

# 2 Projected Housing Conditions: Analysis of Housing Availability and Data in Unincorporated Pinellas County

## PINELLAS COUNTY POPULATION ESTIMATES AND PROJECTIONS

The Pinellas County Housing Element addresses existing and projected housing needs to the year 2025. Population estimates and projections are the basic determinant of housing, or dwelling unit, need. Pinellas County generates its own population projection data in order to supplement the Affordable Housing Needs Assessment data with local data that is more accurately tailored to the specific characteristics of Pinellas County. A major component of the Pinellas County Planning Department's locally-generated data is its *Population & Employment Projections: Pinellas County, 2005 – 2030*, *Pinellas County 2004 Socioeconomic Report*, and *Annual Housing Report*. Please refer to the *Future Land Use and Quality Communities Element* for a detailed discussion of the County's population methodology, including the persons per unit figures used to develop projections.

As seen in **Table 10**, the number of permanent dwelling units projected for unincorporated Pinellas County is expected to increase from 140,418 to 146,157 between 2005 and 2025. This is an increase of 5,739 dwelling units.

**Table 11** shows the estimated and projected permanent population for the entire County, each municipality, and the unincorporated area for the years 2005 through 2025. These population projections were derived from dwelling unit projections that are based on adopted Future Land Use Maps and anticipated redevelopment activity. The growth in dwelling units was projected using a double exponential growth model, and the number of dwelling units was multiplied by the persons per dwelling unit ratios derived from the 2000 U.S. Census to calculate the permanent population growth for the unincorporated area and each of the municipalities in the County (see **Tables 10 and 11**).

Unincorporated Pinellas County had an estimated permanent population of 276,334 residents in 2005. Between 2005 and 2025, the unincorporated County population is expected to increase to 292,269. This is an increase of 15,935 permanent residents, or a 5.8% increase by 2025. This growth does not take into account any annexations that may occur during this 20-year period.

**TABLE 10**  
**Pinellas County, Florida**  
**Housing Unit/Dwelling Unit Estimates and Projections by Jurisdiction**

Jurisdiction	Year				
	2005	2010	2015	2020	2025
Belleair	2,371	2,389	2,401	2,409	2,415
Belleair Beach	1,218	1,232	1,239	1,243	1,245
Belleair Bluffs	1,997	2,007	2,014	2,019	2,022
Belleair Shore	59	61	61	62	62
Clearwater	60,284	61,494	62,305	62,845	63,205
Dunedin	20,823	21,157	21,375	21,516	21,608
Gulfport	7,450	7,504	7,547	7,582	7,623
Indian Rocks Beach	3,542	3,587	3,611	3,624	3,631
Indian Shores	2,482	2,495	2,503	2,506	2,509
Kenneth City	2,292	2,301	2,309	2,315	2,320
Largo	48,066	48,426	48,664	48,823	48,931
Madeira Beach	4,035	4,049	4,057	4,031	4,063
North Redington Beach	1,354	1,356	1,356	1,357	1,357
Oldsmar	6,623	7,007	7,219	7,337	7,403
Pinellas Park	23,333	23,979	24,473	24,852	25,231
Redington Beach	966	984	993	998	1,000
Redington Shores	2,183	2,195	2,201	2,205	2,206
Safety Harbor	8,096	8,428	8,636	8,765	8,845
St. Petersburg	129,416	131,520	133,178	134,483	135,976
St. Pete Beach	8,476	8,504	8,519	8,526	8,530
Seminole	10,493	10,782	10,973	11,098	11,179
South Pasadena	3,910	3,913	3,915	3,917	3,919
Tarpon Springs	12,637	13,404	13,956	14,348	14,625
Treasure Island	5,928	5,950	5,961	5,967	5,970
Unincorporated County	140,596*	142,944	144,487	145,455	146,157
<b>TOTAL</b>	<b>508,630</b>	<b>517,668</b>	<b>523,955</b>	<b>528,312</b>	<b>532,034</b>

Source: Pinellas County Planning Department, 08/04, rev. 02/07

Notes: Totals may be adjusted due to rounding. The terms "housing unit" and "dwelling unit" are used interchangeably. Subsequent addition may not match totals due to rounding. The projections for the municipal / unincorporated areas do not account for or predict annexations that may occur in the future. Annexations may affect historical comparisons.

\* This number of unincorporated dwelling units for 2005 is based on actual unit data from the Pinellas County GIS versus an estimate. This may affect totals.

**TABLE 11**  
**Pinellas County, Florida**  
**Permanent Population Estimates and Projections by Jurisdiction**

JURISDICTION	YEAR				
	2005	2010	2015	2020	2025
Belleair	4,077	4,110	4,136	4,155	4,169
Belleair Beach	1,122	1,130	1,138	1,145	1,152
Belleair Bluffs	3,314	3,334	3,350	3,361	3,369
Belleair Shore	54	54	55	56	57
Clearwater	110,729	113,127	114,839	116,057	116,921
Dunedin	36,487	37,107	37,540	37,840	38,048
Gulfport	12,857	12,966	13,056	13,131	13,193
Indian Rocks Beach	5,236	5,285	5,332	5,377	5,421
Indian Shores	2,193	2,199	2,205	2,211	2,217
Kenneth City	4,913	4,935	4,954	4,969	4,981
Largo	83,473	84,254	84,830	85,253	85,564
Madeira Beach	4,561	4,572	4,583	4,593	4,603
North Redington Beach	1,777	1,778	1,779	1,780	1,781
Oldsmar	13,884	14,958	15,614	16,015	16,261
Pinellas Park	46,967	48,596	49,923	51,000	51,874
Redington Beach	1,271	1,287	1,303	1,317	1,332
Redington Shores	1,930	1,935	1,941	1,946	1,950
Safety Harbor	17,669	18,607	19,242	19,668	19,950
St. Petersburg	250,249	253,712	257,123	259,926	262,926
St. Pete Beach	11,017	11,058	11,081	11,094	11,101
Seminole	17,099	17,539	17,936	18,292	18,612
South Pasadena	5,565	5,570	5,574	5,577	5,580
Tarpon Springs	24,465	26,108	27,361	28,306	29,012
Treasure Island	7,521	7,544	7,557	7,564	7,568
Unincorporated County	276,334	282,710	287,037	290,069	292,269
<b>TOTAL</b>	<b>944,765</b>	<b>964,478</b>	<b>979,488</b>	<b>990,703</b>	<b>999,912</b>

Source: Pinellas County Department of Planning, June 2007

Note: Subsequent addition may not match totals due to rounding. The projections for the municipal / unincorporated areas do not account for or predict annexations that may occur in the future. Annexations may affect historical comparisons.

### **Vacant Developable Land Available to Meet Projected Housing Unit Needs Within Unincorporated Pinellas County**

Having projected the total number of housing units and population for unincorporated Pinellas County to 2025, we now look to see if there is enough vacant developable land to support the number of new housing units that will be required to meet that need. **Table 12**, below, indicates the number of potential housing units that may be constructed under the current Future Land Use Map (FLUM)'s land use restrictions. Each category of land use has a maximum allowable density. A parcel with a "Residential Rural" land use designation, for

example, is limited to a maximum density of 0.5 units per acre. The “Acres” column shows the total number of acres within a given land use category in unincorporated Pinellas County. So, as an example, there are 1,307.40 acres in unincorporated Pinellas County currently designated as “Residential Rural”.

The maximum allowable density for the Residential/Office/Retail (R/O/R), Residential/Office General (R/O/G) and Residential/Office Limited (R/OL/) land use categories are 10.0, 10.0, and 7.5 units per acre (u.p.a.), respectively as described in more detail in the *Future Land Use and Quality Communities Element* of the Comprehensive Plan. Note, however, that **Table 12** has adjusted the R/O/R, R/O/G and R/O/L maximum allowable density numbers down to 2.0, 3.0 and 0.0, respectively. The reason for this is that, based upon actual data for residential density among existing properties with the R/O/R, R/O/G and R/O/L designation, the actual average residential density was 2.0, 3.0 and 0.0.

**TABLE 12**  
**Amount of Vacant Developable Land and**  
**Number of Potential Housing Units**  
**in Unincorporated Pinellas County**

<u>Residential Land Classification</u>	<u>Maximum Allowable Density (Units/Acre)</u>	<u>Acres</u>	<u>Percentage Of Total Residential Acreage</u>	<u>Potential Units</u>
Residential Rural	0.5	1,307.40	47.28%	654
Residential Estate	1.0	132.8	4.80%	133
Residential Suburban	2.5	339.7	12.28%	849
Residential Low	5.0	507.2	18.34%	2,536
Residential Urban	7.5	278.7	10.08%	2,090
Residential Low Medium	10.0	75.1	2.72%	751
Residential/Office/Retail*	2.0*	70.4	2.55%	141
Residential/Office General**	3.0**	16.5	0.60%	50
Residential/ Office Limited***	0.0***	2.3	0.08%	0
Residential Medium	15.0	29.3	1.06%	440
Residential High	30.0	5.8	0.21%	174
<b>TOTALS</b>		<b>2,765.20</b>	<b>100.00%</b>	<b>7,816.80</b>

Source: Pinellas County Planning Department, October, 2007

\* Average residential density among existing R/O/R land use acreage is 2 units/acre.

\*\* Average residential density among existing R/OG land use acreage is 3 units/acre

\*\*\* Trend of residential development in existing R/OL land use acreage is barely existent; zero units allocated to R/OL.

According to **Table 12**, there are a total of 2,765 acres in unincorporated Pinellas County that may, potentially, be utilized for residential purposes. This equates to approximately 7,817 potential housing units. Therefore, under the current Future Land Use Map, there is enough vacant developable land available for residential land use to support 7,817 new housing units in unincorporated Pinellas County. For more information about how this number relates to future housing demand, please see the section in this Chapter entitled “Projected Housing Demand”.

## HOUSING DEMAND AND AFFORDABILITY

### ***Definition of “Affordable Housing”***

In general, income eligible households are said to be living in affordable housing when spending no more than 30% of income on either rent or mortgage payments. The assumption is that a very low to moderate income family spending more than this is cost burdened. Affordable housing, on the other hand, does not apply to wealthy households. If a household earning \$250,000 per year chooses to spend more than 30% of income on rent or mortgage payments, it could do so without being cost burdened. The issue of affordability is no longer a societal concern when the income exceeds 120%, or in some areas, 80% of the area median income.

For purposes of the Housing Element of the Comprehensive Plan, “affordable housing” has a very definite and specific definition. Affordable housing is defined under 9J-5.003 as “housing for which monthly rents or monthly mortgage payments, including taxes, insurance and utilities, do not exceed 30 percent of that amount which represents the percentage of the median adjusted gross annual income for the households or persons indicated in Section 420.00004, F.S.” Under subsections (8), (10), (11) and (15) of s. 420.00004, F.S. the following definitions apply:

(8) "**Extremely-low-income persons**" means one or more natural persons or a family whose total annual household income does not exceed 30 percent of the median annual adjusted gross income for households within the State. The Florida Housing Finance Corporation may adjust this amount annually by rule to provide that in lower income counties, extremely low income may exceed 30 percent of area median income and that in higher income counties, extremely low income may be less than 30 percent of area median income.

(10) "**Very-low-income persons**" means one or more natural persons or a family, not including students, the total annual adjusted gross household income of which does not exceed 50 percent of the median annual adjusted gross income for households within the state, or 50 percent of the median annual adjusted gross income for households within the metropolitan statistical area (MSA) or, if not within an MSA, within the county in which the person or family resides, whichever is greater.

(11) "**Low-income persons**" means one or more natural persons or a family, the total annual adjusted gross household income of which does not exceed 80 percent of the median annual adjusted gross income for households within the state, or 80 percent of the median annual adjusted gross income for households within the metropolitan statistical area (MSA) or, if not within an MSA, within the county in which the person or family resides, whichever is greater.

(15) "**Moderate-income persons**" means one or more natural persons or a family, the total annual adjusted gross household income of which is less than 120 percent of the median annual adjusted gross income for households within the state, or 120 percent of the median annual adjusted gross income for households within the metropolitan statistical area (MSA) or, if not within an MSA, within the county in which the person or family resides, whichever is greater.

In computing median income, the Pinellas County Community Development Department uses the guidelines provided by the Florida Housing Finance Corporation (see **Table 13**). According to the Florida Housing Finance Corporation, the March 2006 Tampa-St.Petersburg-Clearwater MSA (Hernando/Hillsborough/Pasco/Pinellas) the Area Median Income (AMI) was \$54,400. The U.S. Department of Housing and Urban Development (HUD), too, states that the AMI was \$54,400 for a family of four in 2006. Thirty percent of \$54,400 is \$16,320. So, affordable housing for an income group in the "Extremely-low-income persons" category in 2006, for example, meant that housing costs did not exceed \$16,320 per year.

**TABLE 13**  
**Income Limits for Various Income Groups**  
**Pinellas County, 2006**

Income Group	Percentage of Area Median Income *	Income Range of a Family of Four in this Category
Extremely Low Income	30% of AMI or less	Less than \$16,320
Very Low Income	Between 30% - 50%	\$16,320 - \$27,200
Low Income	Between 50% - 80%	\$27,201 - \$43,520
Moderate Income	Between 80% - 120%	\$43,521 - \$65,280

Source: Florida Housing Finance Corporation, 2006.

\*AMI=Area Median Income (Based on 2006 AMI for Tampa -St. Petersburg-Clearwater MSA of \$54,400)

***Housing Affordability (2006)***

According to the Florida Housing Finance Corporation's March 8, 2006 income limits for the Tampa-St. Petersburg-Clearwater MSA and the definitions for "affordable" under 9J-5.003 and 420.00004, F.S., the following chart represents the income thresholds for four categories as well as the maximum amount (of rent or monthly mortgage payments including taxes, insurance and utilities) considered to be affordable to these households for housing.

**TABLE 14**  
**Affordable Housing Categories Indicating the Maximum**  
**Affordable Housing Costs for Owners and Renters**

<b>Income Categories</b>	<b>Total Annual Adjusted Gross Household Income</b>	<b>Maximum Affordable Housing Costs Per Month (for both renters and owners) **</b>
Extremely-Low-Income Persons (30% of AMI*)	\$16,320	<b>\$408</b>
Very-Low-Income Persons (50% of AMI)	\$27,200	<b>\$680</b>
Low-Income Persons (80% of AMI)	\$43,520	<b>\$1,088</b>
Moderate-Income Persons (120% of AMI)	\$65,280	<b>\$1,632</b>

Source: Florida Housing Finance Corporation, March 2006.

\*AMI=Area Median Income (Based on 2006 AMI for Tampa -St. Petersburg-Clearwater MSA of \$54,400)

\*\*This is the maximum monthly rent or monthly mortgage payment including taxes, insurance, and utilities, and does not exceed 30% of the median adjusted gross annual income for households as indicated in subsection (8), (10), (11), or (15) of 420.00004 F.S. "Affordable" housing is defined under 9J-5.003 of the Florida Administrative Code.

## **Workforce Housing**

Section 163.3177(6)h, F.S. requires that "By July 1, 2008, each county in which the gap between the buying power of a family of four and the median county home sale price exceeds \$170,000, as determined by the Florida Housing Finance Corporation, and which is not designated as an area of critical state concern shall adopt a plan for ensuring affordable workforce housing. At a minimum, the plan shall identify adequate sites for such housing. For purposes of this sub-subparagraph, the term "workforce housing" means housing that is affordable to natural persons or families whose total household income does not exceed 140 percent of the area median income, adjusted for household size." s. 163.3177(6)h, F.S. As of 2008, unincorporated Pinellas County's gap between the buying power of a family of four and the median county home sale price does not exceed \$170,000, as determined by the Florida Housing Finance Corporation.

According to the Florida Housing Finance Corporation, the March 2006 AMI for the Tampa- St. Petersburg – Clearwater MSA was \$54,400. 140 percent of this AMI equals an annual household income of \$76,160. Under s. 420.00004 F.S. and 9J-5.003, F.A.C., "affordable"

equates to 30% of annual household income. A household with a household income of \$76,160 (140 percent of AMI) can spend up to \$22,848 per year (\$1,904 per month) and still not be spending more than 30% of annual household income (.30 x \$76,160 = \$22,848 and \$22,848 / 12 months = \$1,904 per month). This means that the buying power of a family of four earning 140 percent of AMI is \$1,904 per month.

The buying power a household with a household income of \$76,160 is approximately \$304,640. The median purchase price for a single-family existing home in Pinellas County, countywide, was \$200,000 in 2005 according to the most recently-available data from the Pinellas County Planning Department's 2005 Housing Report. In unincorporated Pinellas County in 2005, the median purchase price for a single-family existing home was \$230,000. 163.3177(6)h, F.S. refers to the "gap" between the buying power and the median county home sale price. The "gap" is the difference between a household's buying power and the median price of a house. Here, however, there is no gap, because the buying power of \$304,640 well exceeds the median purchase price for a single-family existing home whether unincorporated areas or countywide. Therefore, Pinellas County satisfies the workforce housing requirements of s. 163.3177(6)h, F.S. The analysis would be different but the result the same if we were to look at the median purchase price for a new single-family home, as this was \$474,000 in 2005 in unincorporated Pinellas County and \$356,400 countywide. Even looking at the more expensive \$474,000 new home, there is still less than the required \$170,000 difference or "gap" between the buying power number of \$304,640 and the highest median sale price in unincorporated Pinellas County. Furthermore, the median sale price of single-family homes has likely decreased significantly between 2005 and 2008 with the deflation of the housing market.

## Pinellas County Households by Size and Income

### *Projected Households by Size*

According to the Pinellas County Planning Department, as of 2005, households with 1 to 2 people made up approximately 72% of the total households in the County. Households with 3 to 4 people made up approximately 23% of the total households in the County, and households with 5 or more made up the remaining 5% of the total households in the County as of 2005 (**Table 15**). If these percentages remain constant, then the projected households by size in **Table 15**, below, is an approximation of the projected numerical breakdown.

**TABLE 15**  
**Existing and Projected Number of Year-Round Households**  
**by Size for Unincorporated Pinellas County**

Persons in Household	2000	2005	2010	2015	2020	2025
<b>1 to 2</b>	90,803	90,701	91778	92990	93877	94609
<b>3 to 4</b>	29,006	28,974	29440	29562	29528	29430
<b>5 or more</b>	6,306	6,299	6859	6906	6922	6917
<b>Total</b>	<b>126,115</b>	<b>125,974</b>	<b>128078</b>	<b>129460</b>	<b>130328</b>	<b>130956</b>

Source: Pinellas County Planning Department, March 2008; based on percentage distributions from the Florida Housing Data Clearinghouse (FHDC) which used data from the 2000 U.S. Census, and population estimates prepared by the Pinellas County Planning Department.

Note: These numbers are consistent with the unincorporated Pinellas County projections in **Table 10** after being adjusted for a vacancy rate between 10 and 11%. Therefore, these numbers do not include vacant housing units, including those used only seasonally.

### *Projected Households by Income Range*

The Florida Housing Data Clearinghouse (FHDC) utilized the methodology of the Affordable Housing Needs Assessment (AHNA) to determine the numbers and percentages of households within various categories of AMI. Based upon the FHDC's percentage distribution of data and applying Pinellas County's population projections for unincorporated areas of Pinellas County, in 2005 only 7% of occupied year-round households in 2005 had a household income that was 30% or less of Area Median Income (AMI) (**Table 16**). With an AMI of approximately \$54,400, this means that only 7% of households occupied year-round earned \$16,320 per year or less. According to projections by the FHDC, this is expected to increase to 8% by the year 2025. Because the Pinellas County Planning Department is using the FHDC's percentage distributions for projections, Pinellas County's projections for 2025 also show that 8% of occupied households in unincorporated areas will have a household income that is 30% or less of AMI.

As depicted in **Table 16**, 9% of year-round households in 2005 had an income between 30.01 and 50% of AMI, meaning that income was between \$16,320 and \$27,200 based upon **Table 14**. This qualifies as the "Extremely-Low-Income" category in **Table 14**. As depicted in **Table 16**, 17% of year-round households in 2005 earned between 50.01% and 80% of AMI (between \$27,200 and \$43,520) (**Table 16**). These year-round households earning between 50.01% and 80% of AMI in 2005 fall within the "Very-Low-Income" category in **Table 14**. In 2005, 22% of year-round households earned between 80.01% and 120% of AMI (between \$43,520 and \$65,280). Those earning between 80.01 and 120% of AMI are considered "Low-Income" in **Table 14**. The category with the largest percentage (45%) for 2005 in **Table 16** are the year-round households earning 120.01% or more of AMI (\$65,280 or more). Those earning 120% of AMI fall within the "Moderate-Income" category in **Table 14**. So, for 2005, **Table 16** depicts a total of 33% of year-round households as falling within the "Low-Income", "Very-Low-Income" or "Extremely-Low-Income" categories in **Table 14**. These percentages, according to the Florida Housing Data Clearinghouse (FHDC), are expected to remain relatively constant through the year 2025.

**TABLE 16**  
**Existing and Projected Income Range of Year-Round Occupied Households**  
**In Unincorporated Pinellas County as a Percentage of Area Median Income (AMI)**  
**2000 – 2025**

	Household Income as a Percentage of Area Median Income (AMI)	Year-Round Occupied Households	Percentage*
2000	120.01+% AMI	56,034	44
	30.01-50% AMI	11,559	09
	50.01-80% AMI	21,854	17
	80.01-120% AMI	27,221	22
	<= 30% AMI	9,447	08
	<b>Total</b>	<b>126,115</b>	<b>100.00</b>
2005	120.01+% AMI	56,688	45
	30.01-50% AMI	11,338	09
	50.01-80% AMI	21,416	17
	80.01-120% AMI	27,714	22
	<= 30% AMI	8,818	07
	<b>Total</b>	<b>125,974</b>	<b>100.00</b>
2010	120.01+% AMI	57464	45
	30.01-50% AMI	11512	9
	50.01-80% AMI	21993	17
	80.01-120% AMI	27606	22
	<= 30% AMI	9503	7
	<b>Total</b>	<b>128078</b>	<b>100.00</b>
2015	120.01+% AMI	57296	44
	30.01-50% AMI	11968	9
	50.01-80% AMI	22514	17
	80.01-120% AMI	27949	22
	<= 30% AMI	9733	8
	<b>Total</b>	<b>129460</b>	<b>100.00</b>
2020	120.01+% AMI	56774	44
	30.01-50% AMI	12440	10
	50.01-80% AMI	22988	18
	80.01-120% AMI	28181	22
	<= 30% AMI	9944	8
	<b>Total</b>	<b>130327</b>	<b>100.00</b>
2025	120.01+% AMI	56097	43
	30.01-50% AMI	12920	10
	50.01-80% AMI	12438	18
	80.01-120% AMI	28354	22
	<= 30% AMI	10146	8
	<b>Total</b>	<b>130955</b>	<b>100.00</b>

Source: Pinellas County Planning Department, March 2008; based on percentage distributions from the Florida Housing Data Clearinghouse (FHDC) which used data from the 2000 U.S. Census, and population estimates prepared by the Pinellas County Planning Department.

Note: These numbers are consistent with the unincorporated Pinellas County projections in **Table 10** after being adjusted for a vacancy rate between 10 and 11%. Therefore, these numbers do not include vacant housing units, including those used only seasonally.

\* Subsequent addition may not total 100% due to rounding

## ***Projected Housing Demand by Type***

### *Single-Family Projected Housing Need*

Based upon locally-generated housing unit data for 2005, the Pinellas County Planning Department determined the percentage distribution for the categories listed below in **Table 17**. The locally-generated data for 2005 is the most recent information currently available about the total number of housing units by type in unincorporated Pinellas County. Based on this 2005 housing unit data, unincorporated Pinellas County's single-family housing units made up 58.64% of the total (140,596) housing units (**Table 17**). So, the majority of housing units are single-family housing units in unincorporated areas of Pinellas County.

**Table 17** utilizes the Pinellas County Planning Department's housing unit projections to the year 2025 and combines this data with the known 2005 data for the number of housing units in unincorporated Pinellas County in order to derive projections by type. Single-family housing units are projected to increase to 85,710 by the year 2025. This is an increase of 3,261 housing units over the 20-year planning period. **Table 17**, however, assumes that the percentage distribution derived from known 2005 data will remain constant. This is not likely to be the case.

**TABLE 17**  
**Existing and Projected Housing Units by Type**  
**Unincorporated Pinellas County**  
**2005 - 2025**

<b>Year</b>	<b>Single Family 1 Att./Detach.</b>	<b>Multi-Family (2 or more)</b>	<b>Mobile Homes / Manufactured Housing</b>	<b>Total Housing Units*</b>	<b>Total Year-Round Occupied Housing Units**</b>
<b>2005</b>	82,449	39,211	18,936	140,596	125,974
<b>2010</b>	84,079	39,929	18,936	142,944	128,078
<b>2015</b>	85,150	40,401	18,936	144,487	129,460
<b>2020</b>	85,821	40,697	18,936	145,455	130,328
<b>2025</b>	86,309	40,912	18,936	146,157	130,956

Source: Pinellas County Planning Department, March 2008 (based on 2005 data).

\* These number are consistent with the Housing Unit projections in **Table 10**.

\*\* These numbers represent the "Total Housing Unit" number adjusted to account for a vacancy rate of between 10 and 11%. This adjusted number represents year-round occupied housing units.

### *Projected Multi-Family and Manufactured Home Demand*

Based upon locally-generated data for 2005, there were approximately 39,132 multi-family housing units in unincorporated Pinellas County in 2005. Of the total 140,596 housing units estimated to be in unincorporated areas of the County for 2005, the estimate of 39,132 multi-family housing units represented 27.83% of the total. **Table 17** uses this percentage to generate projections to the year 2025.

While **Table 17** holds this percentage constant until 2025, the category of multi-family housing units may change over time to make up a larger percentage of the total number of housing units in unincorporated Pinellas County. Because of factors such as the redevelopment of mobile home parks, for example, the number of mobile homes is likely to actually decrease over time rather than remain constant as shown in **Table 17**. Therefore, the percentage of multi-family housing units in **Table 17** is likely to increase from the 27.83% estimate in 2005. Simultaneously, mobile homes are expected to decrease from 13.46%.

## Existing and Projected Cost-Burdened Households by Cost or Rent 2005 – 2025

### *Owner-Occupied Households and Affordable Housing*

**Table 18** utilizes the Florida Housing Data Clearinghouse's (FHDC) projections of the percentage of owner-occupied year-round households that are cost-burdened. According to **Table 18**, the majority of owner-occupied year-round households have affordable housing. Owner-occupied year-round households in 2005 made up about 79% of all occupied year-round households (**Table 18**). Of this 79%, 54% (68,342) paid 30% or less of AMI for housing expenses. In 2005, there were 31,076 owner cost-burdened households and 99,418 total owner-occupied households (**Table 18**). Cost-burdened owners made up 31% of the total occupied owner households in unincorporated Pinellas County in 2005.

By 2025, owner-occupied year-round households are expected to increase to 103,481. The Florida Housing Data Clearinghouse's (FHDC) projections are that the percentage of owner-occupied year-round households will remain constant from 2005 to 2025 at about 79% of the total. (**Table 18**). Of these 79% in 2025, 56% of owner-occupied year-round households will not be cost-burdened, and will pay less than 30% of AMI for housing costs. This includes estimates of homeowners who do not have a mortgage. Since housing expenses include mortgage costs, homeowners who have paid off their mortgage naturally have lower expenses for housing than owners with a mortgage.

### *Renter-Occupied Households and Affordable Housing*

According to **Table 18**, 21% (26,429) of all occupied housing units (125,974) in 2005 were renter-occupied households (**Table 18**). Out of a total of 26,429 renters in 2005, 8,780 (or 7%) were cost-burdened, paying 30.01 to 50% of AMI for housing. Out of these 26,429 rental units in 2005, only 11,174 (or 9%) had affordable housing, and 5% actually paid more than 50% of AMI for rental housing.

According to the Florida Housing Data Clearinghouse's methodology for estimating and projecting the percentage of renter-occupied year-round households, these percentages will remain relatively constant. In other words, in 2025 79% of occupied households will still be owner-occupied and 21% will still be renter-occupied. The overall total number of renter-occupied year-round households, however, will be higher. According to the Pinellas County Planning Department's projections, there will be 103,481 owner-occupied households and 27,475 renter-occupied households, totaling 130,956 households by 2025 in unincorporated Pinellas County (**Table 18**).

**TABLE 18**  
**Unincorporated Pinellas County Projection of Housing Cost Burden**  
**of Owners and Renters as a Percentage of Area Median Income**

<b>Year</b>	<b>Tenure</b>	<b>Housing Cost Burden</b>	<b>Housing Units Occupied Year-Round</b>	<b>Percent</b>
<b>2000</b>	<b>Owners</b>	30.01-50%	13,015	10%
		50.01+	8,052	6%
		<= 30%	78,807	63%
	<b>Owner Sub-Total</b>		<b>99,896</b>	<b>79%</b>
	<b>Renters</b>	30.01-50%	4,982	4%
50.01+		3,960	3%	
<= 30%		17,278	14%	
<b>Renter Sub-Total</b>		<b>26,219</b>	<b>21%</b>	
	<b>Total Owners + Renters</b>		<b>126,115**</b>	<b>100%</b>
<b>2005</b>	<b>Owners</b>	30.01-50%	18,077	14%
		50.01+	13,038	10%
		<= 30%	68,429	54%
	<b>Owner Sub-Total</b>		<b>99,544</b>	<b>79%*</b>
	<b>Renters</b>	30.01-50%	8,780	7%
50.01+		6,475	5%	
<= 30%		11,174	9%	
<b>Renter Sub-Total</b>		<b>26,429</b>	<b>21%</b>	
	<b>Total Owners + Renters</b>		<b>125,974</b>	<b>100%</b>
<b>2010</b>	<b>Owners</b>	30.01-50%	17,098	13%
		50.01+	11,975	9%
		<= 30%	72,134	56%
	<b>Owner Sub-Total</b>		<b>101,207</b>	<b>79%*</b>
	<b>Renters</b>	30.01-50%	7,646	6%
50.01+		6,596	5%	
<= 30%		12,628	10%	
<b>Renter Sub-Total</b>		<b>26,871</b>	<b>21%</b>	
	<b>Total Owners + Renters</b>	<b>Total</b>	<b>128,078**</b>	<b>100%</b>

2015	Owners	30.01-50%	17283	13%
		50.01+	12105	9%
		<= 30%	72912	56%
	Owner Sub-Total		<b>102,300</b>	<b>79%*</b>
	Renters	30.01-50%	7729	6%
50.01+		6667	5%	
<= 30%		12765	10%	
Renter Sub-Total		<b>27,162</b>	<b>21%</b>	
Total Owners + Renters		Total	<b>129,460**</b>	<b>100%</b>
2020	Owners	30.01-50%	17399	13%
		50.01+	12185	9%
		<= 30%	73401	56%
	Owner Sub-Total		<b>102,985</b>	<b>79%*</b>
	Renters	30.01-50%	7781	6%
50.01+		6712	5%	
<= 30%		12850	10%	
Renter Sub-Total		<b>27,342</b>	<b>21%</b>	
Total Owners + Renters		Total	<b>130,328**</b>	<b>100%</b>
2025	Owners	30.01-50%	17483	13%
		50.01+	12244	9%
		<= 30%	73754	56%
	Owner Sub-Total		<b>103,481</b>	<b>79%*</b>
	Renters	30.01-50%	7818	6%
50.01+		6744	5%	
<= 30%		12912	10%	
Renter Sub-Total		<b>27,475</b>	<b>21%</b>	
Total Owners + Renters		Total	<b>130,956**</b>	<b>100%</b>

Source: Pinellas County Planning Department, March 2008; based on percentage distribution data from the Florida Housing Data Clearinghouse (FHDC) which used data from the 2000 U.S. Census, and population estimates prepared by the Pinellas County Planning Department on 08/04, rev. 02/07.

\* Subsequent addition may not total 100% or the stated sub-totals due to rounding. The 2025 percentages for owners were 13.35%, 9.35% and 56.32% (totaling 79.02%) but were rounded to 13%, 9% and 56%, respectively (totaling only 78%).

\*\* These totals for housing units occupied year-round are consistent with the unincorporated County projections in **Table 10** after being adjusted a vacancy rate between 10 and 11%. Therefore, these numbers do not include vacant housing units, including those used only seasonally.

As a comparison, estimates by the American Community Survey (ACS) from indicate that nearly half of all occupied housing units in Pinellas County (countywide) were cost burdened in 2006. Not surprisingly, this is significantly more than the above estimates based upon U.S. Census Bureau data from 2000. The FHDC's percentages for cost-burden used in **Table 16** most likely underestimates the current cost-burden, because the housing bubble had not yet had its affect upon the housing market as of 2000. The ACS data from 2006, however, likely

overestimates cost-burden, because this was at the height of the housing bubble. Since the housing bubble bust, however, cost-burdened household statistics are likely somewhere between the above estimates based on 2000 data and the estimates below based upon 2006 ACS estimates.

### Projected Year-Round Owner and Renter-Occupied Housing Units

This section addresses Pinellas County’s projected occupied housing numbers by tenure. Tenure refers to housing units that are either owner-occupied or rented. **Table 19**, below, shows the projected owner and renter-occupied housing units in unincorporated Pinellas County.

**TABLE 19**  
**Projections by Tenure of Housing Units Occupied Year-Round**  
**Unincorporated Pinellas County**

Tenure	Year					
	2000	2005*	2010	2015	2020	2025
<b>Owner-Occupied Housing Units</b>	99,896	99,544	101,207	102,300	102,985	103,481
<b>Renter-Occupied Housing Units</b>	26,219	26,429	26,871	27,162	27,342	27,475
<b>Total Year-Round Households / Occupied Housing Units</b>	126,115	125,974	128,078	129,460	130,328	130,956

Source: Pinellas County Planning Department, March 2008; based on data from the Florida Housing Data Clearinghouse (FHDC) which used data from the 2000 U.S. Census, and population estimates prepared by the Pinellas County Planning Department on 08/04, rev. 02/07.

\*Pinellas County Planning Department.

#### *Projected Renter-Occupied Housing Unit Need*

As seen in the table above, the renter-occupied housing units are projected to increase from 26,249 in 2005 to 27,475 in 2025. This is an increase of approximately 1,226. Because need is defined as the difference between 2005 and 2025 numbers, the projected need for renter-occupied housing units is 1,226.

#### *Projected Owner-Occupied Households*

In applying Pinellas County’s population projections to the FHDC’s percentage breakdown of households by year (**Table 19**), Pinellas County developed its own projection of households by tenure. **Table 19** shows the number of owners increasing from 99,544 in 2005 to 103,481 in 2025. According to these data, unincorporated areas of Pinellas County will need an additional 3,937 owner-occupied households by 2025.

### PROJECTED HOUSING DEMAND

Projected housing demand means the difference between the projected number of year-round housing units (not including vacant housing units) in 2025 minus the estimated number of housing units in 2005. The resulting increase in the number of housing units is referred to as housing demand or housing need. As seen in **Table 19**, Unincorporated Pinellas County

estimates 125,974 year-round housing units in 2005 and projects approximately 130,955 year-round housing units by 2025. The difference of these two figures (approximately 4,982) represents the projected need of year-round housing units in addition to those already existing in 2005. To accommodate this need, unincorporated Pinellas County estimates that it will need a total of 103,481 owner and 27,475 year-round rental housing units by 2025 (Table 19). The difference between these projected 2025 figures and the estimated 2005 figures results in a projected need by tenure of 1,046 renter units (subtracting the 2005 renter-occupied housing unit figure of 26,429 from the 2025 figure of 27,475 in Table 19) and 3,937 (subtracting the 2005 owner-occupied housing unit figure of 99,544 from the 2025 figure of 103,481 in Table 19) owner-occupied housing units.

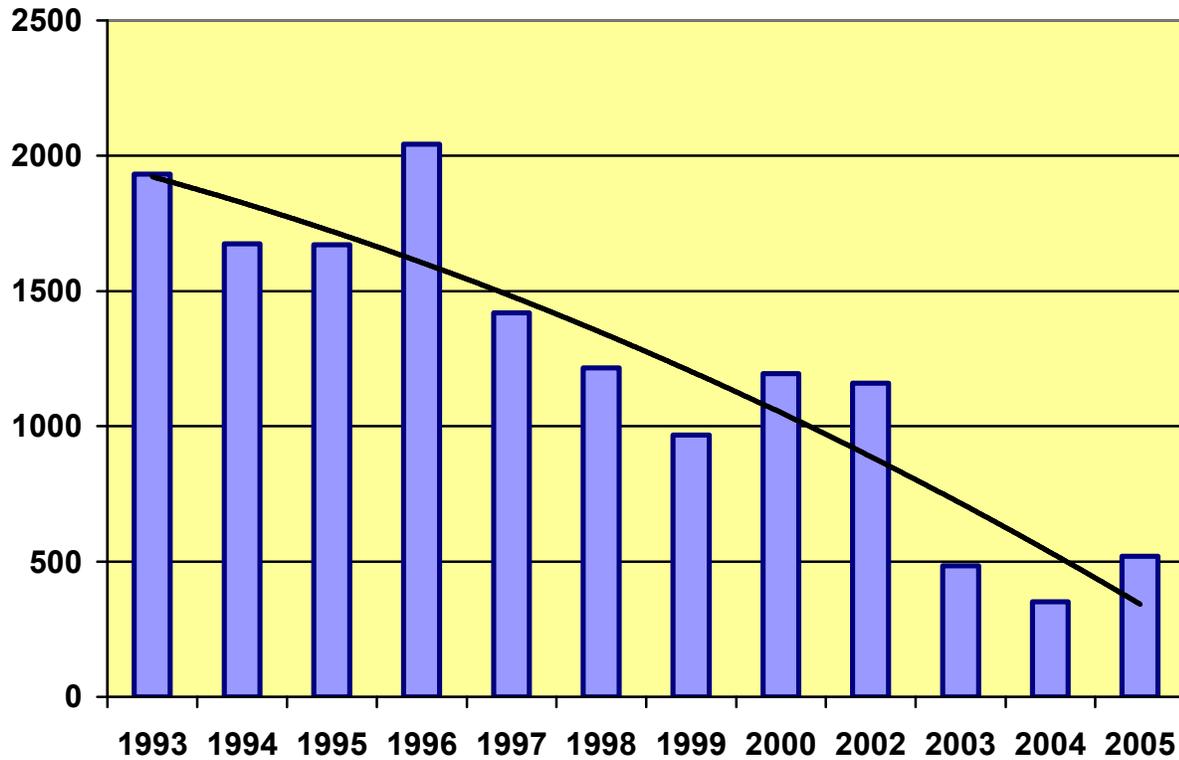
## **SUFFICIENT VACANT DEVELOPABLE LAND TO SUPPORT PROJECTED HOUSING DEMAND**

There currently appears to be enough undeveloped vacant land to supply the projected demand out to the year 2025. **Table 12** shows the number of potential units and acreage available in unincorporated areas of Pinellas County to accommodate the construction of new dwelling units. Within all of the land use categories that allow for residential land use, there is a total of 2,765 acres. This undeveloped land is sufficient for the construction of 7,817 new dwelling units. Because, as stated above, the projected year 2025 need is for an additional 1,046 renter-occupied and 3,937 owner-occupied year-round housing units, a total of approximately 4,982 housing units are needed. Because the projected need is for approximately 4,982 year-round housing units and there is sufficient undeveloped vacant land for 7,817 new housing units, there is sufficient vacant developable land to support the projected demand.

## **PORTION OF PROJECTED HOUSING DEMAND PROJECTED TO BE MET BY THE PRIVATE SECTOR**

In order for unincorporated Pinellas County to meet the projected need of an additional 4,982 owner-occupied housing units, it will need an average of approximately 249 new dwelling units built per year between 2005 and 2025 (dividing 4,982 by the 20-year planning horizon = 249 per year average). During the years between 1993 and 2005, an average of 1,390 new dwelling units were built in unincorporated areas of Pinellas County (see **Figure 2**, which is based upon data from the 2005 Housing Report. If this average were to continue through the year 2025, it would well exceed the projected demand of 249 new housing units per year. **Figure 2** depicts a trendline of the total number of new housing units built between 1993 and 2005 in unincorporated Pinellas County. This figure is derived from the Pinellas County Planning Department's 2005 Housing Report. The specific numbers from the 2005 Housing Report used to create **Figure 2** are found in **Table 8** of this Element.

**FIGURE 2**  
**Total New Housing Units Built Between 1993 and 2005**  
**Unincorporated Pinellas County**



Source: Pinellas County Planning Department, "2005 Housing Report" (the applicable part of which is reprinted as **Table 8** in this Element)

Note: The polynomial or curvilinear trendline in this figure is derived by using an equation to calculate the least squares fit through point and represents a "best fit" trendline.