

**SECURING
OUR FUTURE**
ECONOMIC
MOBILITY SUMMIT
Building pathways for upward mobility



WELCOME

Challenges

- Increases in household income is not keeping pace with rising housing costs
- Lack of affordable housing inventory

To make meaningful progress in economic mobility, strategic alliances are necessary.

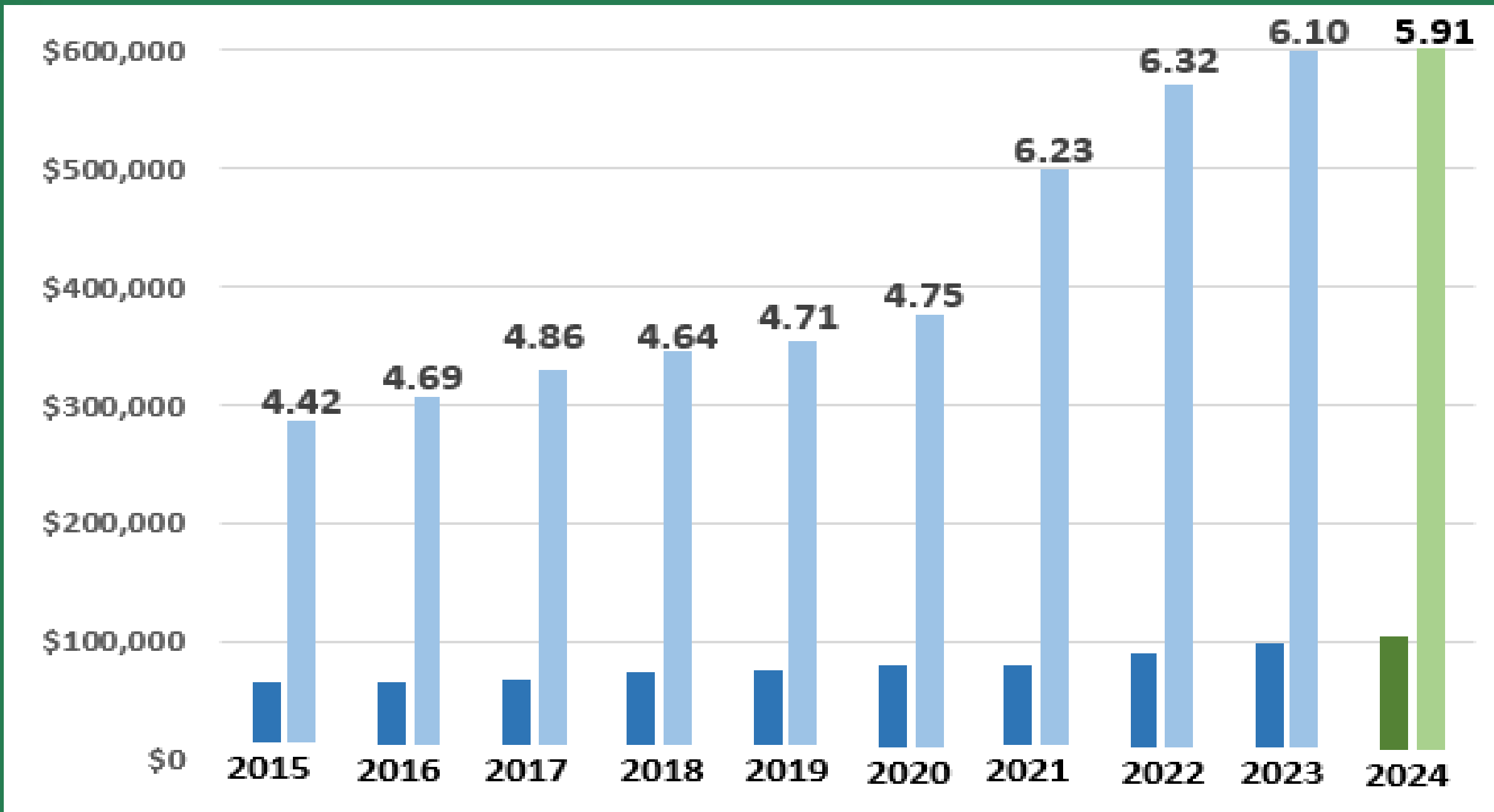


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Housing Price vs Household Income

Ratio of Median Single Family Home Sales Price to Median Family Income 2015 - 2024



In 2015, a median priced single family home cost 4 times median income. In 2023, a median priced single family home (\$615k) costs 6 times median income (\$104k).

Household Income Housing Price

Source: Broward, Palm Beaches, & St. Lucie Realtors, September 2024.

Rent Trends

Median Rent, New Leases Across All Unit Sizes 2017 - 2024



Source: UF Shimberg Center, Florida Housing Data Clearinghouse

Fair Market Rents

To afford the current \$2,226 HUD Fair Market Rent for a two bedroom apartment, a tenant needs to earn \$42.81/hour or \$89,040 annually.

Median rents ticked upwards pre-pandemic, and then leapt 20% from 2020-2021, and another 17% 2021-2022 before leveling off the last two years.



Business Loan Program

- Over **2,200** jobs have been created
- **60%** of the loans have been disbursed in low and moderate-income communities
- **80%** of the loans have been disbursed to minority recipients
- As of today, Palm Beach County has issued **82** business loans
- Total amount of funds lent to businesses to date is **\$34M**
- Total Capital Investment from businesses that received loans is approx. **\$160M**

Key features of the Business Loan Program

- **Access to Funding:** PBC Loan Program provides gap financing to support borrowers who may have difficulty accessing traditional lenders or securing favorable loan terms.
- **Flexible Financing Options:** Borrowers can benefit from long-term fixed or variable rate financing, with interest rates lower than those offered by conventional loans.
- **Economic Revitalization:** By assisting distressed areas and local communities, the program contributes to their economic revitalization.
- **Overall, County's Loan Program goals are to stimulate business development and investment in Palm Beach County, thereby increasing economic activity and generating job opportunities.**





PALM BEACH COUNTY
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the Best of Everything

Search...



Housing & Economic Development

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Countywide Housing Dashboard

[Palm Beach County Housing Programs Dashboard](#)

Palm Beach County is committed to producing and preserving affordable and workforce housing. The Countywide Housing dashboard contains information provided from the County and municipalities on Workforce Housing units created since the County's program's inception in 2006, and new affordable housing units approved since January 2022. The dashboard was created to assist residents find and connect with developments that have workforce or affordable housing units and demonstrates efforts made through public private partnerships with developers and local government.

Looking for Affordable/Workforce Housing? **Click Here:** [Housing Locator Map](#)

Progress report Affordable/Workforce Housing development. **Click Here:** [Progress Report](#)

Note: The dashboard utilizes point-in-time information from publicly available sources considered accurate at publication.

Multifamily and For-Sale Program Income Limits. **Click Here:** [What can I afford?](#)

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Palm Beach County's Housing Dashboard

Housing Trends

The Housing Trends section provides Countywide information related to the state of housing in general. Housing Trends have been separated into three categories: Affordability , Income and Supply.

Affordability: General information highlighting the cost of living in Palm Beach County.

Affordability

Income: General workforce information related to household income (median & average), individual average annual wages, as well as unemployment data within Palm Beach County.

Income

Supply: General information including the types of housing units, the age of the structures, and how much it would cost to buy or rent in Palm Beach County.

Supply

DHED- provides Mortgage Assistance, Emergency Repairs, Foreclosure Prevention, and Owner Occupied Rehabilitation. For information on affordable units created prior to 2022 and other housing programs offered by the Palm Beach County Department of Housing & Economic Development, please visit:

Housing & Economic
Development

Community Services- provides SMART Landlord Program, Rental Assistance, Utility Assistance, and Employment & Homeless Services. For information on housing programs offered through Palm Beach County's Department of Community Services, please visit:

Community Services

For information on the County's Workforce Housing Program, please visit:

PZB Workforce
Housing

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Palm Beach County Housing Locator Dashboard

Reset

Municipality
All

Commission District
All

Workforce Housing Data- Since Inception. Affordable Housing Data- Beginning 2022

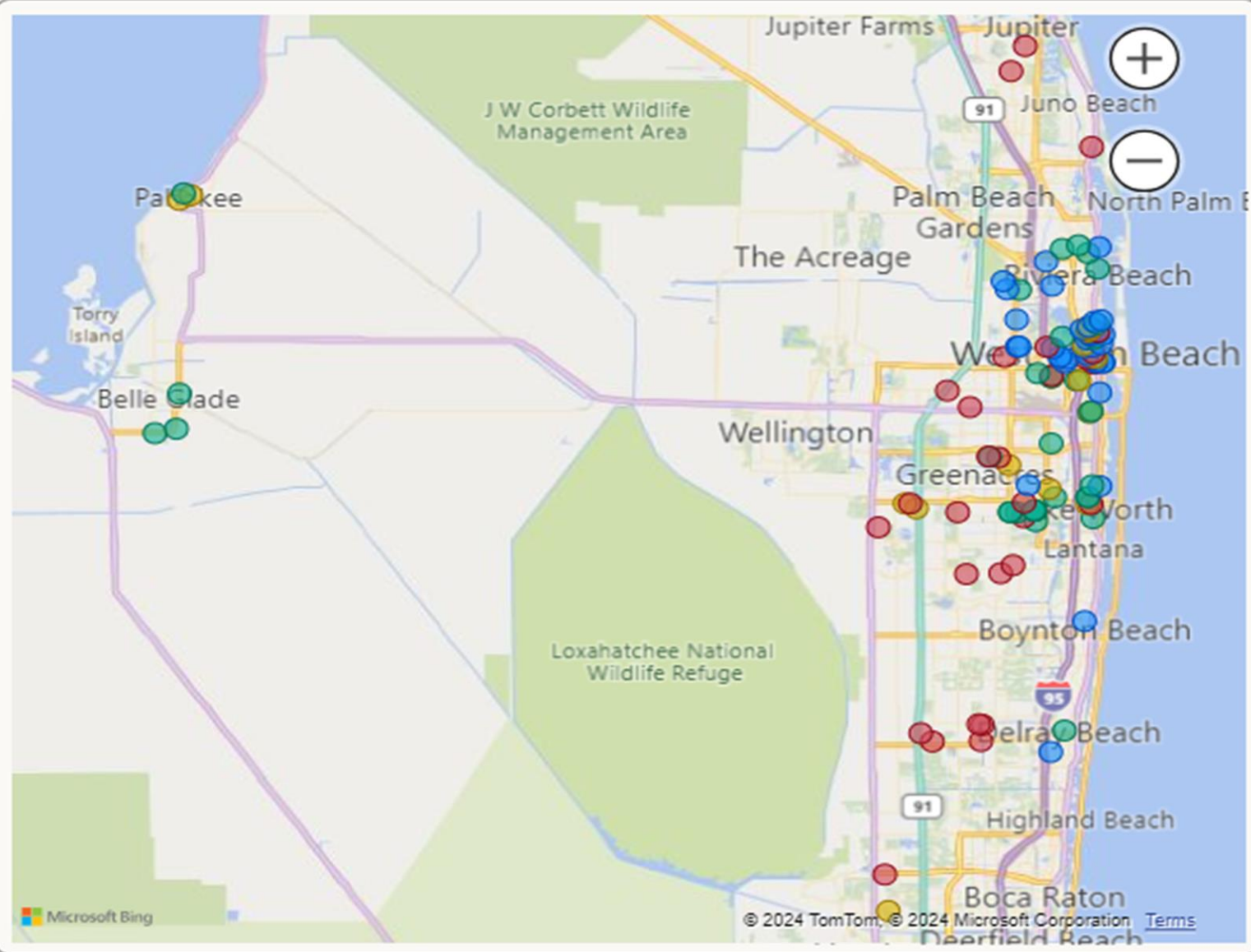
111
Projects

8582
Housing Units

Affordable
Housing Type

West Palm Beach Housing Authority
Housing Center of the Palm Beaches
New Opportunities. New Possibilities.

Development



Due to the website's security restrictions, please refer to the project table below for the specific project, and click on the [Click Here](#) link located under the **Website Column** of the table. The link will take you to the associated project's website.

Projects	City	Address	Contact Phone#	WebSite	Housing Units	Status	Dashboard Type	BCC District	Acres	Develop
1126 9th Street	West Palm Beach	1126 9th Street		Not Available	1	Pre-Development	Affordable	7		
1126 9th Street	West Palm Beach	1126 9th Street		Not Available	1	Pre-Development	Affordable	7		
1551 Forum	Palm Beach County	1551 Forum Place		Not Available	60	Pre-Development	Workforce	7	3.74	
512 Clematis	West Palm Beach	512 Clematis St		Not Available	13	Pre-Development	Workforce	7	0.42	
8111 South Dixie Hwy	West Palm Beach	8111 S. Dixie Hwy		Not Available	90	Pre-Development	Workforce	7	6.97	
Ballet Villages I	West Palm Beach	430 South Rosemary Ave.		Not Available	49	Completed	Affordable	7		
Ballet Villages II	West Palm Beach	400 South Rosemary Ave.		Not Available	17	Completed	Affordable	7		





Palm Beach County Progress Report Dashboard

Reset

Municipality//Unincorporated

All

Commission District

All

Workforce Housing Data- Since Inception. Affordable Housing Data- Beginning 2022

129

Projects

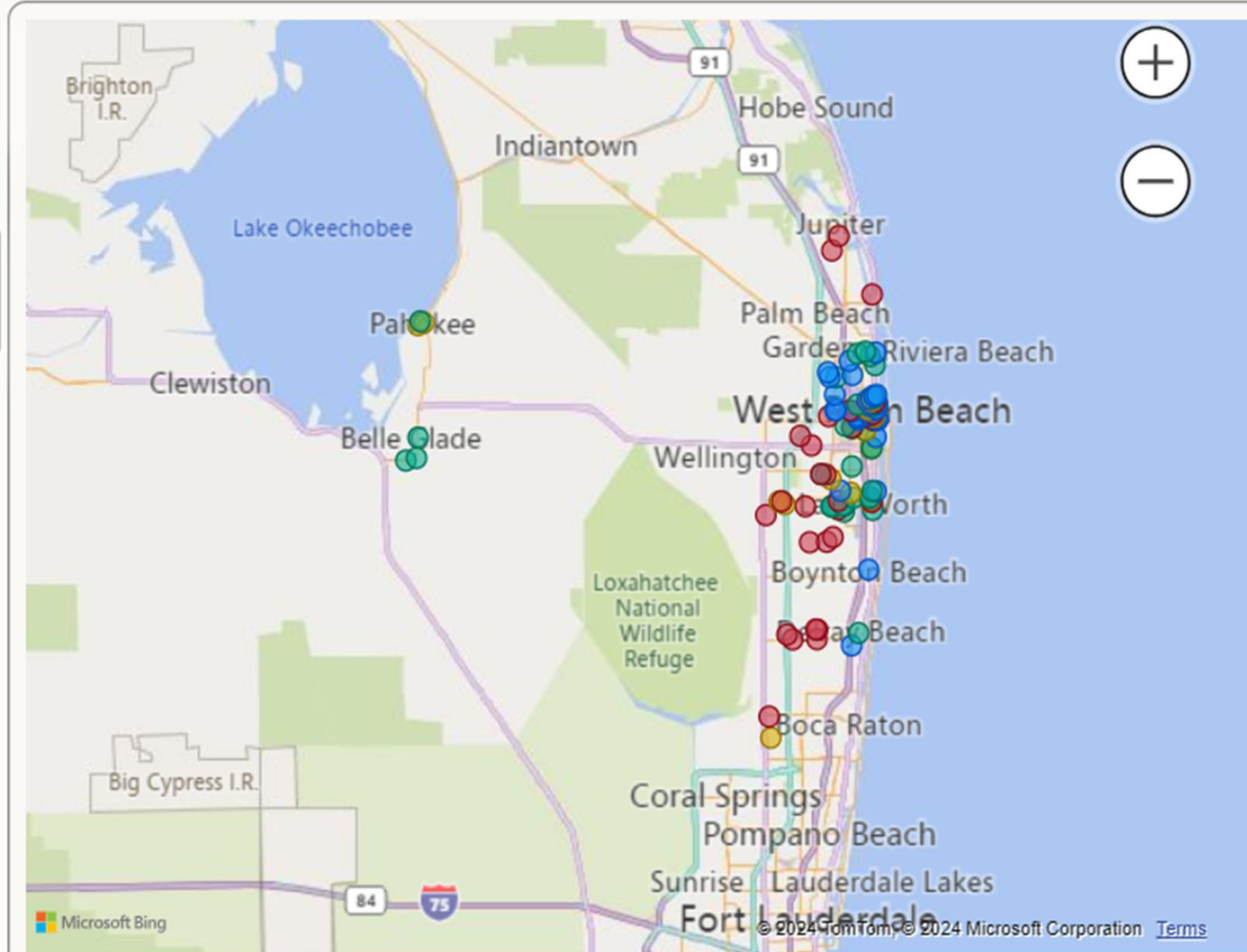
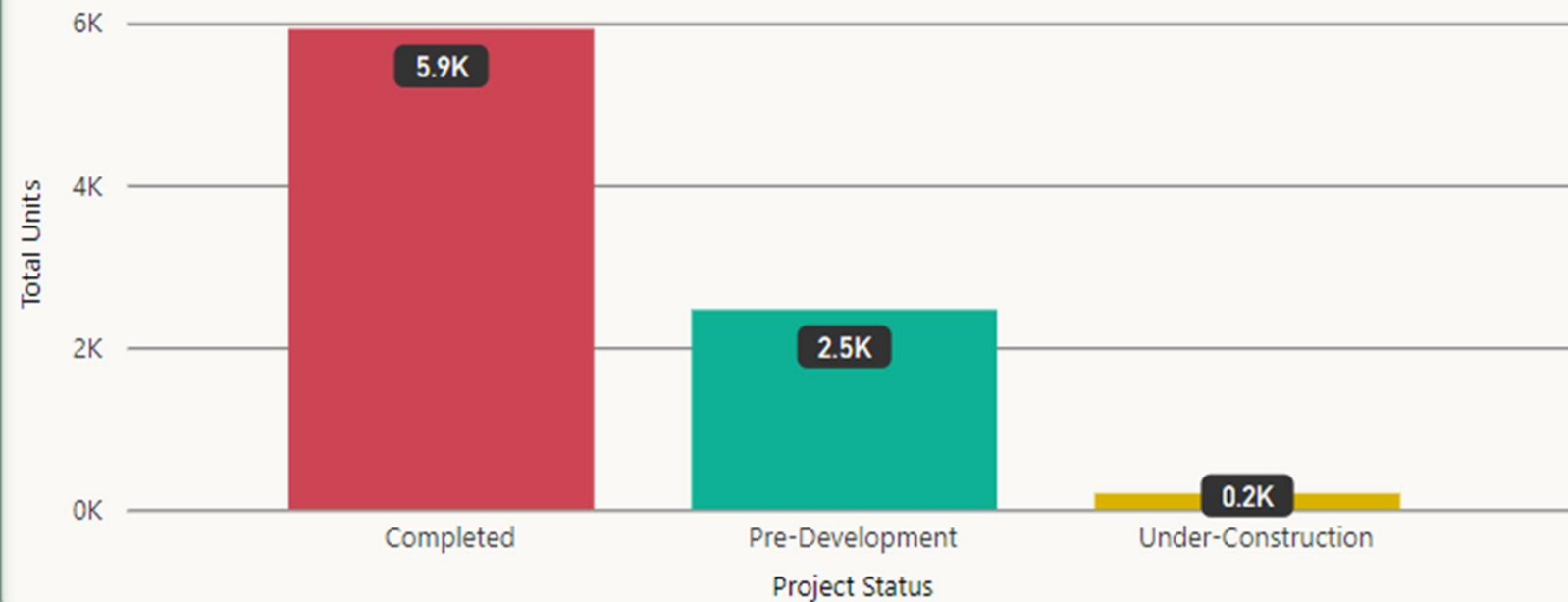
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Housing Units

Affordable

Housing Type

Total Units by Status



Projects	City	Address	Contact Phone#	WebSite	Housing Units	Status	Dashboard Type	BCC District	Acres
Serafica	Palm Beach County			Click Here	11	Pre-Development	Workforce	3	0.93
Summertime Apartments	Palm Beach County			Click Here	14	Pre-Development	Workforce	3	2.60
One North Lake	Pahokee	100 N. Lake Avenue		Click Here	54	Pre-Development	Affordable	6	
Coleman Park Renaissance	West Palm Beach	1001 State Street		Click Here	2	Under-Construction	Affordable	7	
Coleman Park Renaissance	West Palm Beach	1002 Grant Street		Click Here	3	Under-Construction	Affordable	7	
The Village- Phase 1	West Palm Beach	1004 13th St		Click Here	20	Completed	Affordable	7	



The County is working with Florida International University (FIU) Metropolitan Center on a *“CURRENT AND 10-YEAR AFFORDABLE HOUSING DEMAND REPORT.”*



THANK YOU

Jonathan B. Brown

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561-233-3600

discover.pbcgov.org/HED/Pages/default.aspx

discover.pbcgov.org/HED/Pages/Countywide-Housing-Dashboard-.aspx





WELCOME



Ashon Nesbitt
Florida Housing Coalition CEO

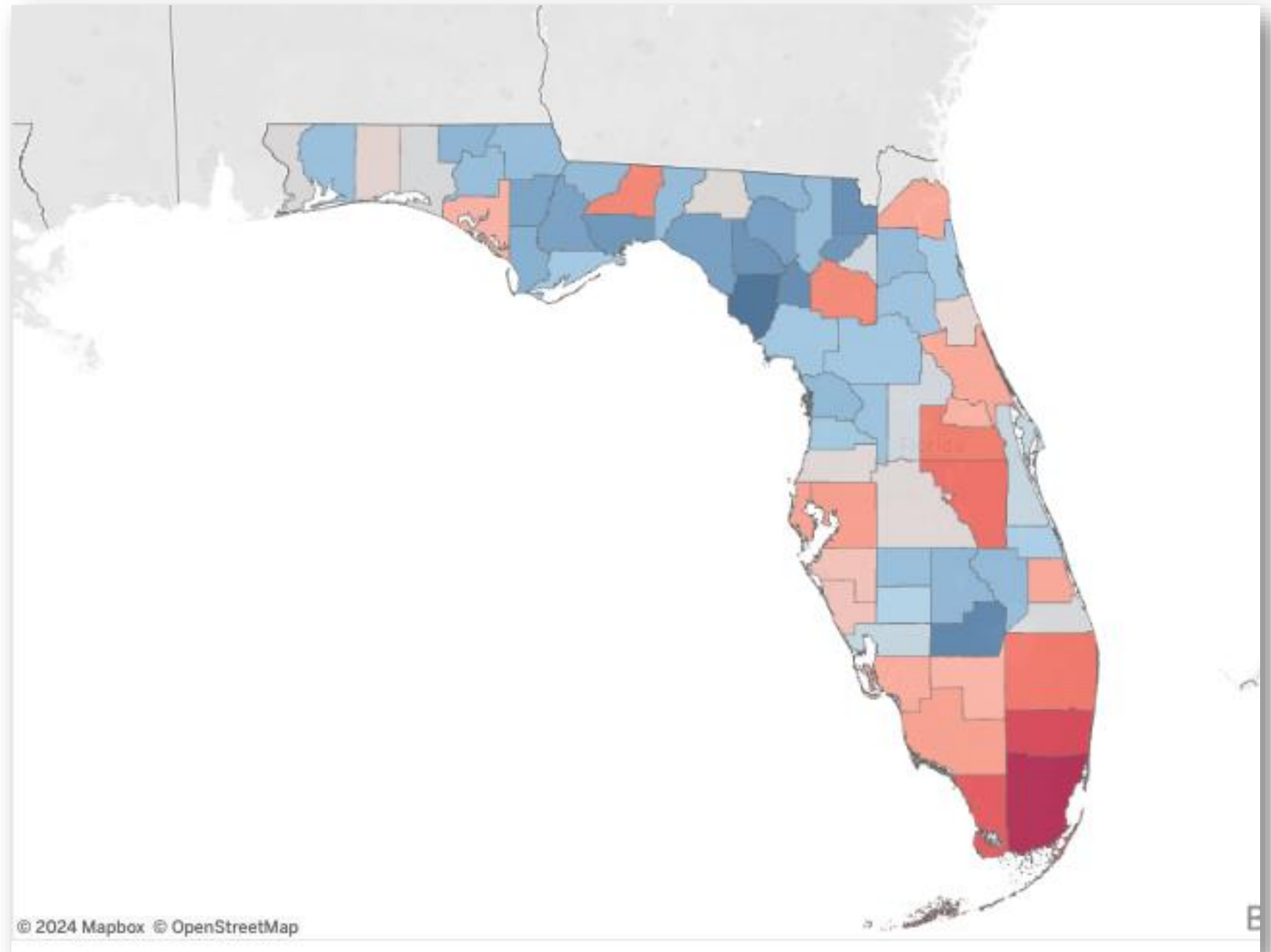
Affordable housing is crucial for:

- **Health:** Stable housing improves physical and mental health.
- **Education:** Housing stability leads to better academic performance.
- **Economy:** Affordable housing drives local economies and creates jobs.



The Housing Affordability Crisis in Florida and Palm Beach County

- Over 178,000 low-income households in Palm Beach County are cost-burdened.
- Of those, over 103,000 households spend more than 50% of their income on housing.
- Lack of affordable units puts pressure on families.



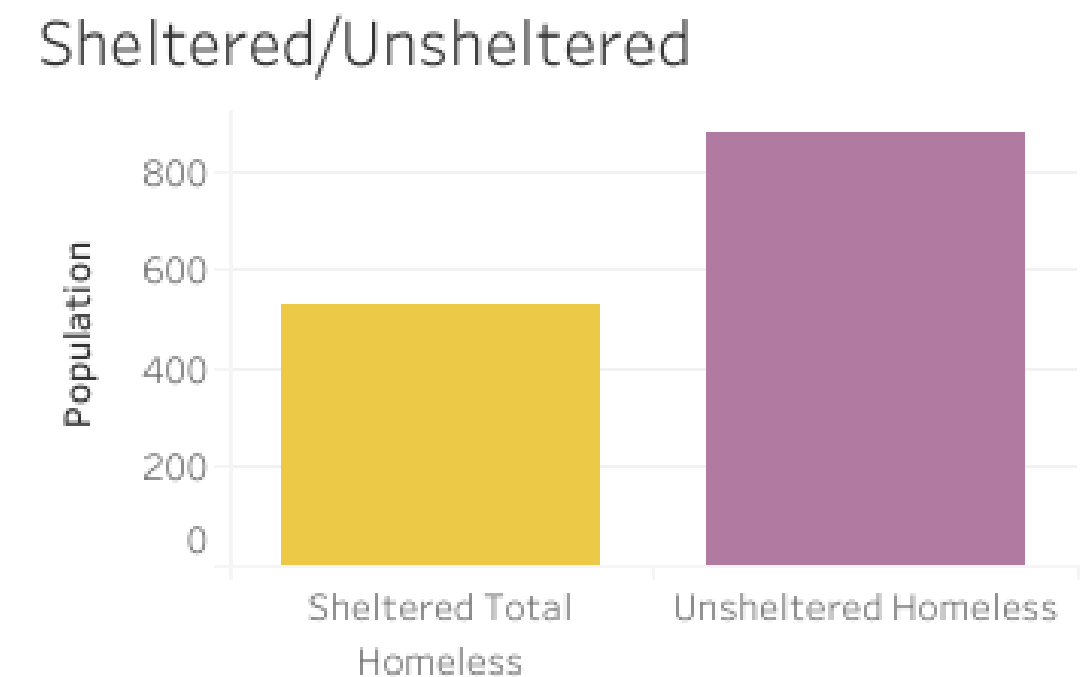
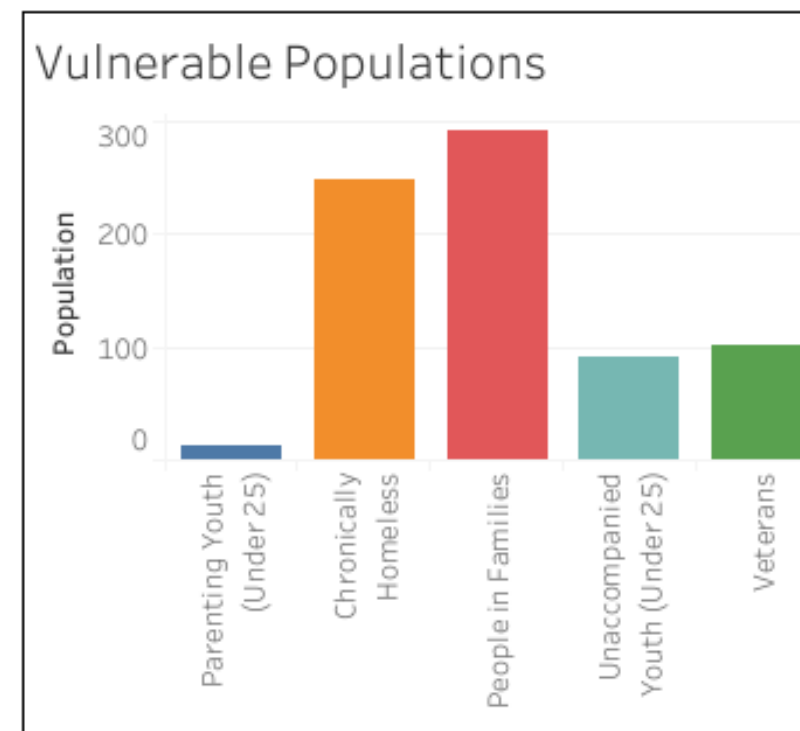
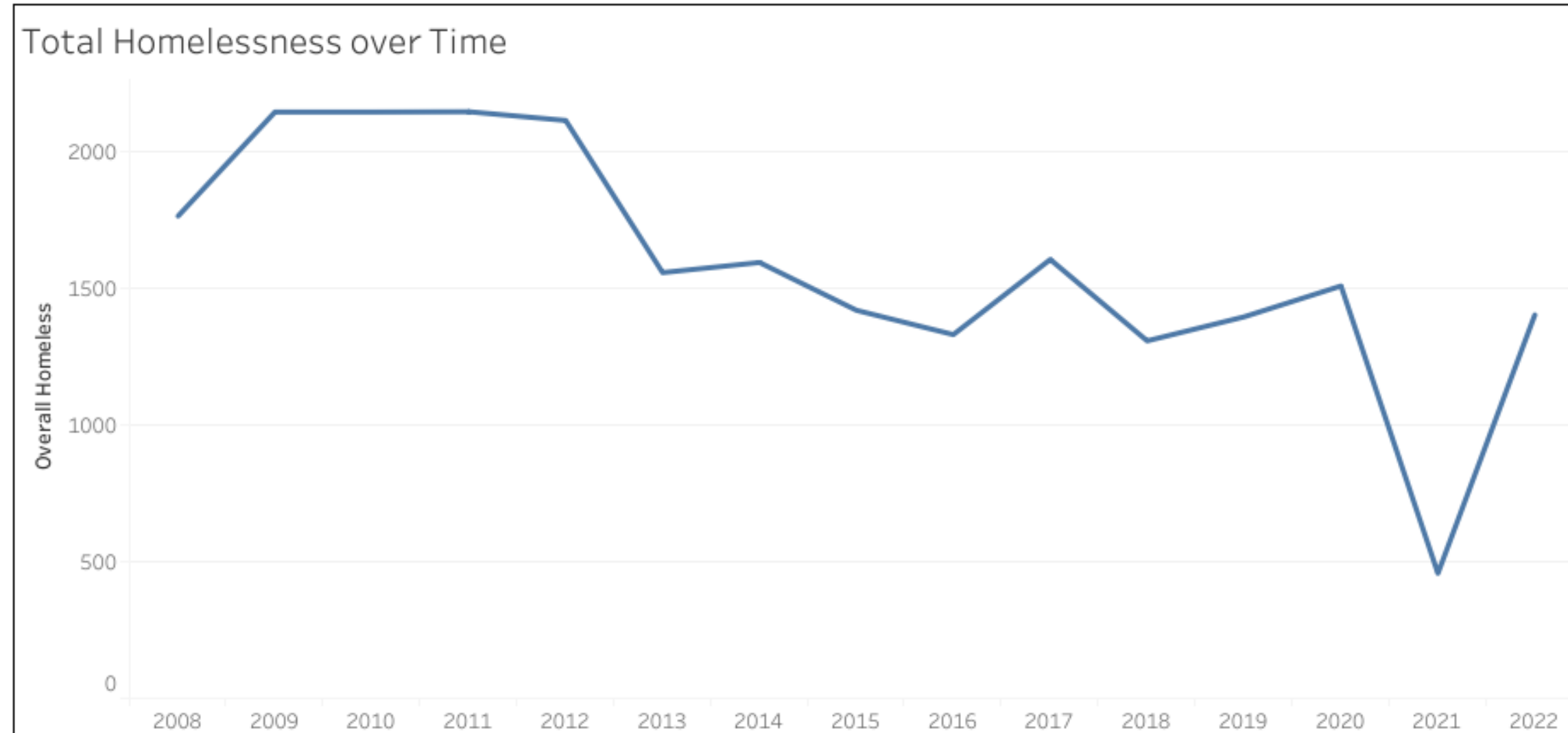
Source: FHC's Home Matters 2024 Report Dashboards

<https://flhousing.org/home/our-impact/2024-home-matters-dashboard/>

Housing Cost Burden and Housing Instability

- Primary Causes:
 - Insufficient Wages
 - High housing costs
- Who is Most Cost-Burdened
 - Renters
 - Households earning 50% of AMI or less
- Issues contributing to cost burden
 - Child Care
 - Transportation
 - Insurance
 - Property taxes

Source: FHC's Home Matters 2024 Report Dashboards
<https://flhousing.org/home/our-impact/2024-home-matters-dashboard/>



(Re)define the “Workforce” to Target Resources

- **Typical “Workforce” definition** - between 100% and 140% of AMI
- Other terms synonymous with workforce: “essential works” or “heroes”
 - Teachers, police officer, firefighters, healthcare workers
- What jobs and income levels make up most of the actual “Workforce”?
- Can the workforce afford housing in So. FL metro?
 - Income needed to afford average rental: \$49.35/hr
 - Income needed to afford average mortgage: \$69.07/hr

Wage source: FHC’s Home Matters 2024 Report Dashboards
<https://flhousing.org/home/our-impact/2024-home-matters-dashboard/>

Source: Indeed.com



Certified Medical Assistant

Wellington, FL 33414

\$20 - \$23 an hour

Full-time

Monday to Friday +1

The “Workforce” and Renters (2022 stats – Nat’l)

- About a third of all renter households have incomes between 60% and 120% of AMI
- About half of all renter households have incomes below 60% of AMI, about 21.3 million renters
 - 15.5 million have at least one person in the workforce (about three quarters of the total)
 - 7.3 million with someone working full time
- Source: Joint Center for Housing Studies:
https://jchs.harvard.edu/sites/default/files/research/files/harvard_jchs_middle_income_housing_hermann_etal_2024_updated.pdf



How to Create Housing Affordability?

Planning + Financing + Long-Term Assurances =
Affordability



The Role of Zoning and Land Use Policies

- Zoning reforms are crucial for increasing affordable housing supply.
- Inclusionary housing policies can require a percentage of new developments to be affordable.
- Palm Beach County has most productive inclusionary zoning policy in the state.



Photo source: <https://brandonestates.godaddysites.com//>



Photo source: <https://discover.pbc.gov/HED/Pages/Workforce%20Housing.aspx>

Generation Z Driving Rental Demand

- Commonly defined as born between 1995 and 2009
- More than half still live at home with parents
- Entering the workforce
 - Median full-time wage for workers age 16 to 19: \$32,552 annually
 - Median full-time wage for workers age 20 to 24: \$39,104 annually
 - Source: US Bureau of Labor Statistics: <https://www.bls.gov/charts/usual-weekly-earnings/usual-weekly-earnings-current-quarter-by-age.htm>
 - Income Limits Source for Broward County, Source: Florida Housing Finance Corporation: [https://www.floridahousing.org/docs/default-source/developers-and-property-managers/compliance/limits/florida-housing-rental-programs---2024-income-and-rent-limits-\(eff-4-1-24---4-22-24-update\).pdf?sfvrsn=42f17b_2](https://www.floridahousing.org/docs/default-source/developers-and-property-managers/compliance/limits/florida-housing-rental-programs---2024-income-and-rent-limits-(eff-4-1-24---4-22-24-update).pdf?sfvrsn=42f17b_2)

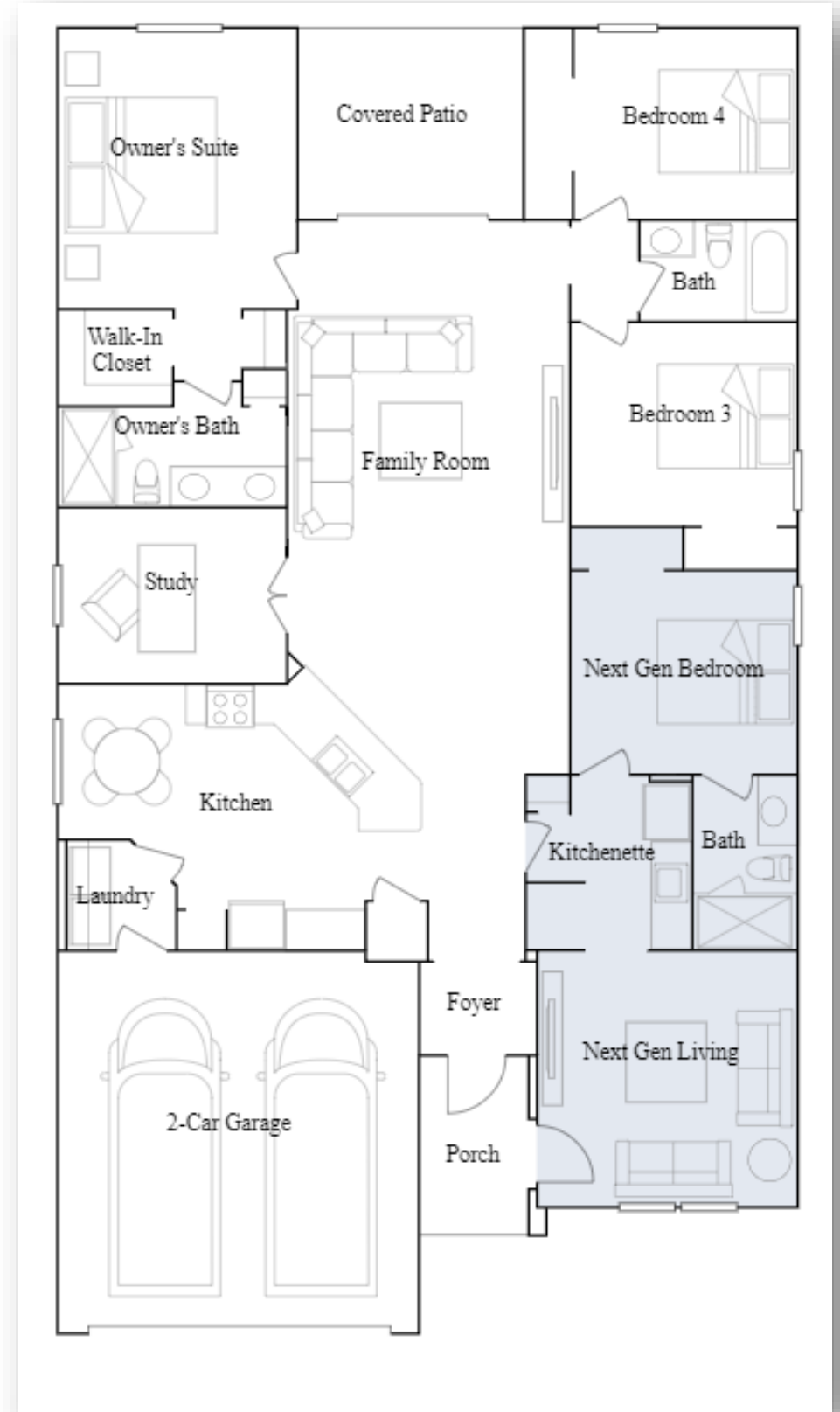


Income Scale (Palm Beach County)	1- person
120% AMI	\$90,000
100% AMI	\$75,000
80% AMI	\$60,000
50% AMI	\$37,500

Mix Housing Types While Maintaining Neighborhood Character



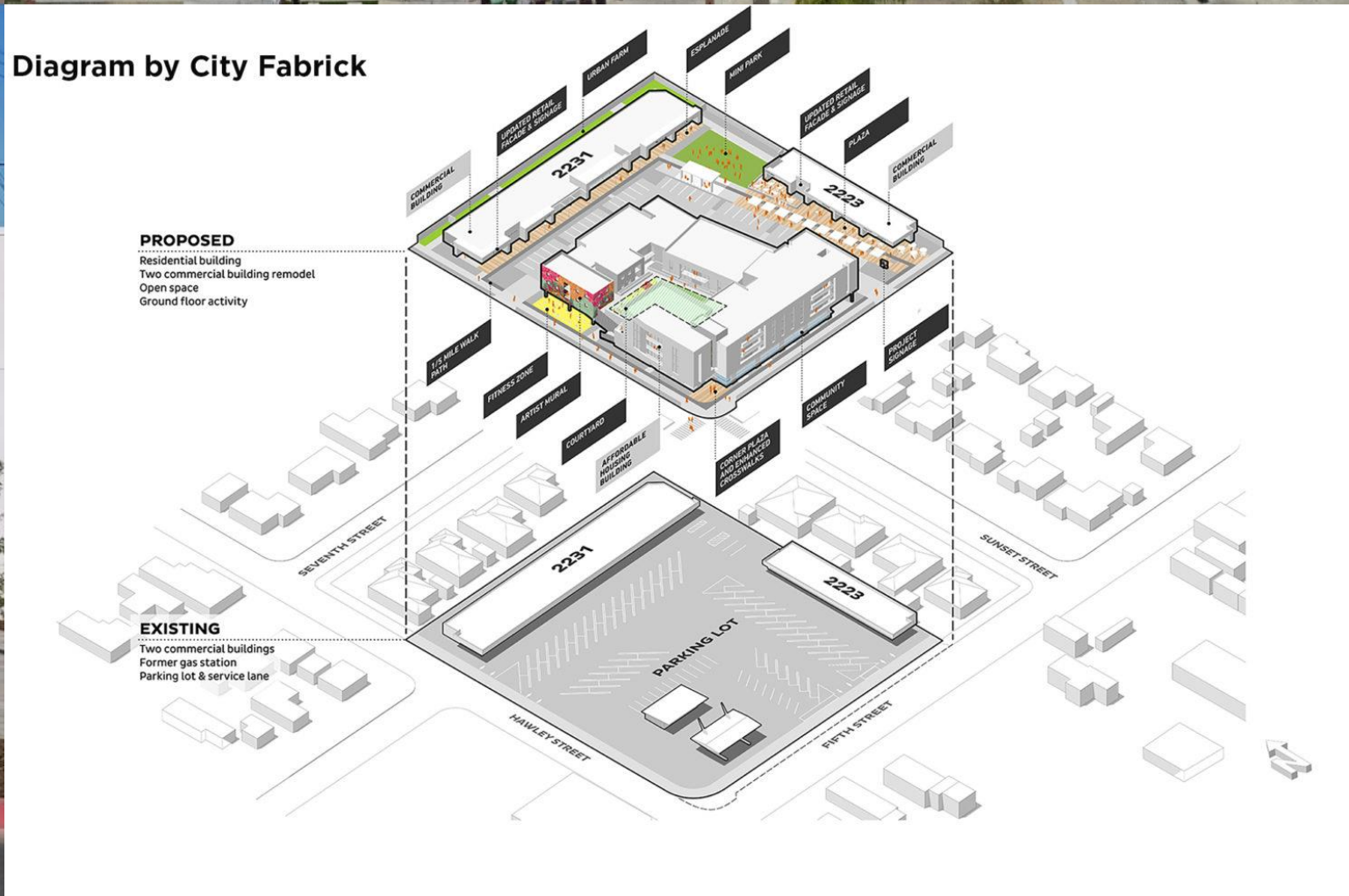
https://www.lennar.com/new-homes/florida/orlando/promo/olhlen_nextgen_homes



<https://www.lennar.com/new-homes/florida/orlando/clermont/sawgrass-bay/freedom/floorplan>




Source: St. Pete Catalyst <https://stpetecatalyst.com/inside-chafs-new-affordable-housing-units-in-south-st-pe/>




Financing for Affordable Housing


- Federal programs like LIHTC are vital for affordable housing development.
- **Full funding of the Sadowski Housing Trust Funds is critical!** Over **\$11 million** in SHIP allocated to Palm Beach County in 2024-2025.
- Local funding such as the recent bond issue are key to filling financing gaps and accelerating production/preservation efforts.

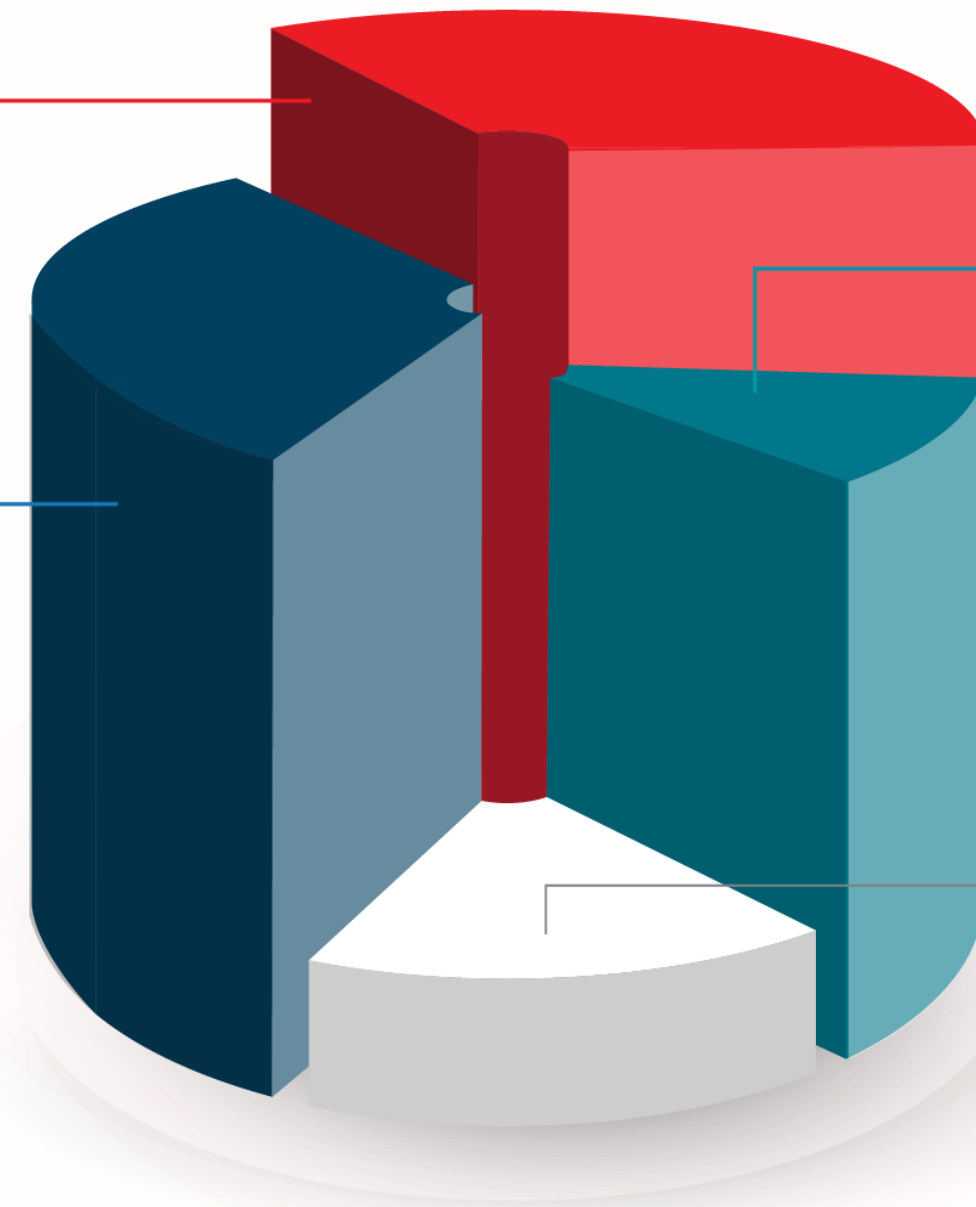
Each SHIP Dollar is Required to Meet the Following Criteria:

CONSTRUCTION 
At least 75% must be spent on construction (including new construction & rehabilitation)

HOMEOWNERSHIP ACTIVITIES 
At least 65% must be spent on homeownership activities

 **LOW AND VERY LOW INCOME HOUSEHOLD ASSISTANCE**
At least 60% must be used to assist low-income households. Of this amount, at least half (30% of the total) must be used to assist very low-income households.

 **ADMINISTRATION**
No more than 10% may be used on administration.



Support Employees

- Understand the housing needs of your workforce
- Match workforce training with housing
- Consider employer assisted housing programs
 - Matched savings
 - Purchase assistance
 - Homebuyer education
 - Rental deposits
- Consider supporting other needs such as childcare



The Residences at Career Gateway in Columbus, OH; Nationwide Children's Hospital offers workforce training and career coaching onsite
Photo credits: www.apartmentguide.com and www.apartments.com



Make Affordable Housing a Permanent Community Asset By Removing it From the Speculative Market



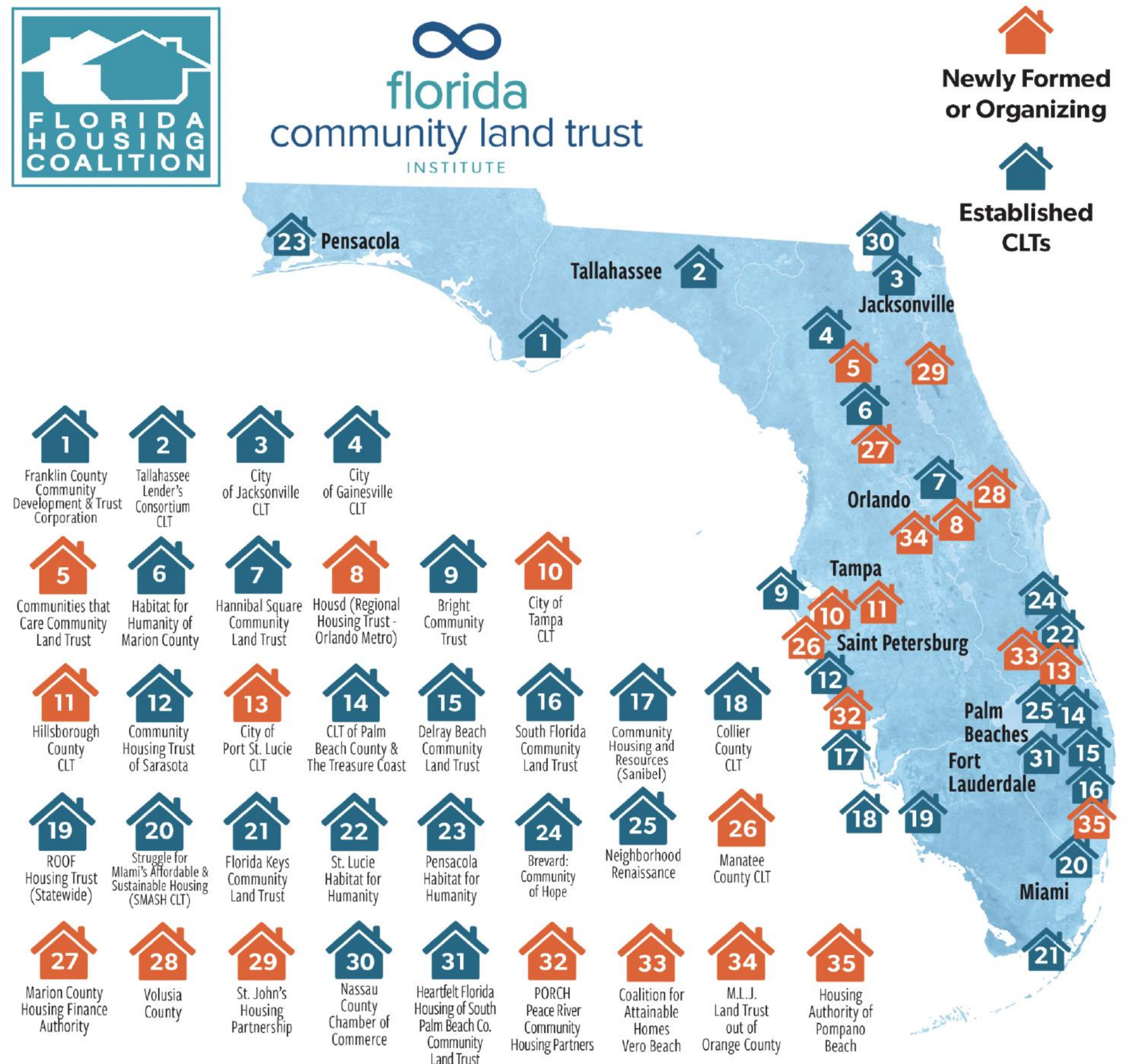
Photo Source: CLT of Palm Beach County and the Treasure Coast
<https://cltofbc.org/live-with-us/davis-landings/>



Photo Source: Delray Beach Community Land Trust
<https://delraybeachlandtrust.org/projects?view=article&id=20&catid=2>

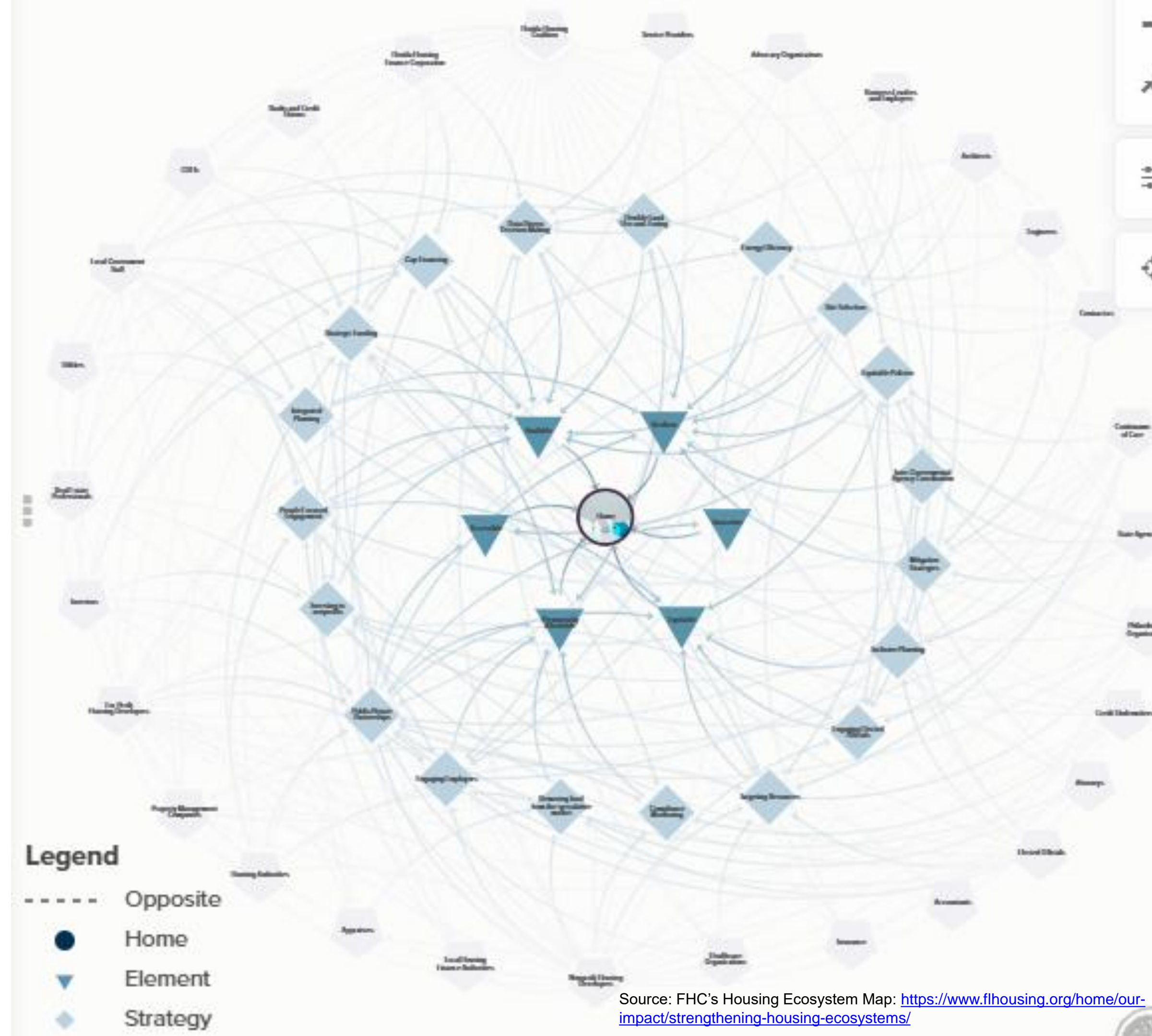
Permanent Affordability Solutions: Community Land Trusts

- Community Land Trusts (CLTs) ensure permanent affordability.
- CLTs separate land ownership from home ownership.
- Florida leads the nation in adopting CLTs to maintain long-term housing affordability.
- CLTs preserve affordability for future generations.

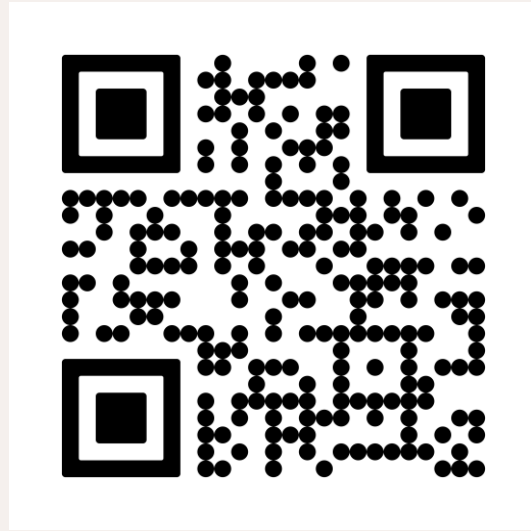


Affordability Requires a Strong Housing Ecosystem

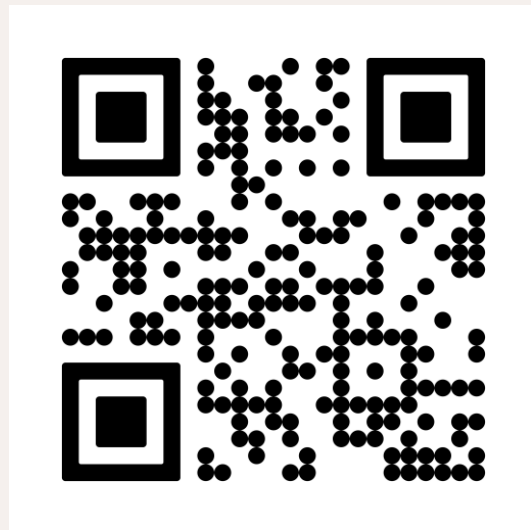
- Developers
- Local Governments
- Nonprofits
- Financial Institutions
- Community Members
- And many more!



Scan the QR Codes below to get involved!



2024 Home Matters Report



Housing Ecosystem Map

A Call to Action

- Florida's housing crisis can be solved through collaboration and innovation.
- The **Housing Ecosystem Map** is a tool for identifying opportunities and closing gaps.
- Together, we can create a Florida where everyone has a home.
- Explore the map and become part of the solution.

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WELCOME



Vision - Housing for all of Palm Beach County's residents that is financially feasible and sustainable.

Mission - The Housing Leadership Council of Palm Beach County is a coalition of Community Leaders working to sustain the economic viability of the County by supporting housing opportunities for all residents through education, advocacy, and facilitating partnerships.

HOUSING FOR ALL PLAN

- This **PLAN** is a blueprint for how to achieve a significant increase in workforce and affordable housing.
- Our **VISION** is sustainable access to financially feasible and diverse housing options available for a broad range of incomes representative of our workforce and community.
- Our **GOAL** is to produce, rehabilitate and preserve 20,000 units of workforce and affordable housing by 2032

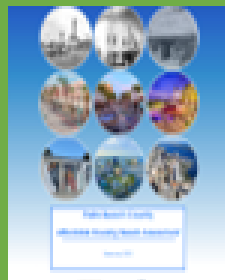
Housing For All Plan

Housing is critical to Palm Beach County's economic resilience and the health and well-being of its residents.

- Funding & Financing
- Planning & Regulatory Reform
- Neighborhood Revitalization
- Racial Equity



Policy Study and Research



PALM BEACH COUNTY HOUSING NEEDS ASSESSMENT

Commissioned by HLC – Jorge Perez Metropolitan Center at FIU (2021)



PALM BEACH COUNTY HOUSING PLAN

Completed by Palm Beach County Steering Committee with HLC (2022)



PALM BEACH COUNTY HOUSING EQUITY ASSESSMENT

Commissioned by HLC - Jorge Perez Metropolitan Center at FIU (2023)



Better data leads to
better decisions.

Better decisions lead to
better outcomes.

Big Bets For Economic Mobility

1

Benefits Delivery



2

Maternal Health



3

Housing



4

Criminal Justice



5

Safety



CPAL works across five key areas to reduce child poverty in Dallas.

These five big bets are rooted in a growing body of evidence that connects experiences in childhood to economics in adulthood.

WORKING TOGETHER 

Strong Neighborhoods

Early Development

Economic Connectedness

DEMOGRAPHIC OVERVIEW | EDUCATIONAL ATTAINMENT

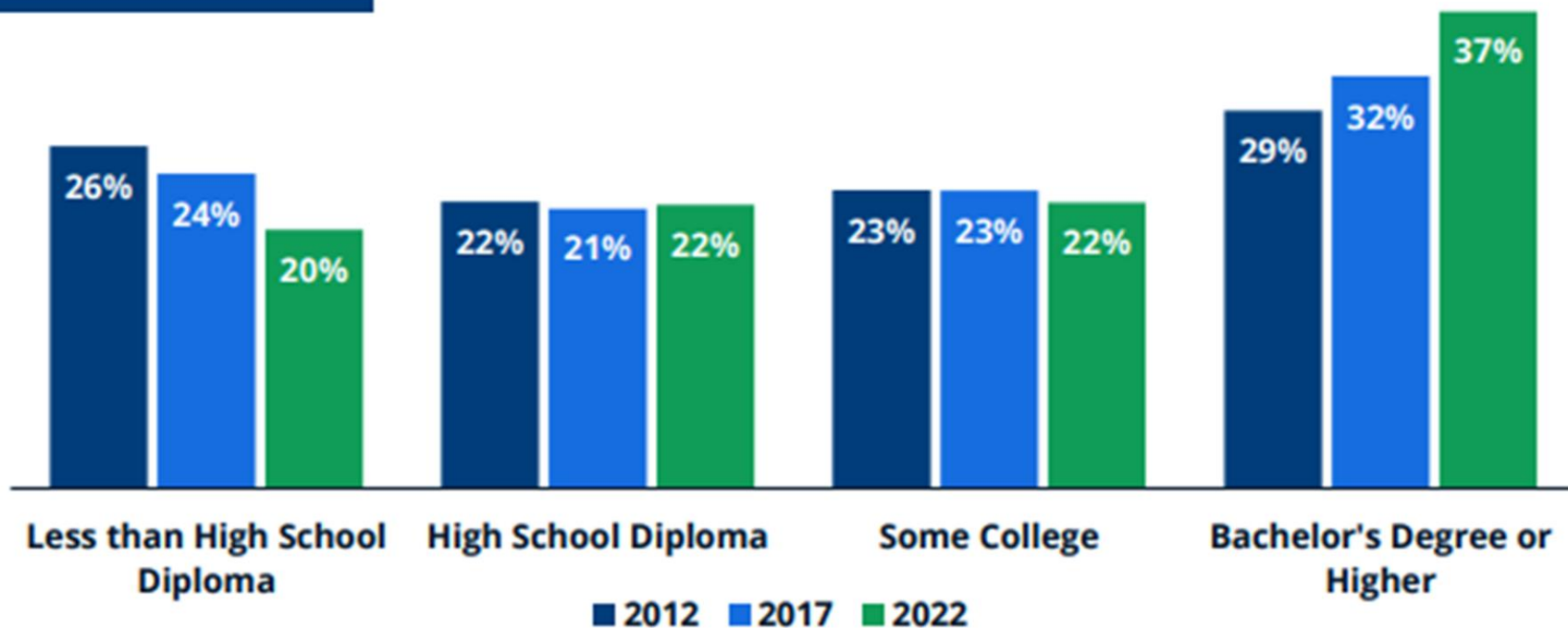
While educational attainment has increased rapidly in the City of Dallas, median rent remains unaffordable for 71% of residents, particularly residents without a bachelor's degree.

Educational attainment has increased rapidly in the City of Dallas over the past decade, with a six percentage-point decrease in those without a high school diploma and an eight percentage-point increase in those with a bachelor's degree or higher.

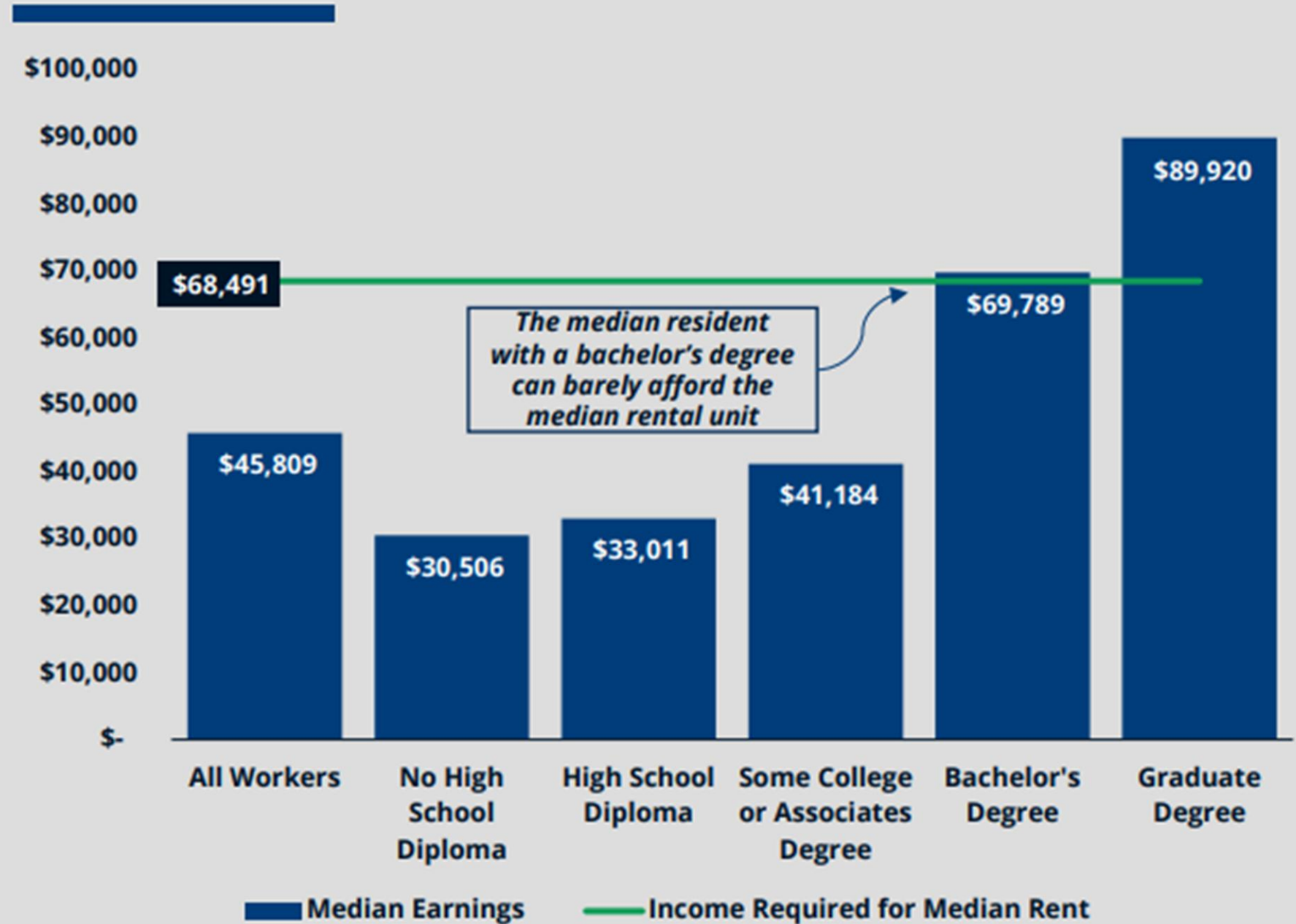
Due to rising incomes, residents with a bachelor's degree have seen a modest improvement in housing affordability but still hover just above the income needed to comfortably afford the median-priced rental unit.

Despite these gains, median rent remains unaffordable to 71% of residents, particularly those without a bachelor's degree.

City of Dallas Educational Attainment (2012, 2017, 2022)



Median Earnings by Educational Attainment and Income Required for Median Rent (2022)



Source(s): ACS 2012-2022 B15003: Educational Attainment for the Population 25 Years and Over, B20004: Median Earnings by Sex by Educational Attainment for the Population 25 Years and Older, B25064: Median Gross Rent, Zillow Observed Rent Index (ZORI)

RESOURCES

- Housing Leadership Council – www.hlcpbc.org
- Child Poverty Lab - <https://childpovertyactionlab.org/>

UPCOMING EVENTS

- ABCs of Funding - Overview of all resources, timelines and coordination
- Live Local Act – A view from the ground level on this legislation including surplus property reporting requirements

THANK YOU

Suzanne Cabrera
scabrera@hlcpcb.org
www.hlcpcb.org



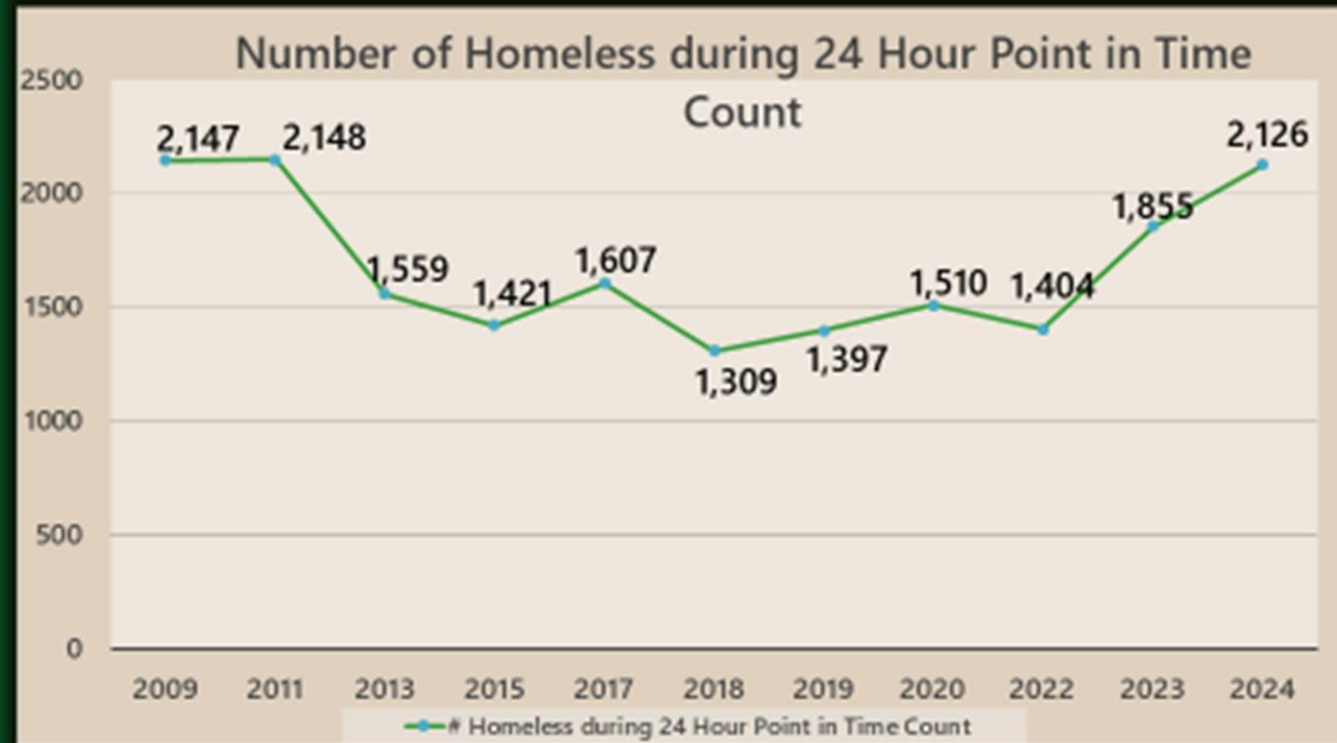
HOMELESSNESS AND HOMELESS PREVENTION IN PALM BEACH COUNTY



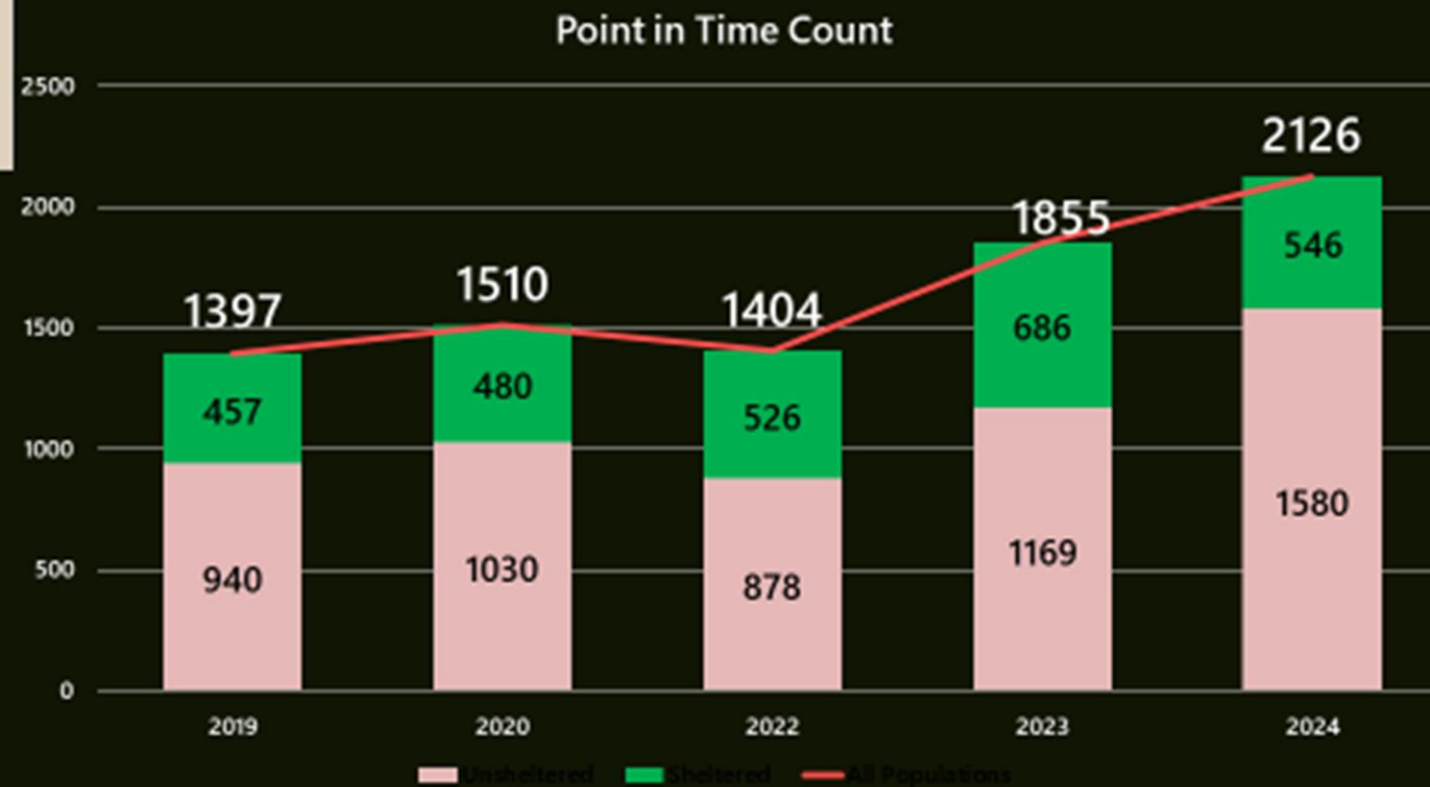
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HOMELESSNESS IN PALM BEACH COUNTY



2126 individuals identified during the **2024 Point in Time (PIT) County**. This represents a **14.6% increase** from the **2023 PIT count**.



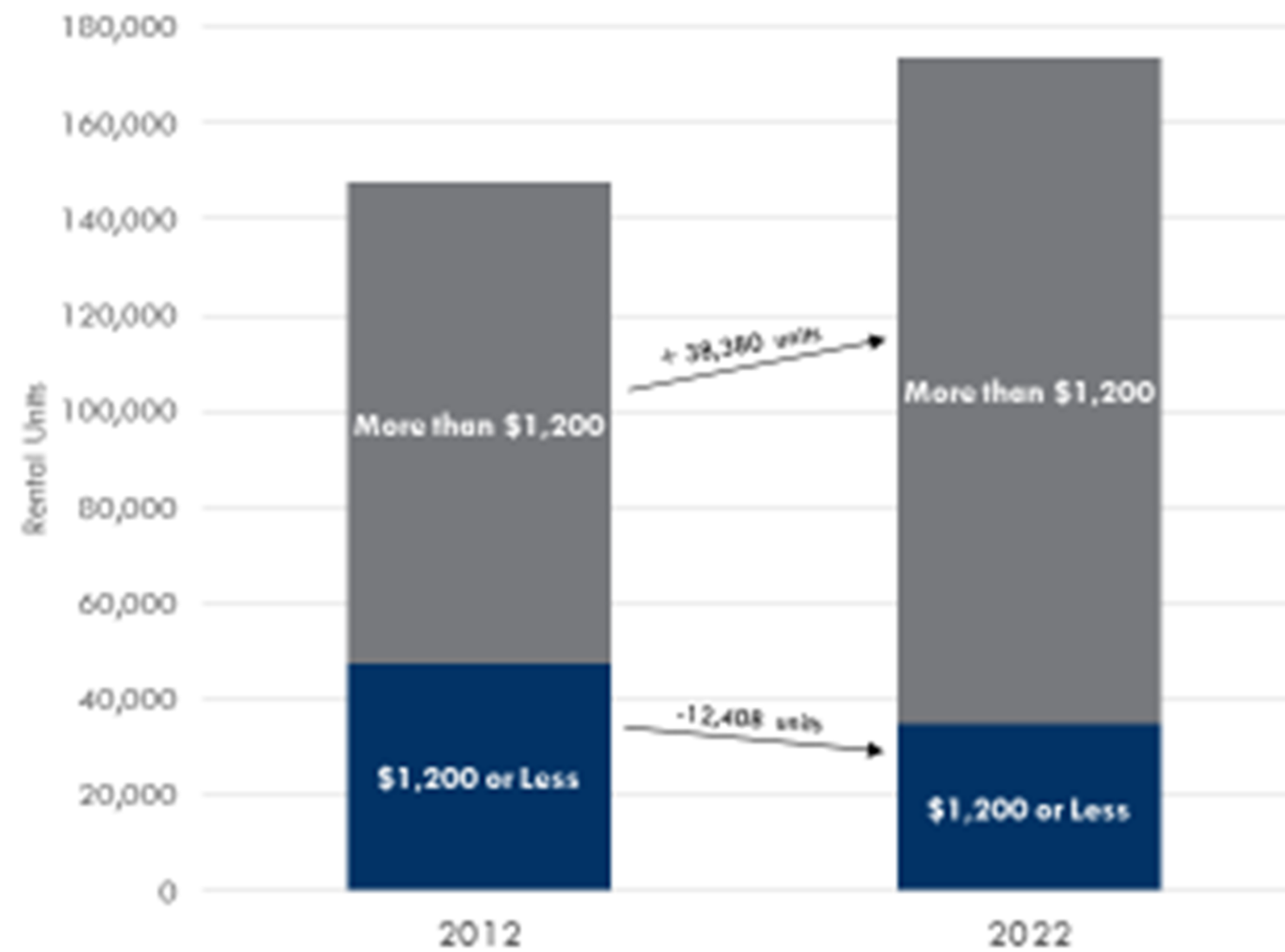
There was an overall increase in homelessness for Seniors, Youth ages 18-24, Chronically Unhoused populations and unsheltered families.



PBC COC By The Numbers (2022-2023)

OPERATION	Number Served
Calls to Contact Center	230,669
Housing Stability Programs	26,732
Eviction Prevention	1313
Served in Shelter	2200
Served in Rapid Rehousing Program	225
Transitional/Permanent Support Housing	
RRH Program Success Rate	65%
Homeless Outreach Team Engagements	715
New Landlords Registered	90

Palm Beach County added nearly 26,000 rental units 2012-2022, but the entire increase was in units renting for more than \$1,200 (2022 \$).



Net increase
 2012-2021:
 25,972 rental units

\$1,200+ units
grew by over
38,000

Units at or below
\$1,200 fell by
over 12,000

Units by Gross Rent Above/Below \$1,000 (2022 \$), Palm Beach County, 2012 & 2022

Source: Shimberg Center tabulation of U.S. Census Bureau, 2012 and 2022 American Community Survey. Year 2012 rents adjusted to 2022 dollars using Consumer Price Index.



How much can workers afford to pay for housing each month?

- \$600-799**
- Bartenders
 - Cashiers
 - Childcare Workers
 - Dishwashers
 - Farmworkers
 - Fast Food and Counter Workers
 - Hairdressers
 - Home Health and Personal Care Aides
 - Hotel, Motel, and Resort Desk Clerks
 - Janitors and Cleaners
 - Laundry and Dry-Cleaning Workers
 - Maids and Housekeeping Cleaners
 - Preschool Teachers
 - Retail Salespersons
 - Security Guards
 - Substitute Teachers
 - Waitstaff

- \$800-999**
- Bus Drivers
 - Construction Laborers
 - Restaurant Cooks
 - Customer Service Reps
 - Food Preparation Workers
 - Landscaping and Groundskeeping Workers
 - Medical Assistants
 - Nursing Assistants
 - Office Clerks
 - Pharmacy Techs
 - Receptionists
 - Tellers
 - Veterinary Techs

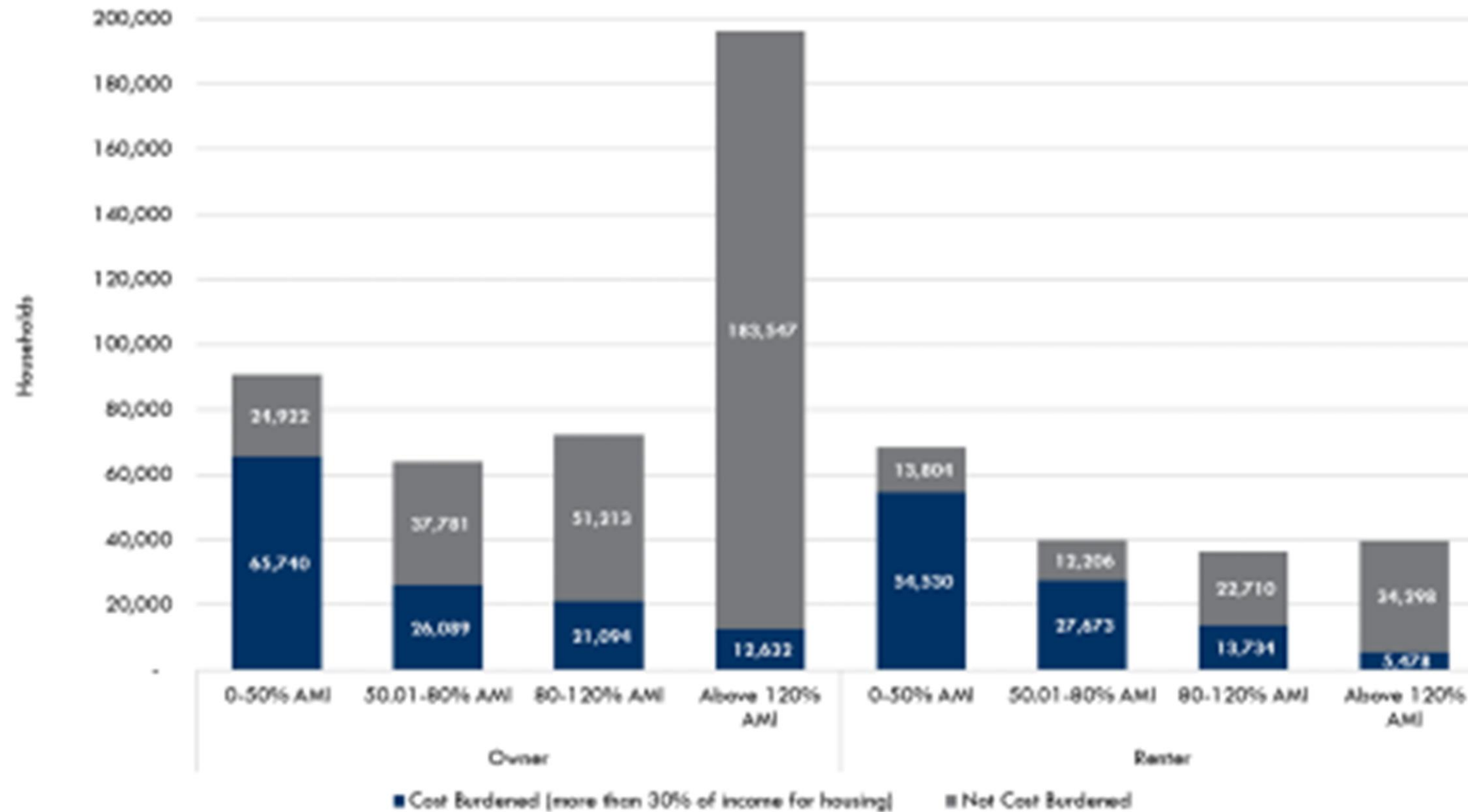
- \$1,000-1,200**
- Dental Assistants
 - Light Truck Drivers
 - **Median, All Occupations**
 - Painters
 - Secretaries and Administrative Assistants



Source: Shimberg Center tabulation of Florida Department of Economic Security, Occupational Employment Statistics and Wages. Based on median wage for occupations in the Miami-Fort Lauderdale-West Palm Beach MSA. Assumes full-time worker, 30% of income spent on housing costs.



Very low-income homeowners and renters make up the largest groups of cost-burdened households in Palm Beach County.



Households by Income (% AMI), Tenure (Owner/Renter), and Cost Burden, Palm Beach County, 2022

Source: Shimberg Center tabulation of U.S. Census Bureau, 2022 American Community Survey



134 New Landlords Registered in 2024.



2024 Palm Beach County Income (% AMI) and Housing Cost Limits

Income level	Annual income range (1-4 person household)	Hourly wage, 1 full-time job	Hourly wage, 2 full-time jobs	Max. affordable monthly housing cost (1-3 bedroom unit)
50% AMI	\$37,500-53,550	\$18-\$26	\$12-\$13	\$1,004-\$1,392
80% AMI	\$60,000-85,680	\$29-\$41	\$17-\$21	\$1,607-\$2,228
120% AMI	\$90,000-128,520	\$43-\$62	\$25-\$31	\$2,410-\$3,342

<http://flhousingdata.shimberg.ufl.edu/income-and-rent-limits>



The Future of REDUCING HOMELESSNESS



1. Expand Affordable Housing Options

2. Strengthen Prevention and Rapid Rehousing Programs

3. Improve Access to Supportive Services

4. Increase Funding for Homeless Services

5. Enhance the Homeless System with Coordinated Entry

6. Focus on Special Populations

7. Promote Community Awareness and Engagement

8. Strengthen Continuum of Care Collaboration

Extreme poverty anywhere is a
threat to human security everywhere.

Kofi Annan

“quoting”

“

”

**ALWAYS HAVE A WILLING
HAND TO HELP SOMEONE,
YOU MIGHT BE THE ONLY
ONE THAT DOES.**

– ROY T. BENNETT

Thank You for Your Time and Attention

Wendy Tippett, GPC, MNM

Palm Beach County

Director of Human Services and Community Action

wtippett@pbc.gov

561-355-4772

