characteristics,
2018-2022, 5-Year Estimates**

	<u>> 1.01 Persons Per room</u>		<u>No Fuel Used</u>		<u>No Kitchen Facilities</u>		<u>No Plumbing Facilities</u>	
	<u>Number</u>	<u>Share</u>	<u>Number</u>	<u>Share</u>	<u>Number</u>	<u>Share</u>	<u>Number</u>	<u>Share</u>
<u>Pahokee</u>	<u>143</u>	<u>9.5%</u>	<u>123</u>	<u>8.2%</u>	<u>63</u>	<u>3.7%</u>	<u>65</u>	<u>3.8%</u>
<u>Palm Beach County</u>	<u>19,099</u>	<u>3.2%</u>	<u>18,754</u>	<u>3.2%</u>	<u>6,850</u>	<u>1.0%</u>	<u>3,270</u>	<u>0.5%</u>

Sources: Estimates and projections by Shimberg Center for Housing Studies, based on U.S. Census Bureau, 2018-2022 American Community Survey 5-Year Estimates

Table 3-9 shows households by tenure. During the 5-Year period of 2018-2022, the estimates show that in the City, 53% of households owned their home. By comparison for the same time period, 70% of the County’s households owned their home.

**Table 3-9 Households by Tenure,
2018-2022, 5-Year Estimate**

	<u>Owner</u>	<u>Share</u>	<u>Renter</u>	<u>Share</u>	<u>Total</u>
<u>Pahokee</u>	<u>791</u>	<u>53%</u>	<u>707</u>	<u>47%</u>	<u>1,498</u>
<u>Palm Beach County</u>	<u>409,975</u>	<u>70%</u>	<u>179,619</u>	<u>30%</u>	<u>589,594</u>

Sources: Estimates and projections by Shimberg Center for Housing Studies, based on U.S. Census Bureau, 2018-2022 American Community Survey 5-Year Estimates

Tables 3-10 and 3-11 show projections for owner- and renter-occupied households on income related to percentage of area median income.

**Table 3-10
Owner-Occupied Households by Income (%AMI)
2010-2050 Estimates and Projections**

<u>Year</u>	<u>Household Income as a Percentage of Area Medium Income (AMI)</u>				
	<u>less than or equal to 30% of AMI</u>	<u>greater than 30% but less than or equal to 50% of AMI</u>	<u>greater than 50% but less than or equal to 80% of AMI</u>	<u>greater than 80% but less than or equal to 100% of AMI</u>	<u>greater than 100% of AMI</u>
<u>2010</u>	<u>202</u>	<u>165</u>	<u>110</u>	<u>95</u>	<u>164</u>
<u>2020</u>	<u>222</u>	<u>182</u>	<u>122</u>	<u>105</u>	<u>181</u>
<u>2022</u>	<u>221</u>	<u>180</u>	<u>121</u>	<u>104</u>	<u>180</u>
<u>2025</u>	<u>222</u>	<u>182</u>	<u>122</u>	<u>106</u>	<u>182</u>
<u>2030</u>	<u>228</u>	<u>186</u>	<u>125</u>	<u>108</u>	<u>186</u>
<u>2035</u>	<u>252</u>	<u>205</u>	<u>137</u>	<u>119</u>	<u>205</u>
<u>2040</u>	<u>278</u>	<u>226</u>	<u>152</u>	<u>131</u>	<u>226</u>
<u>2045</u>	<u>289</u>	<u>235</u>	<u>158</u>	<u>137</u>	<u>235</u>
<u>2050</u>	<u>299</u>	<u>244</u>	<u>164</u>	<u>142</u>	<u>244</u>

Sources: Estimates and projections by Shimberg Center for Housing Studies, based on U.S. Department of Housing and Urban Development, Comprehensive Housing Affordability Strategy (CHAS) dataset and population projections by the Bureau of Economic and Business Research, University of Florida

**Table 3-11
Renter-Occupied Households by Income (%AMI)
2010-2050 Estimates and Projections**

Year	Household Income as a Percentage of Area Medium Income (AMI)			
	<u>less than or equal to 30% of AMI</u>	<u>greater than 30% but less than or equal to 50% of AMI</u>	<u>greater than 50% but less than or equal to 80% of AMI</u>	<u>greater than 100% of AMI</u>
<u>2010</u>	<u>290</u>	<u>201</u>	<u>79</u>	<u>90</u>
<u>2020</u>	<u>319</u>	<u>220</u>	<u>88</u>	<u>99</u>
<u>2022</u>	<u>320</u>	<u>221</u>	<u>88</u>	<u>99</u>
<u>2025</u>	<u>327</u>	<u>226</u>	<u>89</u>	<u>101</u>
<u>2030</u>	<u>337</u>	<u>223</u>	<u>92</u>	<u>104</u>
<u>2035</u>	<u>353</u>	<u>244</u>	<u>96</u>	<u>110</u>
<u>2040</u>	<u>369</u>	<u>255</u>	<u>101</u>	<u>114</u>
<u>2045</u>	<u>383</u>	<u>264</u>	<u>105</u>	<u>118</u>
<u>2050</u>	<u>395</u>	<u>273</u>	<u>108</u>	<u>122</u>

Sources: Estimates and projections by Shimberg Center for Housing Studies, based on U.S. Department of Housing and Urban Development, Comprehensive Housing Affordability Strategy (CHAS) dataset and population projections by the Bureau of Economic and Business Research, University of Florida

HISTORIC STRUCTURES

~~In 1996, Pahokee High School, at 360 Main Street, was added to the National Register of Historic Places. This Mission/Spanish Revival style building was designed by William Manley King. The building has undergone an adaptive reuse to a multi-use learning center that provides day and night educational facilities. Additionally, the Prince Theater has been designated by the State of Florida as historically significant, and the City has received \$3 million for creating a multi-use facility that will provide classroom space, a banquet hall, and a cultural center. Appendix 1A in the Future Land Use Element provides a listing of sites on the Florida Master Site File. There are a number of homes in the City that are historic and worthy of efforts to preserve them.~~

Housing Element

Goals, Objectives, and Policies

Goal 3.1 To provide an adequate mix of safe and sanitary housing which meets the needs of all current and future residents of the City of Pahokee.

~~3.1.1~~ **Objective 3.1.1** - The City will continue to develop and implement its housing improvement program involving a coordinated effort of housing inspections, demolitions, relocation housing, rehabilitation assistance, and new housing development to ~~ensure~~ ensure adequate housing is available for all city residents including those of very low, low, and low- to moderate-income and farm workers.

Policy 3.1.1.1 - The goal of the housing program shall be to meet the total housing needs of the community through the rehabilitation or removal of all substandard structures and the provision of new, affordable and workforce housing units without significant displacement of current residents.

Policy 3.1.1.2 - The housing improvement program shall incorporate a coordinated system of inspections, demolitions, rehabilitations, and the provision of new housing in order to obtain the goal of the program. This system shall at a minimum:

- a. use public funding and community programs for housing rehabilitation over demolition except where rehabilitation is not economically feasible, is inconsistent with the Future Land Use Map, promotes the continuation of a nonconforming use when other conforming units are available, or is generally inconsistent with the Comprehensive Plan, land development codes or the health, safety and welfare of the community;
- b. use public funding and community programs for the development of owner-occupied housing over the development of renter-occupied housing when both are an option to service a particular housing market population;
- c. use funding programs which are supported by private sector resources for the development of owner-occupied housing over the development of renter-occupied housing when both are an option to service a particular housing market population;
- d. use public funding and community programs for the development of new units in areas of housing demolition where consistent with the Future Land Use Map, land development codes, and infrastructure to insure relocation housing is provided for those displaced by demolitions;
- e. coordinate the provision of infrastructure and public facilities to meet the needs of existing and future residential areas;
- f. maintain low vacancy rates in both rental and for sale housing markets;

- g. continually review the Future Land Use Map, land development regulations, and Zoning Map to insure adequate sites are available for the provision of housing for those of very low, ~~and~~ low- to moderate-incomes and farm workers; and
- h. include a yearly evaluation of all housing programs to ~~i~~ ensure their intended purposes are being achieved fully and that those most in need are provided for to the greatest extent possible.

Policy 3.1.1.3 - The housing improvement program shall incorporate measures for code enforcement and demolitions which at a minimum:

- a. identify those properties most in need of improvement or demolition;
- b. define a system of property inspection in which the properties identified ~~are~~ above are inspected first;
- c. implement, a “strike force” code enforcement approach in which all state, county and local agencies involved in housing regulations and inspections conduct team inspections;
- d. cause code violating property owners to take immediate corrective action or be fined to the maximum extent permitted;
- e. provide land owners with information and application assistance concerning governmental programs for housing rehabilitation and determine land owner eligibility for these programs; and
- f. coordinate the demolition of existing units with the provision of new or rehabilitated ~~unites~~ for those displaced.

Policy 3.1.1.4 - The housing improvement program shall incorporate measures to assist property owners with housing rehabilitation programs and which at a minimum:

- a. implement a program of increased property owner awareness of the various rehabilitation programs available;
- b. implement a system whereby single family owner occupants who have been cited for violations are informed of government rehabilitation programs providing for those who qualify for such programs with a reduction or waiver of code enforcement fines; and
- c. implement a system whereby rental property owners who have been cited for violations are informed of rehabilitation programs providing for those who qualify for such programs with a reduction or waiver of code enforcement fines.

Policy 3.1.1.5 - The housing improvement program shall incorporate measures for the coordination of new housing to meet the needs of city residents and which at a minimum:

- a. identify geographical and economic market areas of existing or projected housing shortages;
- b. incorporate a variety of measures to address any shortages including federal, state, county and/or local housing assistance programs and/or private sector incentives; and

- c. provide for an annual review of the Future Land Use Map for consistency with the geographical unit type needs for housing and make recommendations for changes where necessary to have the Future Land Use Map reflect geographical and unit type housing needs. The City shall support zoning and land use designations allowing for a variety of densities and intensities, thereby supporting a mix of housing choices and opportunities throughout the City.

Policy 3.1.1.6 - The housing improvement program shall include coordination with and monitoring of the housing and related activities of the Pahokee Housing Authority to meet the needs of city residents.

Objective 3.1.2 - The eCity shall provide areas on the Future Land Use Map for the location of mobile homes and group homes and adopt land development regulations accordingly.

Policy 3.1.2.1 - ~~In accordance with Section 163.3202, F.S., t~~The City shall adopt land development regulations for the location of group homes in residential areas.

Policy 3.1.2.2 - ~~In accordance with Section 163.3202, F.S., t~~The City shall adopt land development regulations for the location of individual mobile homes, mobile home parks, and mobile home subdivisions.

Objective 3.1.3 - ~~In accordance with Section 163.3202, F.S., t~~The City shall adopt land development regulations which provide for the regulation and inspection of new and existing housing units.

Policy 3.1.3.1 - At a minimum housing code shall be adopted which shall include standards for housing size, inclusion of sanitary facilities, types of construction materials, insulation, ~~exists~~, off-street parking, lot coverage, and similar housing standards.

Policy 3.1.3.2 - Code enforcement regulations shall be adopted which shall at a minimum:

- a. designate code enforcement officers, establish procedures for citation of properties in violation of city codes, establish time periods for which to have the violations corrected, establish procedures for the appointment of a board or special magistrate to hear and decide code violations, and establish fines for code violations; and
- b. require all rental units within the city to be inspected for building code and fire safety requirements at least once annually and when property is transferred to a new owner.

Policy 3.1.3.3 - Regulations for nonconformities shall be adopted which may include an amortization period for the use and eventual removal of nonconforming uses and structures.

Policy 3.1.3.4 - Regulations shall be adopted which provide for application procedures for the development of new housing including incentives for the provision of low to moderate income housing, housing for the elderly, handicapped or farm worker families.

Objective 3.1.4 - Immediately upon the adoption of this Comprehensive Plan, the City shall ~~being begin~~ a program for the identification, regulation and preservation of historic structures and sites.

Policy 3.1.4.1 - The City shall maintain an inventory of all potential historic structures and sites within Pahokee.

Policy 3.1.4.2 - ~~By 2014, t~~The ~~e~~City shall consider the financial feasibility of the following actions to support historic preservation in the City:

- a. Adopt criteria for the identification of historic resources;
- b. Determine if any structures or sites meet the criteria for historic resources and so designated and map those that do;
- c. Submit a list of designated historic resources to the U.S. Department of Interior for inclusion on the National Register of Historic Places; and
- d. Continually update the list of historic resources as appropriate.

Objective 3.1.5 - The City shall support energy efficiency and the use of renewable energy resources in existing housing and in the design and construction of new housing.

Policy 3.1.5.1 - The City shall encourage ~~support for~~ residential construction that meets the United States Green Building Council (USGBC) Leadership in Energy and Environmental Design (LEED) rating system, the Green Building Initiative's Green Globes rating system, the Florida Green Building Coalition standards, or other nationally recognized, high-performance green building rating system as recognized by the Florida Department of Management Services.

Policy 3.1.5.2 - The City shall educate residents on home energy use reduction strategies.

Policy 3.1.5.3 - The City shall not prohibit the appropriate placement of photovoltaic panels.

Policy 3.1.5.4 - The City shall provide educational materials on the strategic placement of landscape materials to reduce energy consumption.

Objective 3.1.6 - The City shall discourage economic segregation and concentrations of low-income housing through the following policies.

Policy 3.1.6.1 – ~~The City shall e~~Explore inclusionary zoning or other affordable housing strategies that assure that affordable housing is made available in a fashion that is commensurate with growing population demand.

Policy 3.1.6.2 - The City shall coordinate with SHIP, CDBG and HOME programs that provide home repair ~~and other housing assistance~~ grants.