

SECTION 5

HOUSING

This section is to evaluate the existing housing units available to the residents of the City, project future housing needs and establish guidelines to ensure that there is sufficient housing available.

1. EXISTING HOUSING INVENTORY

Table 1 reflects the age of the existing inventory and are depicted on Exhibit 4.

TABLE 1
AGE OF HOUSING INVENTORY
IN PANAMA CITY BEACH SERVICE AREA

<u>DATE OF CONSTRUCTION</u>	<u>NUMBER OF UNITS</u>
1939 and before	52
1940 thru 1949	81
1950 thru 1959	241
1960 thru 1969	334
1970 thru 1979	1,482
1980 thru 1989	4,023
1990 thru 1999	2,301
2000 thru 2005	7,726

Source: 2000 U. S. Census; City of Panama City Beach Building and Planning Department.

The approximate distribution by category of the various types of housing units is reflected in Table 2:

**TABLE 2
HOUSING UNIT TYPES
IN PANAMA CITY BEACH 2008**

<u>STRUCTURAL TYPE</u>	<u>PANAMA CITY BEACH NUMBER OF UNITS</u>	<u>BAY COUNTY NUMBER OF UNITS</u>
Single family	3,969	18,469
Multi-family	1,418	7,164
Condominiums	11,447	9,500
Mobile homes	1,365	8,790
Total:	18,199	43,923

Source: Panama City Beach Building & Planning Department calculations and the University of Florida Shimberg Center for Affordable Housing

Historically, the private sector has provided all housing needs for the residents of Panama City Beach. According to the Panama City Beach Building Department, the housing construction inventory distribution by construction type is as follows:

TABLE 3
INVENTORY OF CONSTRUCTION ACTIVITY SINCE 1980
PANAMA CITY BEACH

YEAR	# OF UNITS	# SINGLE FAMILY	# MULTI FAMILY	# CONDOS	# MOBILE HOMES
1980	217	41	176	*	NA
1981	378	115	263	*	NA
1982	274	28	228	*	18
1983	1,314	94	1,197	*	23
1984	693	92	591	*	10
1985	741	97	625	*	19
1986	974	69	881	*	24
1987	370	49	309	*	12
1988	717	53	653	*	11
1989	173	70	93	*	10
1990	178	80	82	*	16
1991	255	90	43	*	22
1996	246	107	123	*	16
1993	247	125	113	*	9
1994	258	142	107	*	9
1995	263	124	129	*	106
1996	252	132	111	*	9
1997	250	118	122	*	10
1998	438	135	280	*	23
1999	324	139	171	*	14
2000	163	132	19	*	12
2001	189	161	12	*	16
2002	272	156	104	*	12
2003	1,719	173	250	1,296	0
2004	1,326	224	20	1,081	1
2005	2,660	157	160	2,343	0
2006	1,397	51	396	950	0
2007	418	55	363	0	0

SOURCE: Panama City Beach Building and Planning Department

Note: (1) Resort dwellings as defined in Chapter 509.242, F.S., are considered public lodging establishments.

(2) Prior to 2003, resort condominiums and transient apartments as defined in Chapter 509.242, F.S., are considered public lodging establishments but are included as multi-family in this table.

2. OCCUPANCY STATUS OF EXISTING HOUSING UNITS

According to information gathered from the Shimberg Center for Affordable Housing at the University of Florida, there were 11,326 housing units, 2,548 homesteaded units and 4,206 households which averaged 2.4 persons per household in Panama City Beach in 2005. This figure does not include hotel and motel rooms. Table 4 reflects the occupancy status and ownership of units and households within the city limits. The data reveals that in 2005, 23% of the city's housing units were homesteaded and 74% of the city's households were owner occupied.

TABLE 4
OCCUPANCY STATUS/HOMESTEAD STATUS
PANAMA CITY BEACH, 2005

Total Housing Units	11,326
Homesteaded Units	2,548
Second Homes/Rental Units	8,778
Total Households	4,206
Owner Occupied Households	3,110
Renter Occupied Households	1,096
Average Household Size	2.4 persons

Note: A household is a group of related or unrelated persons who share living arrangements.

Source: Shimberg Center for Affordable Housing-University of Florida, City of Panama City Beach Building and Planning Department.

The housing inventory in the City contains approximately 5,381 vacant units. The status of these units is reflected in Table 5.

**TABLE 5
VACANCY STATUS
IN PANAMA CITY BEACH
2000 (5,320 units)**

<u>STATUS</u>	<u>NUMBER OF UNITS</u>
For rent	1,272
For sale only	135
Rented or sold, not occupied	101
For seasonal recreational or occasional use	3,568
Other vacant	244

Sources: * 2000 U.S. Census, all other are estimates from the City of Panama City Beach Building & Planning Department based upon historical ratios.

**TABLE 5-A
MEDIAN SALES PRICE FOR SELECT HOUSING TYPE 2003/2005**

<u>HOUSING TYPE</u>	<u>SALES PRICE 2003</u>	<u>SALES PRICE 2005</u>
Single Family	\$138,900	\$283,400
Condominium	\$145,000	\$395,500

Source: Shimberg Center for Affordable Housing-University of Florida, City of Panama City Beach Building and Planning Department

3. VALUE OF EXISTING HOUSING UNITS

Table 6 reflects the value of the owner-occupied housing units:

TABLE 6
VALUE OF OWNER-OCCUPIED HOUSING 2000

<u>VALUE</u>	<u>PANAMA CITY BEACH</u> <u>UNITS</u>	<u>BAY COUNTY</u> <u>UNITS</u>
Less than \$ 50,000	66	3,421
50,000 to 99,999	774	13,768
100,000 to 149,000	599	6,834
150,000 to 199,999	385	3,249
200,000 to 299,999	223	2,189
300,000 or MORE	42	1,119
TOTAL	2,089	30,580

Sources: 2000 U.S. Census.

The remaining occupied housing units in Panama City Beach are occupied by renters who contract with the property owner on a monthly basis. Table 7 outlines the specified renter-occupied housing units and the monthly contract rent.

According to the Shimberg Center for Affordable Housing, the median gross monthly rent for the City of Panama City Beach in 2000 was \$671 and Bay County was \$536. In September 2006, it is estimated the median gross monthly rent in Panama City Beach was \$1,000. In 2008, rent appears to have dropped to an estimated median gross monthly rent of about \$850.

TABLE 7
MONTHLY CONTRACT RENT
2000

CONTRACT RENT AMOUNT	<u>PANAMA CITY BEACH</u> <u>NUMBER OF UNITS</u>
No Cash Rent	83
Less than \$250.00	13
\$ 250.00 to \$499.00	174
\$500.00 to \$749.00	417
\$750.00 to \$999.00	205
<u>\$1,000 OR MORE</u>	<u>29</u>
TOTAL	921

Sources: Shimberg Center for Affordable Housing-University of Florida, 2000.

4. SUBSTANDARD HOUSING

Panama City Beach has developed ordinances to control the proliferation of substandard structures in the City. Chapter 15 of the Code of Ordinances of Panama City Beach defines substandard structures as:

Any condition or use of premises or of building exteriors which is detrimental to the property of others or which causes or tends to cause substantial diminution in the value of other property in the neighborhood in which the premises are located, including, but not limited to, the keeping or depositing on or the scattering over the premises of lumber, junk, trash, debris or abandoned, discarded, unused objects or equipment such as automobiles, furniture, stoves, refrigerators, freezers, cans or containers.

Any dwelling or structure or any portion thereof, including accessory buildings, structurally unsafe, unstable, unsanitary, inadequately provided with exit facilities, constituting a fire hazard, unsuitable or improper for the use or occupancy for which they are put, constituting a hazard to health or safety because of inadequate maintenance, dilapidation, obsolescence or abandonment, and dangerous to life or property, or by reason of fire, decay, deterioration, structural defects, improper design, unstable foundations, termites, acts of God, or other causes dangerous to the occupants thereof or to the surrounding buildings and to occupants thereof, or a menace to the public health, or a fire hazard, or so unsafe as to endanger life or property or render the use of the public

streets dangerous or otherwise in material violation of the housing, building, electrical, plumbing, mechanical, health or fire codes of the City.

In 1992, the City Building Department conducted a survey to determine the substandard units in the City as defined by the ordinances of the City. The study revealed that there were six structures which were considered to be substandard.

Recently, the City has caused two older motels and one restaurant/bar to be demolished because of the substandard structures. The old Salty's restaurant/bar was demolished by the owner because of action by the City. The Surfside Villas was demolished by the City and a lien placed against the owners. The City entered into an agreement with the owners of the Fiesta Motel by which the owners are currently demolishing the north side development consisting of an old arcade, miniature golf course, and several accessory buildings. The City will take future action against the site of the old Miracle Strip Amusement Park, the old Islander Motel, and the old U-Turn Sunburn. The City has also been aggressive with residential structures that have fallen into disrepair from owners who had hoped to flip them for a quick sale were unable to before the market evaporated.

5. SUBSIDIZED HOUSING UNITS

Currently, the City has one renter-occupied housing developments which utilize federal, state or local subsidies. The Stone Harbor Apartments are located on Alf Coleman Road and consist of 235 units.

6. COMMUNITY RESIDENTIAL HOMES

Pursuant to Chapter 419, F. S., a community residential home is defined as a dwelling unit licensed to serve clients of the Department of Children and Family Services, which provides a living environment for 7 to 14 unrelated residents who operate as the functional equivalent of a family, including such supervision and care by supportive staff as may be necessary to meet the physical, emotional, and social needs of the residents. Homes of six or fewer residents which otherwise meet the definition of a community residential home shall be deemed a single family unit and a noncommercial, residential use for the purpose of local laws and ordinances.

Community residential homes do not include rooming or boarding houses, hotels, residential treatment facilities, nursing homes, or emergency shelters. Presently, there are no community residential homes located in the City.

7. MOBILE HOMES

According to the Shimberg Center, there were approximately 596 mobile homes in the City of Panama City Beach in 2002. Due to the recent increase in real estate values coupled with improved coastal building standards and redevelopment of existing lots, it is estimated that the placement of mobile homes in the City limits is expected to be minimal over the next 10 years.

8. HISTORICALLY SIGNIFICANT HOUSING

In Panama City Beach, approximately 50 structures and sites have been reported and listed in the Florida Master Site File of the Bureau of Historic Preservation, Florida Department of State. It is expected that many of these structures have been destroyed by storms such as Hurricane Opal or have been remodeled. A survey of the housing supply will be necessary to determine the extent of historically significant housing.

9. ANALYSIS OF EXISTING HOUSING INVENTORY AND PROJECTIONS FOR THE FUTURE.

Panama City Beach has experienced a 75% growth rate between 2000 and 2008 for an annual average of 9.4%. The residential population projection for 2010 is 15,500 residents and the projection for 2020 is 25,500 residents. Table 8 reflects the projected population.

**TABLE 8
POPULATION AND HOUSEHOLD
SIZE PROJECTIONS, PANAMA CITY BEACH
1980 TO 2020**

<u>YEAR</u>	<u>1980</u>	<u>1990</u>	<u>2000</u>	<u>2007</u>	<u>2010*</u>	<u>2015*</u>	<u>2020*</u>
Panama City Beach (residents)	2,148	4,051	7,671	11,651	15,500	20,500	25,500
Housing Units	6,246	8,272	8,965	18,199	16,300	22,000	27,000
Household Size	2.43	2.29	2.17	2.40	2.60	2.70	2.50

SOURCE: 1980 U.S. Census; 1990 U.S. Census, and the 2000 U.S. Census.

* Estimates from the Panama City Beach Building & Planning Department calculations.

Notes:

- (1) Projected residential population taken from Table 1, Section 2, of the Comprehensive Plan.
- (2) For 2010/2015, housing unit construction estimates: 26 year period from 1980-2006 = 191.40% increase or +7.36% per year.
- (3) Projected household size estimated based on historical trends.

A. Projected Housing Needs

Based upon historical data, the projected new construction through 2020 is:

**TABLE 9
PROJECTED HOUSING CONSTRUCTION
THROUGH 2020**

<u>TYPE OF UNIT</u>	<u>2005 NEW UNITS</u>	<u>2007-2010 NEW UNITS</u>	<u>2010-2015 NEW UNITS</u>	<u>2015-2020 NEW UNITS</u>
Single family	675	525	425	425
Multi-family	100	480	600	600
Condominium	450	1,281	1,000	1,000
Mobile home	75	0	0	0
Total:	1300	2,286	2,025	2,025

SOURCE: Panama City Beach Building & Planning Department calculations

Notes:

- Housing Construction is based on construction activity between 2000 and 2006, projects underway in 2007, and an estimated continued slowdown in housing construction after 2010.

10. AFFORDABLE HOUSING

According to the US Department of Housing and Urban Development, affordable housing is a household that pays no more than 30% of its annual income on housing. Families who pay more than 30% of their annual income for housing are considered cost burdened and may have difficulty affording necessities such as food, clothing, transportation, and medical care. A low income family is defined as a family at or below 80% of the area's median income. A very low income family is at or below 50% of the area's median income. According to the Shimberg Center for Affordable Housing, the 2005 HUD median income for a family of four in Bay County is \$49,300. Therefore, a very low income family would have a household income of \$24,650 or less and a low income family would have a household income of \$24,651-\$39,440. As such, a very low income family in Bay County should not spend more than \$616.25 a month for housing and a low income family should not spend more than \$986 a month for housing. Housing includes rent/mortgage, taxes, insurance, and utilities. In 2005, 958 (23%) households were paying more than 30% of their income for rent or mortgage costs and 406 (10%) households were paying more than 50% of their income for housing.

GOALS, OBJECTIVES AND POLICIES

GOAL: ASSIST IN PROVIDING ADEQUATE HOUSING TO MEET THE NEEDS OF THE FUTURE RESIDENTS OF THE CITY.

OBJECTIVE 1: Assist, through a favorable regulatory environment, the Private sector to provide new dwelling units of various types, sizes and costs to meet the housing needs of the City.

POLICY 1.1: The City will review ordinances, codes, regulations and the permitting process for the purpose of eliminating excessive requirements, and amending or adding other requirements in order to increase private sector participation in meeting the housing needs, while continuing to ensure the health, welfare and safety of the residents.

POLICY 1.2: The City will continue to require energy efficient design and construction of new housing and look for opportunities to increase elements of such design as well as encourage the use of renewable energy resources.

OBJECTIVE 2: By 2015, most substandard housing shall be eliminated, with half of the substandard units eliminated by 2013.

POLICY 2.1: Continue increased code enforcement activities, through regular annual inspections of the housing stock in neighborhoods where code violations are more prevalent, and institute special concentrated code enforcement activities where warranted.

POLICY 2.2: Continue providing local public funds for the demolition of substandard housing and other residential and non-residential structures.

POLICY 2.3: Assist neighborhood upgrading projects by providing code enforcement assistance.

POLICY 2.4: By 2010, the City will conduct a survey of substandard dwelling units and nonresidential structures for the purposes of requiring remodeling or demolition.

OBJECTIVE 3: Adequate sites for housing for very low, low, and moderate-income persons will be available to meet their housing needs.

POLICY 3.1: The City will use its political resources to find state/federal funds for very low, low, and moderate housing projects and will conduct an affordable housing study by 2010 to define the extent of the problem and identify solutions.

POLICY 3.2: The City will conduct a study of affordable housing needs that shall identify the demand and supply of affordable housing units and recommend strategies for supplying additional units.

OBJECTIVE 4: RESERVED FOR FUTURE USE.

OBJECTIVE 5: Sites for group homes will be available at suitable locations to ensure that the needs of persons requiring such housing are met.

POLICY 5.1: A community residential home, as defined in Chapter 419, F.S., with six or fewer residents which otherwise meet the definition of a community residential home shall be deemed a single-family unit and a noncommercial, residential use for the purpose of local laws and ordinances.

POLICY 5.2: Other community-based residential care facilities needed to serve group homes and the clients of other programs shall be allowed at sites within the appropriate residential or institutional areas of the City.

POLICY 5.3: Supporting infrastructure and public facilities necessary to the support and encouragement of independent living for the clients of relevant programs shall be provided.

OBJECTIVE 6: Historically significant housing, if any, will be preserved and protected for residential uses.

POLICY 6.1: Assist the rehabilitation and adaptive reuse of historically significant housing through technical assistance.

POLICY 6.2: The City shall assist property owners of historically significant housing in applying for and utilizing state and federal assistance programs.

POLICY 6.3: By 2012, the City will conduct a historical site and structure study to evaluate those areas and structures identified by the Florida Master Site File and recommend strategies for restoring or protecting such areas or structures where appropriate.

POLICY 6.4: All applicable provisions of the Comprehensive Plan will be updated to include the findings of the historical area and structure survey.

OBJECTIVE 7: The useful life of the existing housing stock will be conserved and extended, and neighborhood quality will be improved.

POLICY 7.1: Review the City housing and health codes and standards relating to the care and maintenance of residential and neighborhood environments and facilities.

POLICY 7.2: Schedule and concentrate public infrastructure and supporting facilities and services to upgrade the quality of existing neighborhoods.

POLICY 7.3: Encourage individual homeowners to increase private reinvestment in housing by providing information and technical assistance programs.