

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.

TABLE 1
AGE OF HOUSING INVENTORY
IN PANAMA CITY BEACH

<u>DATE OF CONSTRUCTION</u>	<u>NUMBER OF UNITS</u>
1939 and before	27
1940 thru 1949	114
1950 thru 1959	193
1960 thru 1969	200
1970 thru 1979	911
1980 thru 1989	4,608
1990 thru 1999	2,503
2000 thru 2009	8,708
2010 Thru 2018	2,316

Source: 2017 U. S. Census, Bay County GIS and 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 2018**

<u>STRUCTURAL TYPE</u>	<u>PANAMA CITY BEACH NUMBER OF UNITS</u>
Single family	5,441
Multi-family	2,242
Condominiums	11,759
Mobile homes	138
Total:	19,580

Source: Panama City Beach Building & Planning Department calculations, Bay County GIS 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 1999
PANAMA CITY BEACH

YEAR	OF UNITS	SINGLE FAMILY	MULTI FAMILY	CONDOS	MOBILE HOMES
1999	324	139	171	*	14
2000	163	132	19	*	12
2001	189	161	12	*	16
2002	272	156	104	*	12
2003	1719	173	250	1296	0
2004	1326	224	20	1081	1
2005	2660	157	160	2343	0
2006	1397	51	396	950	0
2007	418	55	363	0	0
2008	36	23	13	0	0
2009	52	11	40	0	1
2010	31	15	16	0	0
2011	90	66	24	0	0
2012	83	83	0	0	0
2013	361	96	264	0	1
2014	108	108	0	0	0
2015	126	125	0	0	1
2016	436	156	27	250	3
2017	759	118	638	0	3
2018	179	143	33	0	3

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 US Census, Bay County GIS and the City of Panama City Beach Building Department, there were approximately 19,580 housing units, 3,580 homesteaded units and 5,332 households which averaged 2.33 persons per household in Panama City Beach in 2018. 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 2018, 18% of the city's housing units were homesteaded and 60% of the city's households were owner occupied.

TABLE 4
OCCUPANCY STATUS/HOMESTEAD STATUS
PANAMA CITY BEACH, 2018 ESTIMATES

Total Housing Units	19,580
Homesteaded Units	3,580
Second Homes/Rental Units	16,000
Total Households	5,332
Owner Occupied Households	3,181
Renter Occupied Households	2,151
Average Household Size	2.33 persons

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

Source: City of Panama City Beach Building and Planning Department, US Census and Bay County GIS.

The housing inventory in the City contains approximately 13,314 vacant units. The status of these units is reflected in Table 5.

**TABLE 5
VACANCY STATUS
IN PANAMA CITY BEACH
2018 EST(13,314 units)**

<u>STATUS</u>	<u>NUMBER OF UNITS</u>
For rent	5,675
For sale	107
Rented or sold, not occupied	186
For seasonal recreational or occasional use	7,027
Other vacant	319

Sources: * 2013-17 U.S. Census, City of Panama City Beach Building & Planning Department based upon historical ratios.

**TABLE 5-A
MEDIAN SALES PRICE FOR SELECT HOUSING TYPE 2017-2018**

<u>HOUSING TYPE</u>	<u>SALES PRICE 2017</u>	<u>SALES PRICE 2018</u>
Single Family	\$259,307	\$250,000
Condominium	\$238,460	\$238,200

Source: Shimberg Center for Affordable Housing-University of Florida.

3. VALUE OF EXISTING HOUSING UNITS

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

TABLE 6
VALUE OF OWNER-OCCUPIED HOUSING 2017

PANAMA CITY BEACH	<u>VALUE</u>	<u>UNITS</u>
Less than \$ 50,000	165	4,018
50,000 to 99,999	123	6,865
100,000 to 149,000	579	7,495
150,000 to 199,999	492	8,113
200,000 to 299,999	1,050	9,286
300,000 to 499,999	655	5,313
<u>500,000 to over 1,000,000</u>	<u>117</u>	<u>1,791</u>
TOTAL	3,181	42,881

Sources: 2017U.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 2017 was \$1,151 and Bay County was \$966. In 2008 the estimated median gross monthly rent was about \$850.

TABLE 7

RENTER HOUSEHOLDS BY GROSS RENT 2017

CONTRACT RENT AMOUNT	PANAMA CITY BEACH <u>NUMBER OF UNITS</u>
No Cash Rent	48
\$500.00 to \$749.00	136
\$750.00 to \$999.00	456
\$1,000 to \$1,499	1,198
\$1,500 to 1,999	221
<u>\$2,000 to \$2,499</u>	<u>87</u>
TOTAL	2146

Sources: Shimberg Center for Affordable Housing-University of Florida 2013-2017 estimate.

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.

The City continues to conduct surveys on a weekly basis to identify substandard units, as defined by the City's Code of Ordinances. Within the last few years, 15 residential and commercial structures which were considered to be substandard were demolished.

The City has also been aggressive with structures that have fallen into disrepair. The City has implemented a building maintenance code to address these buildings. In 2019, when the code was implemented, the City identified (20) structures that fell into this category. Since then, these buildings have been brought up to Code. Code Enforcement will continue to monitor and conduct surveys to insure the health and safety of its residents.

5. SUBSIDIZED HOUSING UNITS

Currently, the City has two 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 and Pelican Point Apartment which is located on Clarence Street and consists of 78 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 data gathered from the Shimberg Center, Bay County GIS and the Panama City Building Division there were approximately 138 mobile homes in the City of Panama City Beach in 2018. 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 conducted in 2011 determined there were no historically significant housing units located in the City Limits.

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

The residential population projection for 2020 is 14,700 residents and the projection for 2030 is 19,016 residents. Table 8 reflects the projected population.

**TABLE 8
POPULATION AND HOUSEHOLD
SIZE PROJECTIONS, PANAMA CITY BEACH
2000 TO 2040**

<u>YEAR</u>	<u>2000</u>	<u>2010</u>	<u>2020*</u>	<u>2030*</u>	<u>2040*</u>
Panama City Beach (residents)	7,671	11,554	14,711	19,016	24,581
Housing Units	8,965	17,141	20,400	24,620	27,840
Household Size	2.17	2.20	2.33	2.41	2.49

SOURCE:

* 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) Housing Construction is based on construction activity from 2015 to 2018, 2019-year end estimates and the assumption the current acceleration in multifamily development will slow.
- (3) Projected household size based on US Census figures 2000, 2010 and (2017 2.33).

A. Projected Housing Needs

Based upon historical data, the projected new construction through 2040 is:

TABLE 9
PROJECTED HOUSING CONSTRUCTION
THROUGH 2040

<u>TYPE OF UNIT</u>	<u>2018</u> <u>NEW UNITS</u>	<u>2020-2030</u> <u>NEW UNITS</u>	<u>2030-2040</u> <u>NEW UNITS</u>
Single family	143	1,550	1,550
Multi-family	33	2,000	1,000
Condominium	250	640	640
Mobile home	3	30	30
Total:	179	4,220	3,220

SOURCE: Panama City Beach Building & Planning Department calculations.

Notes:

1. Housing Construction is based on construction activity from 2015 to 2018, 2019-year end estimates and the assumption the current acceleration in multifamily development will slow.
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10. AFFORDABLE HOUSING

According to the US Department of Housing and Urban Development, affordable housing is 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 2017 median income for a family of four in Bay County is \$ 58,619. Therefore, a very low income family would have a household income of \$29,310 or less and a low income family would have a household income of \$46,895. As such, a very low income family in Bay County should not spend more than \$733 a month for housing and a low income family should not spend more than \$1,172 a Month for housing. Housing includes rent/mortgage, taxes, insurance, and utilities. In 2016, 1,297 (23 %) of households were paying 30.1% to50 % of their income for rent or mortgage costs and 926 (17%) of 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 2030, most substandard housing shall be eliminated, with half of the substandard units eliminated by 2020.

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: The City continues to conduct surveys 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 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 6.4: 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.