



Workforce Housing Needs Assessment: Municipal Profiles

Prepared for:

The Housing Leadership Council of Palm Beach County, Inc.

As part of

The Palm Beach County Housing Needs Assessment

Prepared by:

**The Metropolitan Center
Florida International University**

July 10, 2006



Economic and Employment Base

Leading Industries (# of Employees)

1. Finance, insurance, real estate and rental and leasing: (118)
2. Other services (except public administration) (87)
3. Educational, health and social services: (89)

Leading Occupations (# of Employees)

1. Management, professional, and related occupations (292)
2. Sales and office occupations (193)
3. Service occupations (108)

Principal Employers

No discernable level of industries

Housing Facts

Total Units

Single-family	1,044
Multi-family	242

Median Values

Single-family	\$525,000
Condo/Townhouse	\$225,000
Median Rent	\$1,375

Vacancy Rate

N/A

Affordability Gap

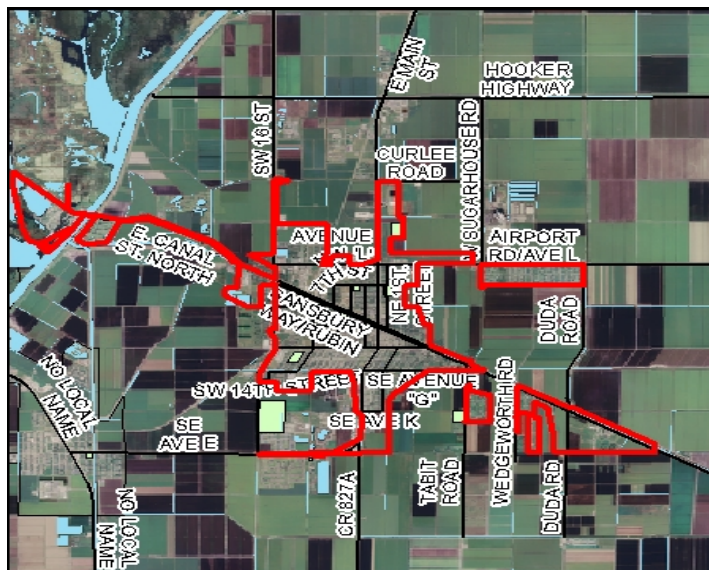
Single Family	-\$247,344
Condo/Townhouse	\$56,203
Rental	\$400

Existing Housing Demand

Cost burdened households	257
% of owner	95%
% of renter	47%

Future Housing Demand Units (2025)

Total Workforce Demand:	23
<80% AMI	20
80-120% AMI	3



Economic and Employment Base

Leading Industries (# of Employees)

1. Educational, health and social services: (1,091)
2. Agriculture, forestry, fishing and hunting, and mining: (668)
3. Manufacturing (604)

Leading Occupations (# of Employees)

1. Management, professional, and related occupations (1,143)
2. Sales and office occupations(1013)
3. Production, transportation, and material moving occupations(838)

Principal Employers

1. Sugar Cane Growers Cooperative (500)
2. Atlantic Sugar Association (400)
3. School District Of Palm Beach (120)

Housing Facts

Total Units

Single-family	2,343
Multi-family	2,800

Median Values

Single-family	\$73,000
Condo/Townhouse	No sales as of March 2006
Median Rent	N/A

Vacancy Rate

N/A

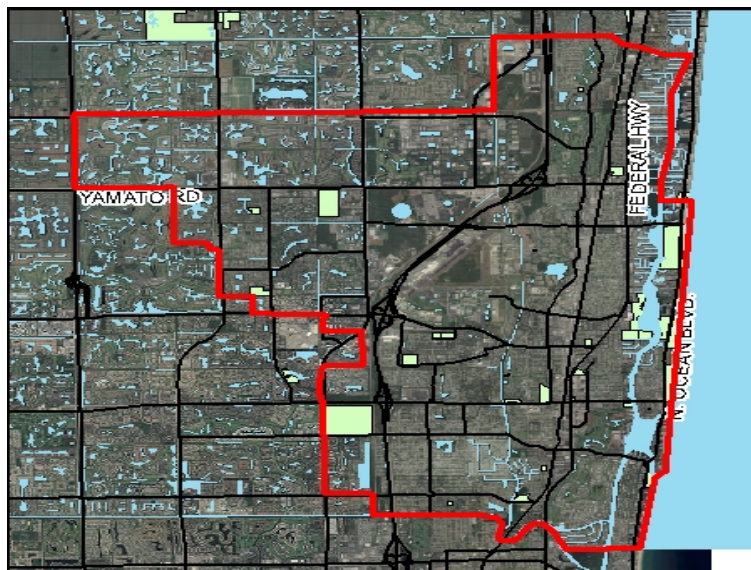
Affordability Gap

Single Family	\$2,149
Condo/Townhouse	N/A
Rental	N/A

Existing Housing Demand

Cost burdened households	1,650
% of owner	30%
% of renter	70%

Existing housing demand will need to be addressed in the future



Economic and Employment Base

Leading Industries (# of Employees)

1. Educational, health and social services: (5,991)
2. Finance, insurance, real estate and rental and leasing: (4,576)
3. Retail trade (4,388)

Leading Occupations (# of Employees)

1. Management, professional, and related occupations (15,992)
2. Sales and office occupations (10,841)
3. Service occupations (4,694)

Principal Employers

1. Siemens Communications Inc (1000), Florida Atlantic University (1000)
2. Economos Properties Inc (800)
3. Tenet Healthsystem Medical Inc, 'Debbie-Rand Memorial Service (700 each)

Housing Facts

Total Units

Single-family	18,946
Multi-family	20,324

Median Values

Single-family	\$510,000
Condo/Townhouse	\$265,000
Median Rent	\$1,600

Vacancy Rate

2%

Affordability Gap

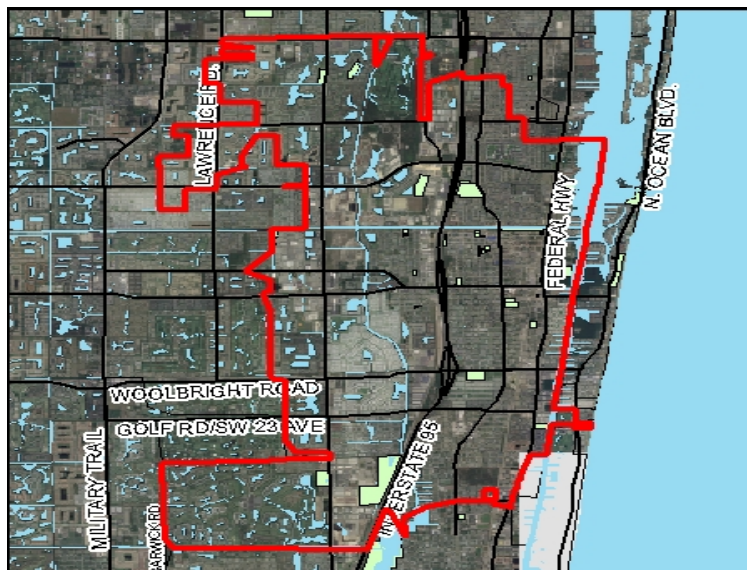
Single Family	-\$271,420
Condo/Townhouse	-\$26,420
Rental	-\$94

Existing Housing Demand

Cost burdened households	9,656
% of owner	65%
% of renter	35%

Future Housing Demand Units (2025)

Total Workforce Demand:	1,669
<80% AMI	1,131
80-120% AMI	538



Economic and Employment Base

Leading Industries (# of Employees)

1. Educational, health and social services: (4,864)
2. Retail trade (3,887)
3. Professional, scientific, management, administrative, and waste management services: (3,121)

Leading Occupations (# of Employees)

1. Sales and office occupations (7,933)
2. Management, professional, and related occupations (7,890)
3. Service occupations (5,630)

Principal Employers

1. Bethesda Memorial Hospital Inc (1496)
2. United States Postal Service (1130)
3. Bamco Construction Inc (300)

Housing Facts

Total Units

Single-family	14,401
Multi-family	18,229

Median Values

Single-family	\$350,000
Condo/Townhouse	\$233,750
Rent	\$1,400

Vacancy Rate

3%

Affordability Gap

Single Family	-\$202,228
Condo/Townhouse	-\$80,087
Rental	-\$404

Existing Housing Demand

Cost Burdened Households	8,548
% of owner	61%
% of renter	39%

Future Housing Demand Units (2025)

Total Workforce Demand:	7,619
<80% AMI	5,365
80-120% AMI	2,254



Economic and Employment Base

Leading Industries (# of Employees)

1. Educational, health and social services: (25)
2. Arts, entertainment, recreation, accommodation and food services: (13)
3. Finance, insurance, real estate and rental and leasing: (11)

Leading Occupations (# of Employees)

1. Management, professional, and related occupations (36)
2. Sales and office occupations (23)
3. Service occupations (18)

Principal Employers

No discernable level of industries

Housing Facts

Total Units

Single-family	25
Multi-family	34

Median Values

No Sales as of March 2006	
Median Rent	\$1,400

Vacancy Rate	N/A
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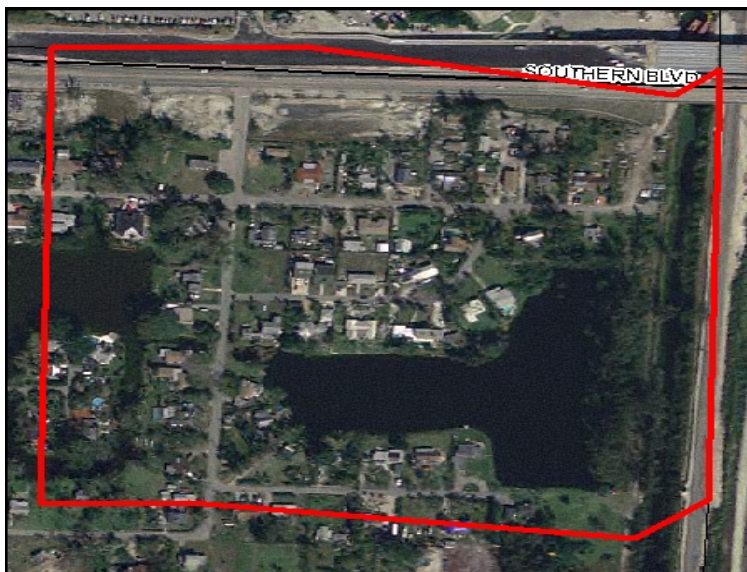
Affordability Gap

Single Family	N/A
Condo/Townhouse	N/A
Rental	-\$535

Existing Housing Demand

Cost burdened households: N/A

Existing demand will need to be addressed in the future.



Economic and Employment Base

Leading Industries (# of Employees)

1. Educational, health and social services: (19)
2. Retail trade (16)
3. Construction (13)

Leading Occupations (# of Employees)

1. Sales and office occupations, Construction, extraction, and maintenance occupations (26)
2. Service occupations (21)
3. Management, professional, and related occupations (16)

Principal Employers

No discernable level of industries

Housing Facts

Total Units

Single-family	51
Multi-family	9

Median Values

No sales as of March 2006	
Median Rent	\$1,375

Vacancy Rate	N/A
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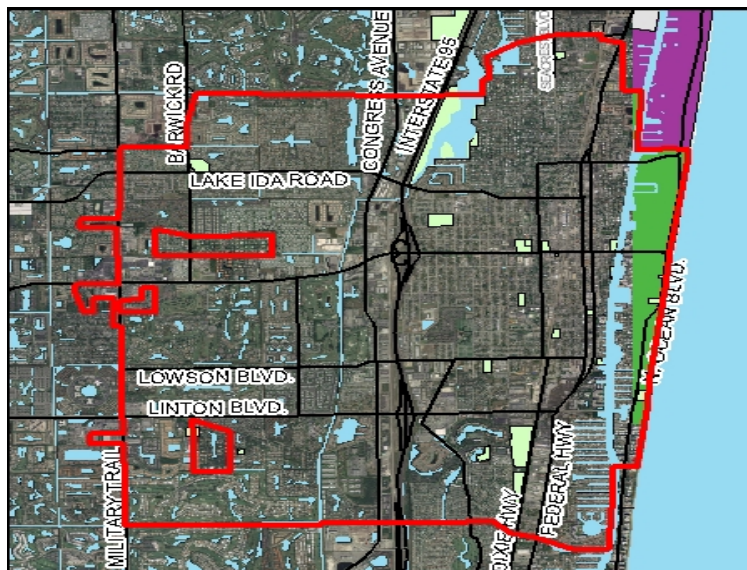
Affordability Gap

Single Family	N/A
Condo/Townhouse	N/A
Rental	\$15

Existing Housing Demand

Cost burdened households: N/A

Existing housing demand will need to be addressed in the future



Economic and Employment Base

Leading Industries (# of Employees)

1. Educational, health and social services: (4,584)
2. Retail trade (3,741)
3. Arts, entertainment, recreation, accommodation and food services: (3,476)

Leading Occupations (# of Employees)

1. Management, professional, and related occupations (8,619)
2. Sales and office occupations (6,913)
3. Service occupations (5,663)

Principal Employers

1. Tenet Healthsystem Medical Inc (2000)
2. Yurcor(500), Life Care Home Health Svcs (500)
3. South County Mental Health Ctr, Cds International Holdings Inc (350 each)

Housing Facts

Total Units

Single-family	12,269
Multi-family	21,294

Median Values

Single-family	\$479,000
Condo/Townhouse	\$205,000
Median Rent	\$1,622

Vacancy Rate

1%

Affordability Gap

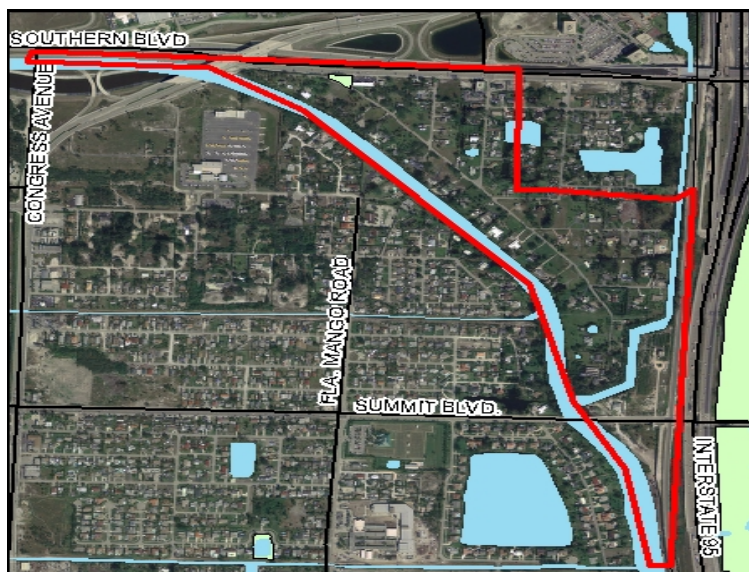
Single Family	-\$317,378
Condo/Townhouse	-\$37,486
Rental	-\$537

Existing Housing Demand

Cost burdened households	8,658
% of owner	57%
% of renter	43%

Future Housing Demand Units (2025)

Total Workforce Demand:	5,118
<80% AMI	3,680
80-120% AMI	1,438



Economic and Employment Base

Leading Industries (# of Employees)

1. Retail trade (29)
2. Professional, scientific, management, administrative, and waste management services: (25)
3. Construction (19)

Leading Occupations (# of Employees)

1. Sales and office occupations (39)
2. Management, professional, and related occupations (36)
3. Service occupations (18)

Principal Employers

No discernable level of industries

Housing Facts

Total Units

Single-family	94
Multi-family	23

Median Values

No sales as of March 2006	
Median Rent	\$1,375

Vacancy Rate

N/A

Affordability Gap

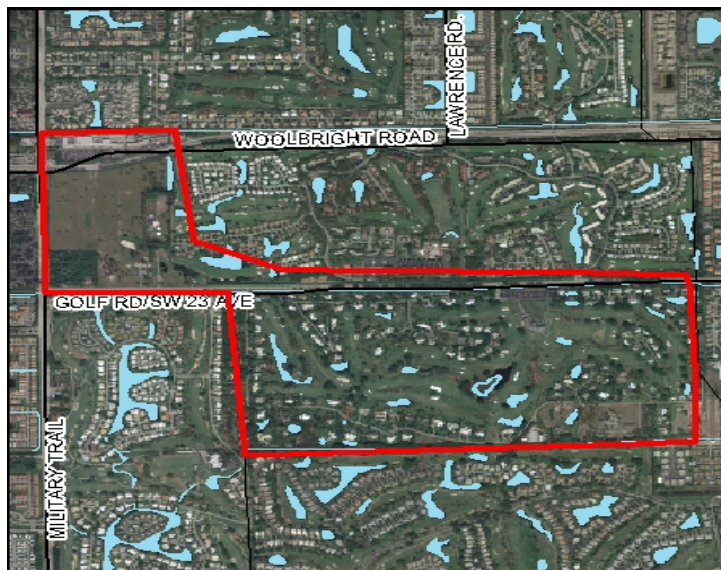
Single Family	N/A
Condo/Townhouse	N/A
Rental	-\$387

Existing Housing Demand

Cost burdened households: N/A

Future Housing Demand Units (2025)

Total Workforce Demand:	11
<80% AMI	7
80-120% AMI	4



Economic and Employment Base

Leading Industries (# of Employees)

1. Finance, insurance, real estate and rental and leasing: (21)
2. Professional, scientific, management, administrative, and waste management services: (15)
3. Educational, health and social services: (11)

Leading Occupations (# of Employees)

1. Management, professional, and related occupations (42)
2. Sales and office occupations (22)
3. Service occupations (6)

Principal Employers

No discernable level of industries

Housing Facts

Total Units

Single-family	136
Multi-family	5

Median Values

No sales as of March 2006	
Median Rent	\$1,400

Vacancy Rate

N/A

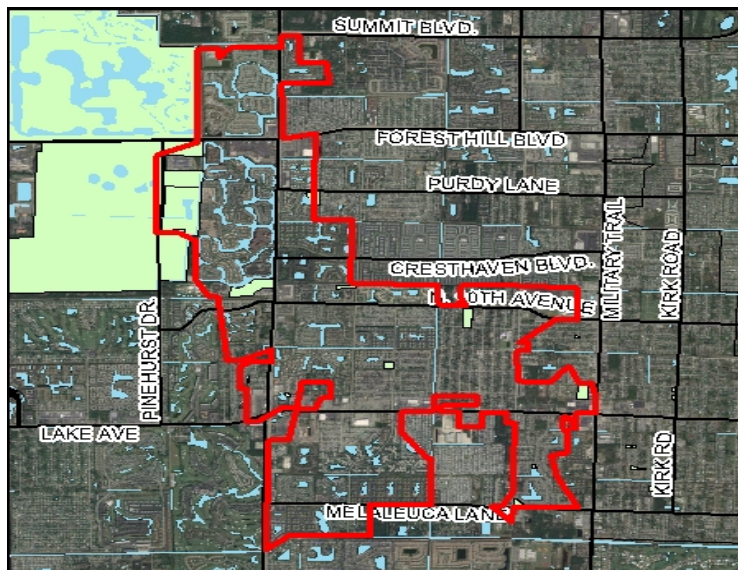
Affordability Gap

Single Family	N/A
Condo/Townhouse	N/A
Rental	\$3600

Existing Housing Demand

Cost burdened households: N/A

Existing housing demand will need to be addressed in the future



Economic and Employment Base

Leading Industries (# of Employees)

1. Educational, health and social services: (2,034)
2. Retail trade (1,526)
3. Professional, scientific, management, administrative, and waste management services: (1,397)

Leading Occupations (# of Employees)

1. Sales and office occupations (3,349)
2. Management, professional, and related occupations (2,929)
3. Service occupations (2,522)

Principal Employers

1. John I Leonard High School (194)
2. Heritage Elementary School, Diamond View Elementary School (80)
3. Greenacres Elementary School (46)

Housing Facts

Total Units

Single-family	4,694
Multi-family	10,667

Median Values

Single-family	\$375,000
Condo/Townhouse	\$215,000
Median Rent	\$1,600

Vacancy Rate

3%

Affordability Gap

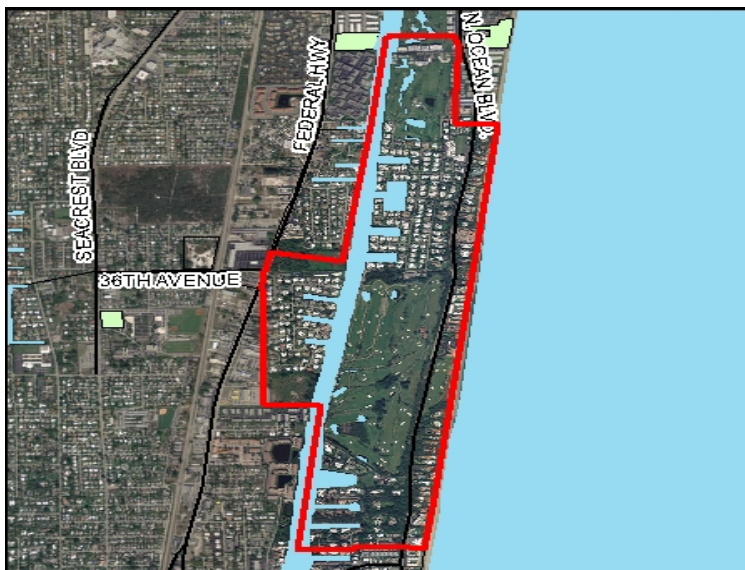
Single Family	-\$237,017
Condo/Townhouse	-\$71,126
Rental	-\$676

Existing Housing Demand

Cost burdened households	4,130
% of owner	60%
% of renter	40%

Future Housing Demand Units (2025)

Total Workforce Demand:	5,727
<80% AMI	3,978
80-120% AMI	1,749



Economic and Employment Base

Leading Industries (# of Employees)

1. Finance, insurance, real estate and rental and leasing: (52)
2. Educational, health and social services: (45)
3. Manufacturing (31)

Leading Occupations (# of Employees)

1. Management, professional, and related occupations (148)
2. Sales and office occupations (76)
3. Service occupations (23)

Principal Employers

1. Gulf Stream School (27)
2. N/A
3. N/A

Housing Facts

Total Units

Single-family	430
Multi-family	204

Median Values

No sales as of March 2006	
Median Rent	\$1,622

Vacancy Rate	N/A
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Affordability Gap

Single Family	N/A
Condo/Townhouse	NA
Rental	\$2053

Existing Housing Demand

Cost burdened households: N/A

Existing housing demand will need to be addressed in the future



Economic and Employment Base

Leading Industries (# of Employees)

1. Educational, health and social services: (155)
2. Professional, scientific, management, administrative, and waste management services: (105)
3. Construction (85)

Leading Occupations (# of Employees)

1. Management, professional, and related occupations (257)
2. Sales and office occupations (196)
3. Service occupations (141)

Principal Employers

No discernable level of industries

Housing Facts

Total Units

Single-family	529
Multi-family	89

Median Values

No sales as of March 2006	
Median Rent	\$1,600

Vacancy Rate

N/A

Affordability Gap

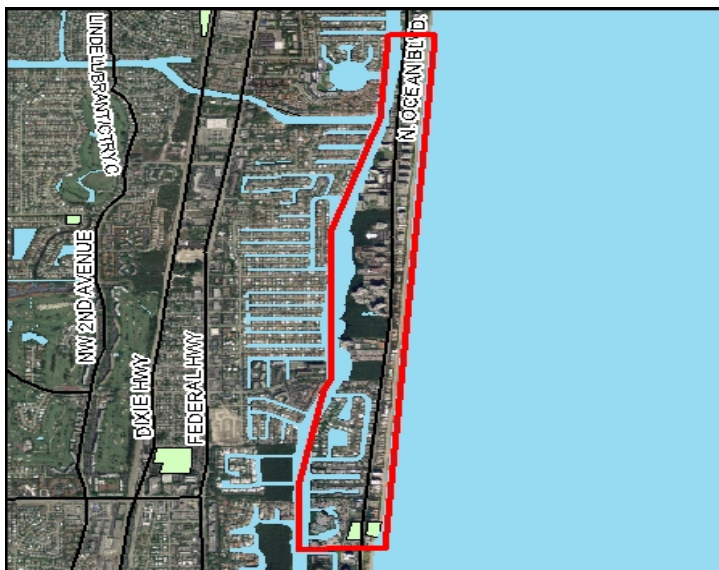
Single Family	N/A
Condo/Townhouse	N/A
Rental	-\$333

Existing Housing Demand

Cost burdened households	128
% of owner	77%
% of renter	23%

Future Housing Demand Units (2025)

Total Workforce Demand:	166
<80% AMI	106
80-120% AMI	61



Economic and Employment Base

Leading Industries (# of Employees)

1. Educational, health and social services: (182)
2. Professional, scientific, management, administrative, and waste management services: (155)
3. Finance, insurance, real estate and rental and leasing: (140)

Leading Occupations (# of Employees)

1. Management, professional, and related occupations (659)
2. Sales and office occupations (254)
3. Service occupations (56)

Principal Employers

No discernable level of industries

Housing Facts

Total Units

Single-family	308
Multi-family	3,796

Median Values

Single-family	\$4,134,000
Condo/Townhouse	\$775,000
Median Rent	\$1,400

Vacancy Rate

N/A

Affordability Gap

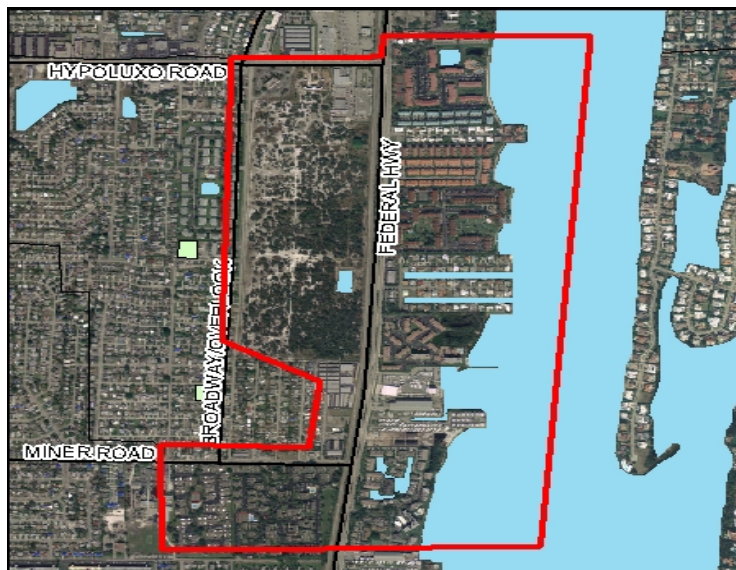
Single Family	-\$3,845,004
Condo/Townhouse	-\$486,004
Rental	\$425

Existing Housing Demand

Cost burdened households	631
% of owner	73%
% of renter	27%

Future Housing Demand Units (2025)

Total Workforce Demand:	190
<80% AMI	132
80-120% AMI	58



Economic and Employment Base

Leading Industries (# of Employees)

1. Professional, scientific, management, administrative, and waste management services: (178)
2. Educational, health and social services: (155)
3. Retail trade (144)

Leading Occupations (# of Employees)

1. Management, professional, and related occupations (479)
2. Sales and office occupations (330)
3. Service occupations (132)

Principal Employers

No discernable level of industries

Housing Facts

Total Units

Single-family	111
Multi-family	1,846

Median Values

Single-family	No sales as of March 2006
Condo/Townhouse	\$250,000
Median Rent	\$1,375

Vacancy Rate

N/A

Affordability Gap

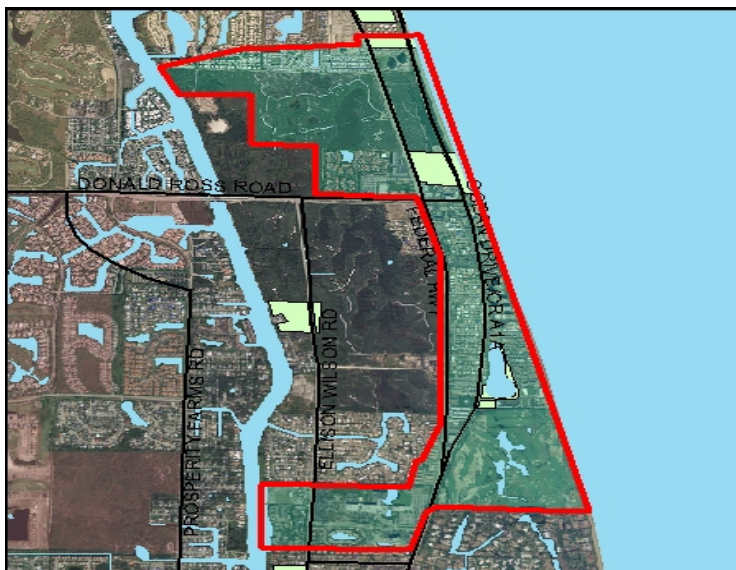
Single Family	N/A
Condo/Townhouse	-\$50,904
Rental	-\$118

Existing Housing Demand

Cost burdened households	482
% of owner	50%
% of renter	50%

Future Housing Demand Units (2025)

Total Workforce Demand:	1,289
<80% AMI	851
80-120% AMI	438



Economic and Employment Base

Leading Industries (# of Employees)

1. Arts, entertainment, recreation, accommodation and food services: (157)
2. Educational, health and social services: (153)
3. Transportation and warehousing, and utilities: (148)

Leading Occupations (# of Employees)

1. Management, professional, and related occupations (516)
2. Sales and office occupations (316)
3. Service occupations (151)

Principal Employers

No discernable level of industries

Housing Facts

Total Units

Single-family	462
Multi-family	2,045

Median Values

Single-family	\$552,450
Condo/Townhouse	\$425,000
Median Rent	\$1,700

Vacancy Rate

N/A

Affordability Gap

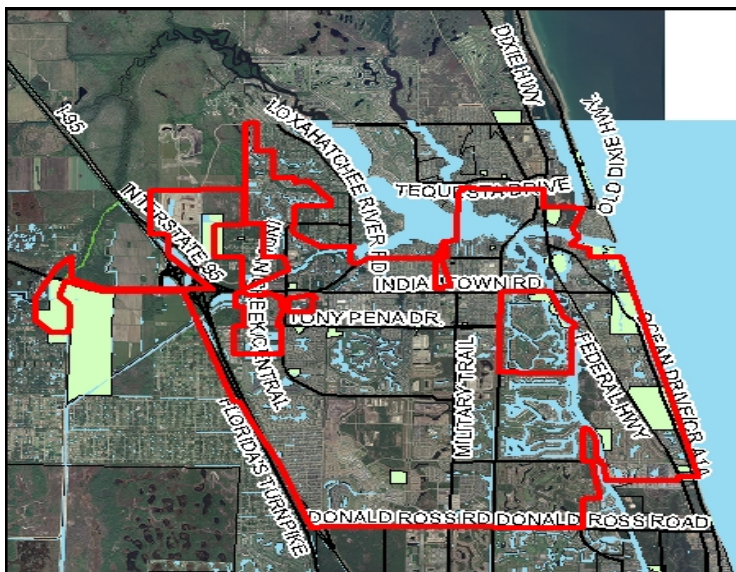
Single Family	-\$340,360
Condo/Townhouse	-\$207,019
Rental	-\$318

Existing Housing Demand

Cost burdened households	568
% of owner	60%
% of renter	40%

Future Housing Demand Units (2025)

Total Workforce Demand:	526
<80% AMI	386
80-120% AMI	140



Economic and Employment Base

Leading Industries (# of Employees)

1. Professional, scientific, management, administrative, and waste management services: (2,774)
2. Retail trade (2,517)
3. Arts, entertainment, recreation, accommodation and food services: (2,117)

Leading Occupations (# of Employees)

1. Management, professional, and related occupations (7,748)
2. Sales and office occupations (5,521)
3. Service occupations (3,057)

Principal Employers

1. Jupiter Medical Center Inc (819)
2. Driftwood Hospitality MGT LLC (250)
3. Outsourcing Systems Inc, GE Medical Systems Info Tech (200 each)

Housing Facts

Total Units

Single-family	11,928
Multi-family	13,140

Median Values

Single-family	\$487,500
Condo/Townhouse	\$361,000
Median Rent	\$1,400

Vacancy Rate

3%

Affordability Gap

Single Family	-\$272,319
Condo/Townhouse	-\$143,422
Rental	-\$26

Existing Housing Demand

Cost burdened households	5,786
% of owner	73%
% of renter	27%

Future Housing Demand Units (2025)

Total Workforce Demand:	5,439
<80% AMI	3,333
80-120% AMI	2,106

Town of Jupiter Inlet Colony



Economic and Employment Base

Leading Industries (# of Employees)

1. Educational, health and social services: (28)
2. Finance, insurance, real estate and rental and leasing: (22)
3. Professional, scientific, management, administrative, and waste management services: (15)

Leading Occupations (# of Employees)

1. Management, professional, and related occupations (60)
2. Sales and office occupations (15)
3. Service occupations (6)

Principal Employers

No discernable level of industries

Housing Facts

Total Units

Single-family	260
Multi-family	0

Median Values

Single-family	\$986,250
Condo/Townhouse	No sales as of March 2006
Median Rent	\$1,400

Vacancy Rate

N/A

Affordability Gap

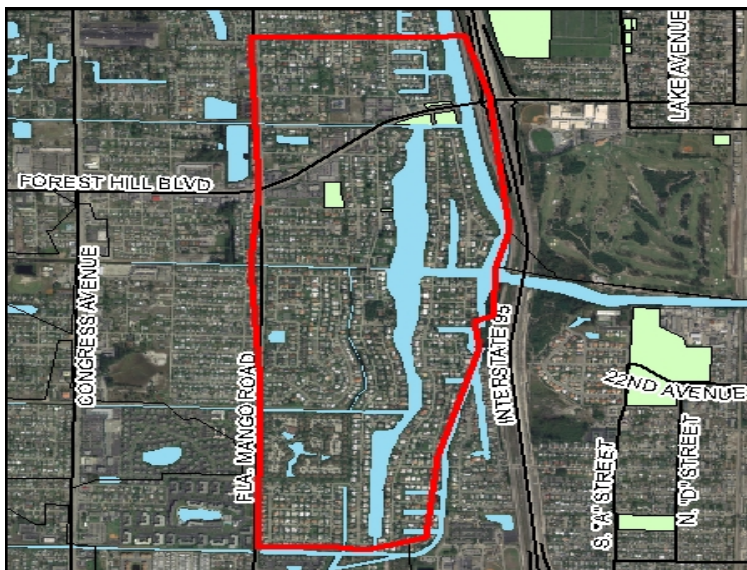
Single Family	-\$725,146
Condo/Townhouse	N/A
Rental	\$248

Existing Housing Demand

Cost burdened households: N/A

Existing housing demand needs to be addressed in the future

Town of Lake Clarke Shores



Economic and Employment Base

Leading Industries (# of Employees)

1. Educational, health and social services: (437)
2. Professional, scientific, management, administrative, and waste management services: (288)
3. Finance, insurance, real estate and rental and leasing: (235)

Leading Occupations (# of Employees)

1. Management, professional, and related occupations (862)
2. Sales and office occupations (461)
3. Service occupations (239)

Principal Employers

No discernable level of industries

Housing Facts

Total Units

Single-family	1,115
Multi-family	365

Median Values

Single-family	\$409,000
Condo/Townhouse	\$225,000
Median Rent	\$1,375

Vacancy Rate

N/A

Affordability Gap

Single Family	-\$176,408
Condo/Townhouse	\$13,483
Rental	\$158.

Existing Housing Demand

Cost burdened households	364
% of owner	89%
% of renter	11.3

Existing housing demand needs to be addressed in the future



Economic and Employment Base

Leading Industries (# of Employees)

1. Educational, health and social services: (749)
2. Arts, entertainment, recreation, accommodation and food services: (589)
3. Retail trade (439)

Leading Occupations (# of Employees)

1. Service occupations (1,097)
2. Sales and office occupations (926)
3. Management, professional, and related occupations (915)

Principal Employers

1. Maschmeyer Concrete Co Of FL (100)
2. Grove Park Elementary School (52)
3. Lake Park Baptist School (51)

Housing Facts

Total Units

Single-family	1,517
Multi-family	2,148

Median Values

Single-family	\$237,100
Condo/Townhouse	\$231,500
Median Rent	\$1,700

Vacancy Rate

N/A

Affordability Gap

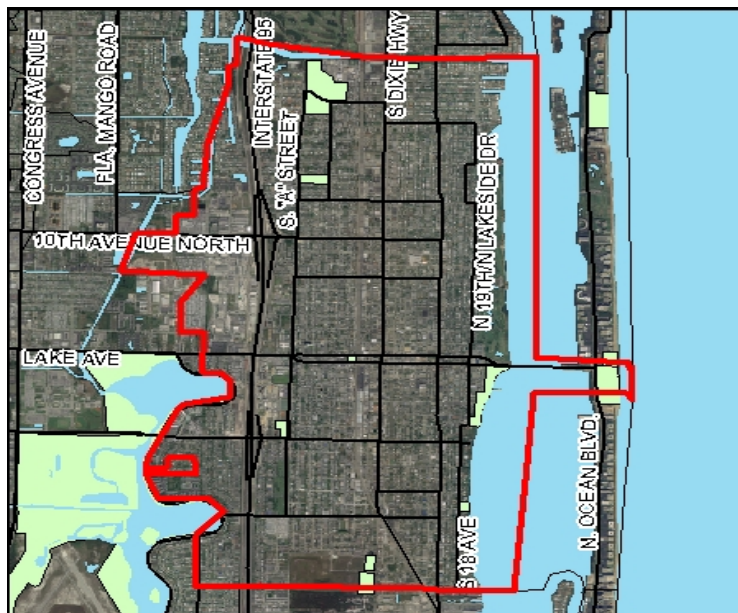
Single Family	-\$116,416
Condo/Townhouse	-\$104,924
Rental	-\$850

Existing Housing Demand

Cost burdened households	1,121
% of owner	33%
% of renter	67%

Future Housing Demand Units (2025)

Total Workforce Demand:	874
<80% AMI	658
80-120% AMI	215



Economic and Employment Base

Leading Industries (# of Employees)

1. Construction (2,570)
2. Arts, entertainment, recreation, accommodation and food services: (2,442)
3. Professional, scientific, management, administrative, and waste management services: (2,344)

Leading Occupations (# of Employees)

1. Service occupations (4,129)
2. Sales and office occupations (3,708)
3. Management, professional, and related occupations (3,558)

Principal Employers

1. Med Center Diagnostics Inc (2000)
2. Palm Beach Cmty Clg-central (400)
3. Maintenance & Technical (340)

Housing Facts

Total Units

Single-family	8,028
Multi-family	7,484

Median Values

Single-family	\$310,000
Condo/Townhouse	\$149,000
Rent	\$1,375

Vacancy Rate

3%

Affordability Gap

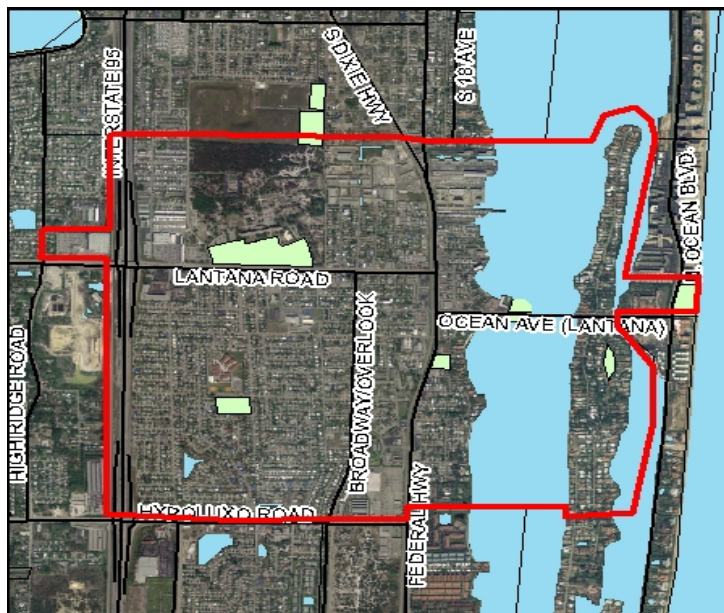
Single Family	-\$203,844
Condo/Townhouse	-\$36,939
Rental	-\$624

Existing Housing Demand

Cost Burdened Households	4,676
% of owner	40%
% of renter	60%

Future Housing Demand Units (2025)

Total Workforce Demand:	2,823
<80% AMI	2,037
80-120% AMI	785



Economic and Employment Base

Leading Industries (# of Employees)

1. Educational, health and social services: (856)
2. Retail trade (715)
3. Arts, entertainment, recreation, accommodation and food services: (564)

Leading Occupations (# of Employees)

1. Sales and office occupations (1,267)
2. Management, professional, and related occupations (1,149)
3. Service occupations (1,089)

Principal Employers

1. Santaluces High School (164)
2. Ridge Terrace Healthcare Ctr (106)
3. Atria Meridian (100)

Housing Facts

Total Units

Single-family	2,489
Multi-family	1,875

Median Values

Single-family	\$235,500
Condo/Townhouse	\$215,000
Median Rent	\$1,375

Vacancy Rate

N/A

Affordability Gap

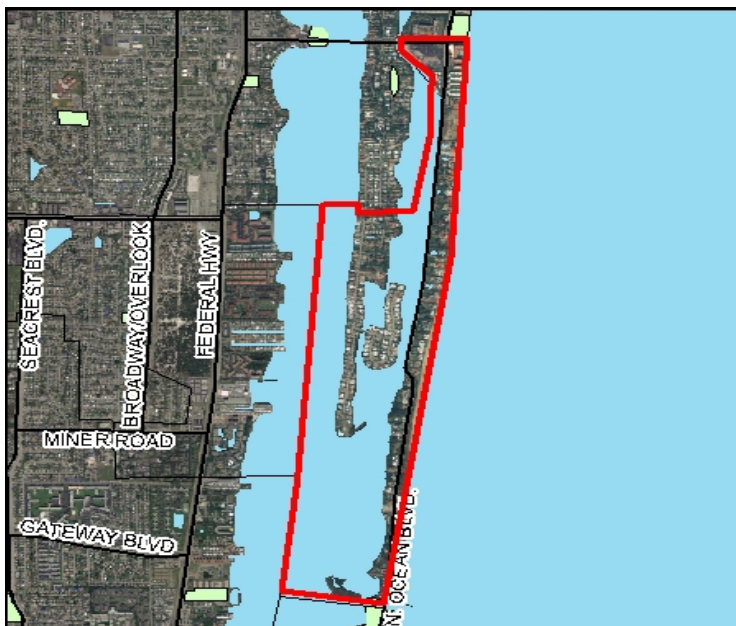
Single Family	-\$104,563
Condo/Townhouse	-\$78,172
Rental	-\$483

Existing Housing Demand

Cost Burdened Households	1,155
% of owner	57%
% of renter	43%

Future Housing Demand Units (2025)

Total Workforce Demand:	485
<80% AMI	349
80-120% AMI	135



Economic and Employment Base

Leading Industries (# of Employees)

1. Finance, insurance, real estate and rental and leasing: (22)
2. Educational, health and social services: (13)
3. Construction (9)

Leading Occupations (# of Employees)

1. Management, professional, and related occupations (55)
2. Sales and office occupations (11)
3. Service occupations (6)

Principal Employers

No discernable level of industries

Housing Facts

Total Units

Single-family	207
Multi-family	77

Median Values

Single-family	\$2,651,700
Condo/Townhouse	No sales as of March 2006
Median Rent	\$1,375

Vacancy Rate

N/A

Affordability Gap

Single Family	-\$2,145,554
Condo/Townhouse	N/A
Rental	\$1,820

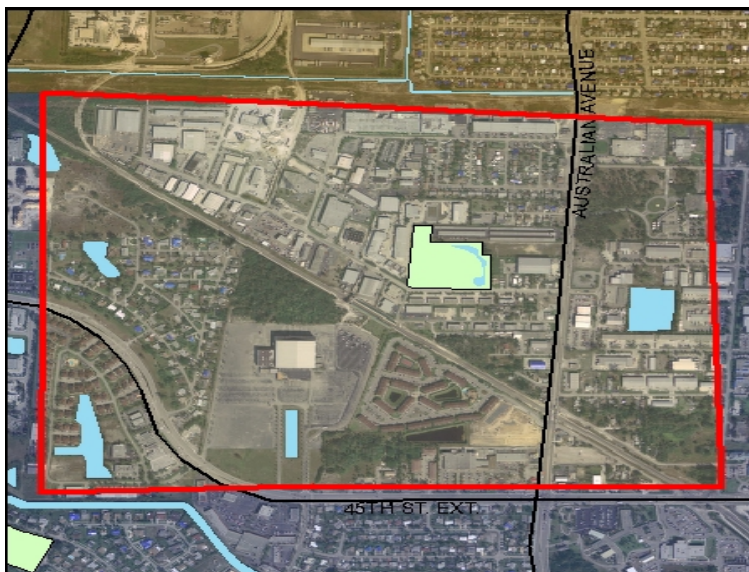
Existing Housing Demand

Cost Burdened Households N/A

% of owner

% of renter

Existing housing demand will need to be addressed in the future



Economic and Employment Base

Leading Industries (# of Employees)

1. Educational, health and social services: (119)
2. Manufacturing (91)
3. Arts, entertainment, recreation, accommodation and food services: (83)

Leading Occupations (# of Employees)

1. Sales and office occupations (169)
2. Service occupations (138)
3. Management, professional, and related occupations (100)

Principal Employers

No discernable level of industries

Housing Facts

Total Units

Single-family	238
Multi-family	317

Median Values

No sales as of March 2006	
Median Rent	\$1,600

Vacancy Rate	N/A
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Affordability Gap

Single Family	N/A
Condo/Townhouse	N/A
Rental	-\$703

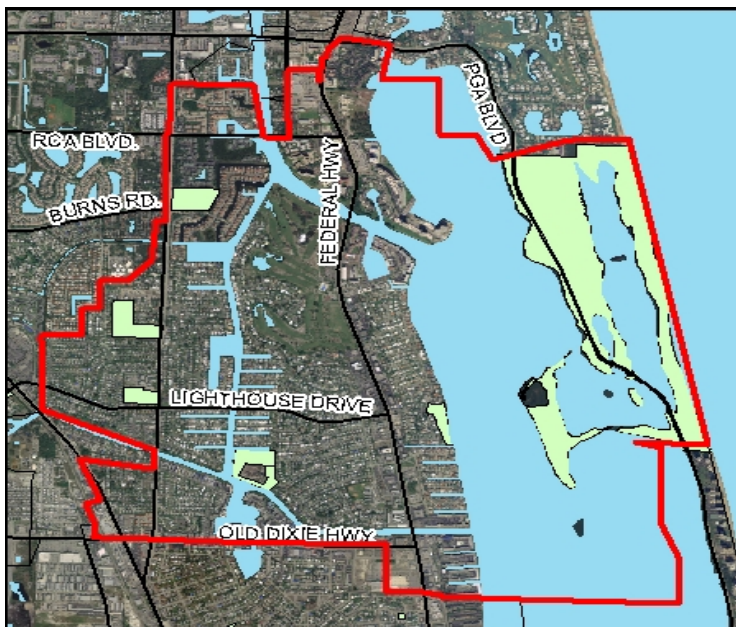
Existing Housing Demand

Cost Burdened Households	118
% of owner	40%
% of renter	60%

Future Housing Demand Units (2025)

Total Workforce Demand:	46
<80% AMI	32
80-120% AMI	14

Village of North Palm Beach



Economic and Employment Base

Leading Industries (# of Employees)

1. Educational, health and social services: (1006)
2. Professional, scientific, management, administrative, and waste management services: (804)
3. Arts, entertainment, recreation, accommodation and food services: (683)

Leading Occupations (# of Employees)

1. Management, professional, and related occupations (2,455)
2. Sales and office occupations (1,764)
3. Service occupations (806)

Principal Employers

1. Bankatlantic A Federal Savings Bank (254)
2. Golden Bear International Inc (130)
3. Benjamin School (120)

Housing Facts

Total Units

Single-family	2,577
Multi-family	4,987

Median Values

Single-family	\$530,000
Condo/Townhouse	\$276,500
Median Rent	\$1,700

Vacancy Rate

N/A

Affordability Gap

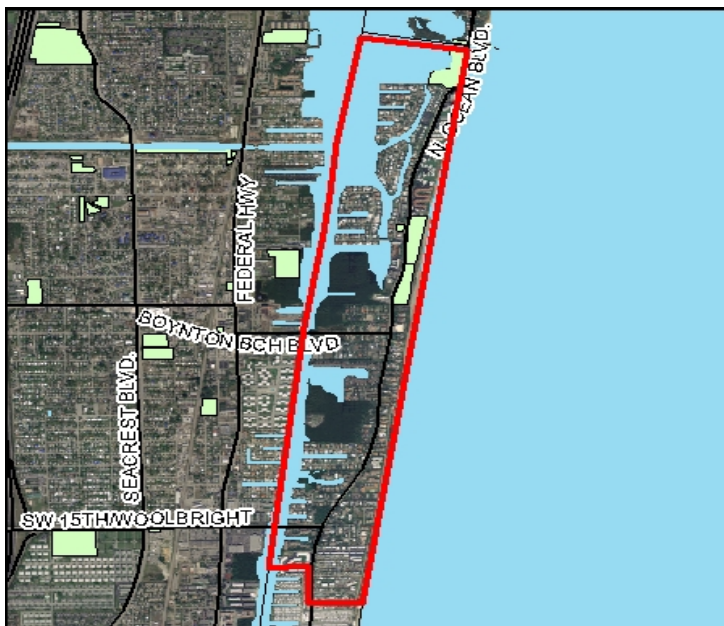
Single Family	-\$325,668
Condo/Townhouse	-\$66,276
Rental	-\$370

Existing Housing Demand

Cost Burdened Households	1,820
% of owner	67%
% of renter	33%

Future Housing Demand Units (2025)

Total Workforce Demand:	320
<80% AMI	212
80-120% AMI	108



Economic and Employment Base

Leading Industries (# of Employees)

1. Finance, insurance, real estate and rental and leasing: (124)
2. Educational, health and social services: (117)
3. Professional, scientific, management, administrative, and waste management services: (83)

Leading Occupations (# of Employees)

1. Management, professional, and related occupations (298)
2. Sales and office occupations (191)
3. Service occupations (59)

Principal Employers

No discernable level of industries

Housing Facts

Total Units

Single-family	575
Multi-family	941

Median Values

Single-family	\$1,300,000
Condo/Townhouse	\$250,000
Median Rent	\$1,400

Vacancy Rate

N/A

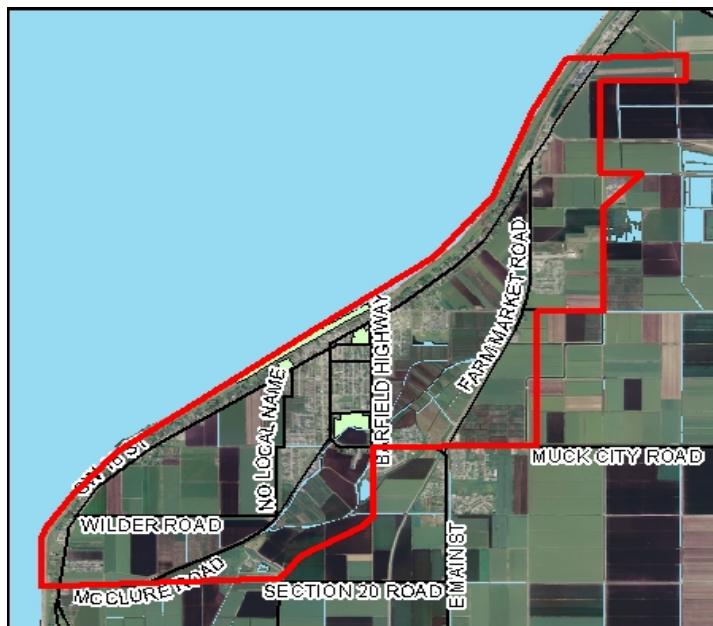
Affordability Gap

Single Family	-\$1,020,364
Condo/Townhouse	\$29,636
Rental	\$365

Existing Housing Demand

Cost Burdened Households	214
% of owner	82%
% of renter	18%

Existing housing demand will need to be addressed in the future



Economic and Employment Base

Leading Industries (# of Employees)

1. Educational, health and social services: (378)
2. Manufacturing (186)
3. Retail trade (157)

Leading Occupations (# of Employees)

1. Service occupations (411)
2. Production, transportation, and material moving occupations (374)
3. Sales and office occupations (358)

Principal Employers

1. Glades Health Care Center (125)
2. Pahokee Middle Senior High School (100)
3. Pahokee Elementary School (44)

Housing Facts

Total Units

Single-family	924
Multi-family	566

Median Values

Single-family	\$110,000
Condo/Townhouse	No sales as of March 2006
Median Rent	N/A

Vacancy Rate

N/A

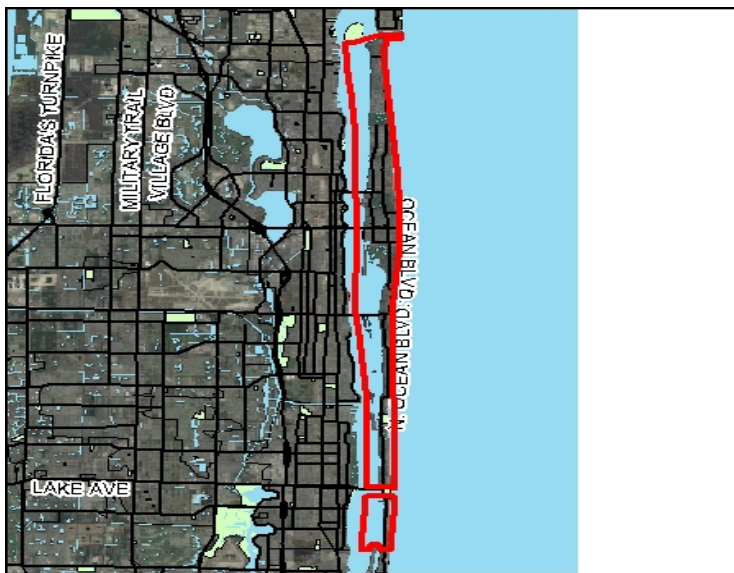
Affordability Gap

Single Family	-\$18,000
Condo/Townhouse	N/A
Rental	\$668

Existing Housing Demand

Cost Burdened Households	526
% of owner	46%
% of renter	54%

Existing housing demand will need to be addressed in the future



Economic and Employment Base

Leading Industries (# of Employees)

1. Finance, insurance, real estate and rental and leasing: (802)
2. Professional, scientific, management, administrative, and waste management services: (546)
3. Retail trade (331)

Leading Occupations (# of Employees)

1. Management, professional, and related occupations (1,638)
2. Sales and office occupations (886)
3. Service occupations (306)

Principal Employers

1. Four Seasons Resort (320)
2. Town of Palm Beach (134)
3. Nathan Greenberg (85)

Housing Facts

Total Units

Single-family	2,592
Multi-family	7,513

Median Values

Single-family	\$572,500
Condo/Townhouse	\$439,900
Median Rent	\$3,225

Vacancy Rate

N/A

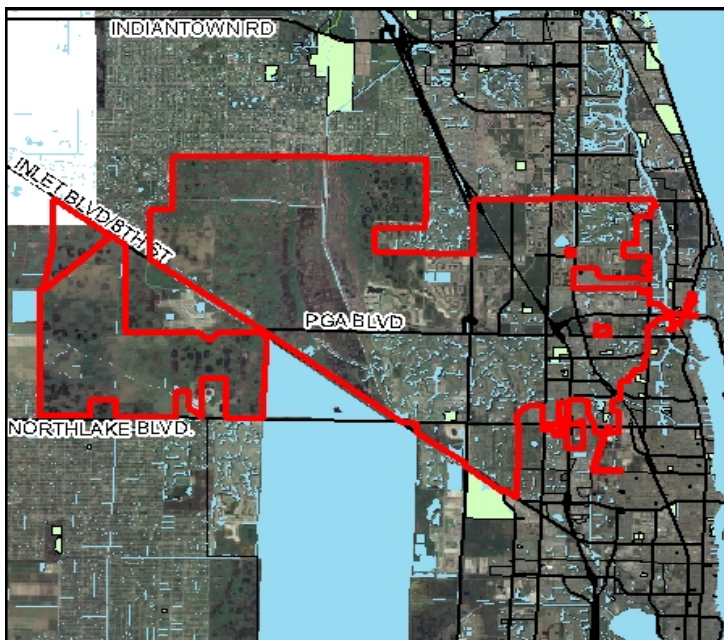
Affordability Gap

Single Family	-\$198,069
Condo/Townhouse	-\$65,469
Rental	-\$860

Existing Housing Demand

Cost Burdened Households	1,362
% of owner	73%
% of renter	27%

Existing housing demand will need to be addressed in the future



Economic and Employment Base

Leading Industries (# of Employees)

1. Educational, health and social services: (3,139)
2. Professional, scientific, management, administrative, and waste management services: (2,379)
3. Retail trade (2,241)

Leading Occupations (# of Employees)

1. Management, professional, and related occupations (7,912)
2. Sales and office occupations (5,115)
3. Service occupations (2,072)

Principal Employers

1. Private Care High Tech Nursing (2000)
2. Veterans Health Administration (1350)
3. Palm Beach Gardens Community (994)

Housing Facts

Total Units

Single-family	11,152
Multi-family	10,490

Median Values

Single-family	\$549,900
Condo/Townhouse	\$275,000
Median Rent	\$1,700

Vacancy Rate

3%

Affordability Gap

Single Family	-\$317,645
Condo/Townhouse	-\$89,528
Rental	-\$205

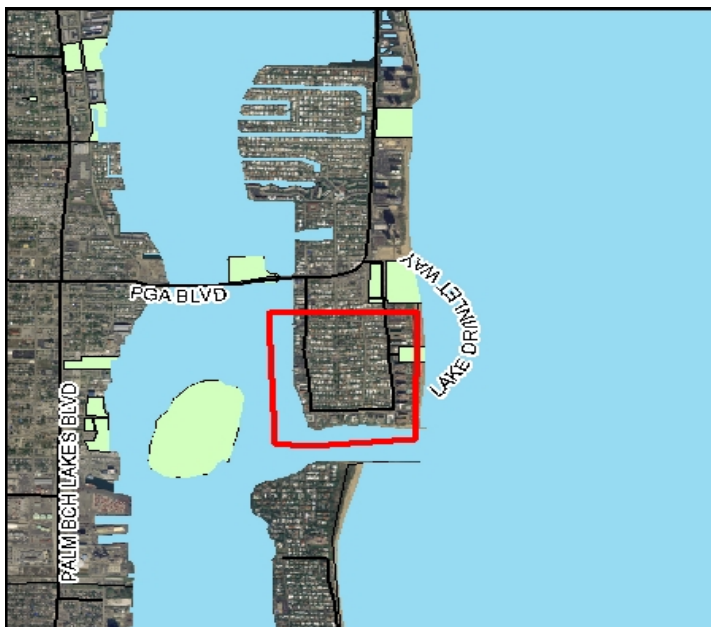
Existing Housing Demand

Cost Burdened Households	5,168
% of owner	70%
% of renter	30%

Future Housing Demand Units (2025)

Total Workforce Demand:	1,603
<80% AMI	1,073
80-120% AMI	530

Town of Palm Beach Shores



Economic and Employment Base

Leading Industries (# of Employees)

1. Finance, insurance, real estate and rental and leasing: (73)
2. Retail trade (70)
3. Educational, health and social services: (61)

Leading Occupations (# of Employees)

1. Management, professional, and related occupations (196)
2. Sales and office occupations (169)
3. Service occupations (67)

Principal Employers

No discernable level of industries

Housing Facts

Total Units

Single-family	335
Multi-family	845

Median Values

Single-family	\$627,000
Condo/Townhouse	\$349,500
Median Rent	\$1,600

Vacancy Rate

N/A

Affordability Gap

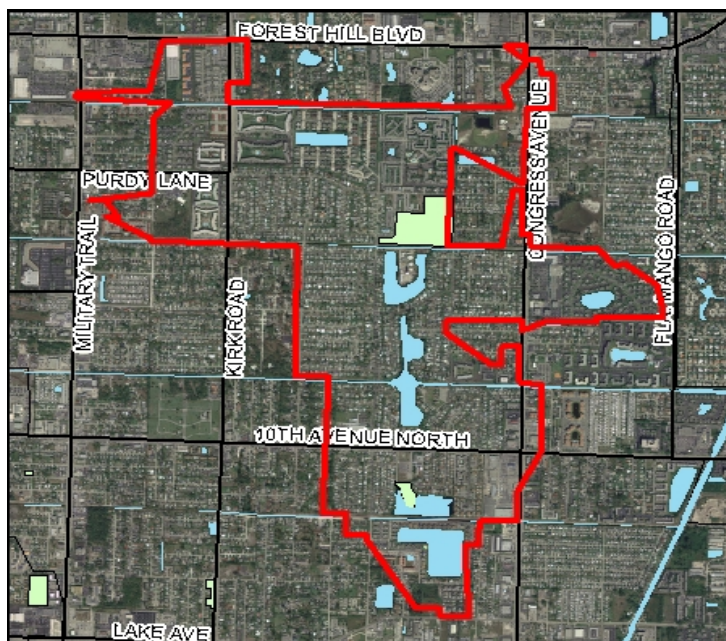
Single Family	-\$447,420
Condo/Townhouse	-\$164,028
Rental	-\$418

Existing Housing Demand

Cost Burdened Households	178
% of owner	54%
% of renter	46%

Future Housing Demand Units (2025)

Total Workforce Demand:	93
<80% AMI	63
80-120% AMI	30



Economic and Employment Base

Leading Industries (# of Employees)

1. Educational, health and social services: (891)
2. Retail trade (754)
3. Construction (636)

Leading Occupations (# of Employees)

1. Sales and office occupations (1,759)
2. Management, professional, and related occupations (1,452)
3. Service occupations (973)

Principal Employers

1. C O Taylor-Kirklane Elem School (79)
2. No discernable level of industries
3. No discernable level of industries

Housing Facts

Total Units

Single-family	1,510
Multi-family	4,693

Median Values

Single-family	\$246,450
Condo/Townhouse	\$195,000
Median Rent	\$1,375

Vacancy Rate

N/A

Affordability Gap

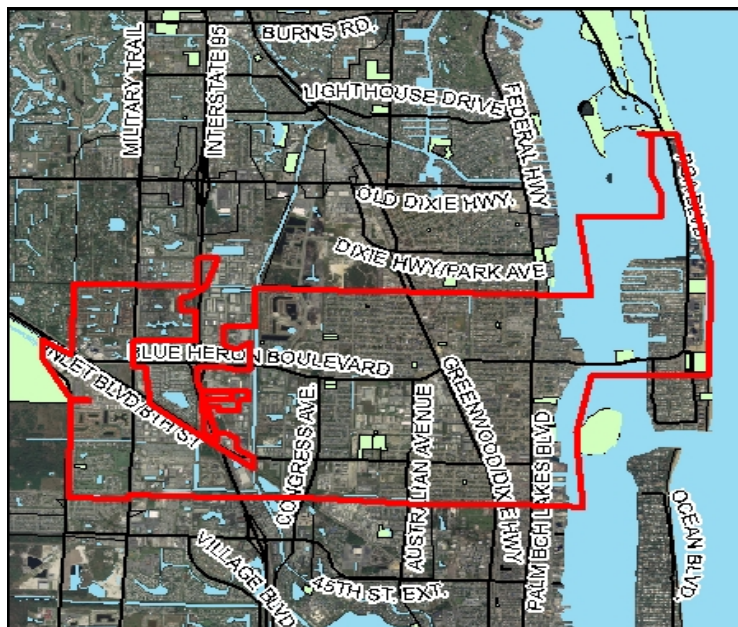
Single Family	-\$111,589
Condo/Townhouse	-\$54,247
Rental	-474.35

Existing Housing Demand

Cost Burdened Households	1,806
% of owner	53%
% of renter	47%

Future Housing Demand Units (2025)

Total Workforce Demand:	2,746
<80% AMI	1947
80-120% AMI	799



Economic and Employment Base

Leading Industries (# of Employees)

1. Educational, health and social services: (2,490)
2. Professional, scientific, management, administrative, and waste management services: (1,439)
3. Arts, entertainment, recreation, accommodation and food services: (1,332)

Leading Occupations (# of Employees)

1. Sales and office occupations (3,044)
2. Service occupations (2,925)
3. Management, professional, and related occupations (2,857)

Principal Employers

1. Serta Mattress Co Inc (200)
2. George Weston Bakeries Inc (160)
3. Suncoast High School (82)

Housing Facts

Total Units

Single-family	6,942
Multi-family	8,552

Median Values

Single-family	\$190,000
Condo/Townhouse	\$264,000
Median Rent	\$1,600

Vacancy Rate

N/A

Affordability Gap

Single Family	-\$75,799
Condo/Townhouse	-\$143,907
Rental	-\$797

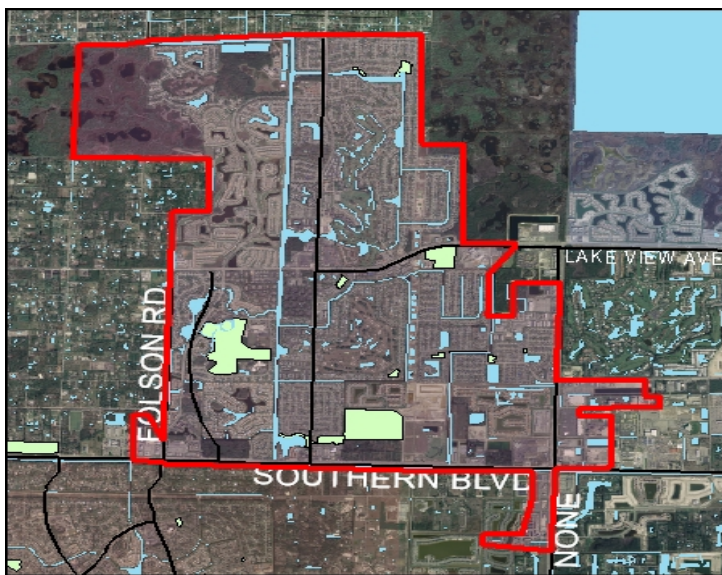
Existing Housing Demand

Cost Burdened Households	3,891
% of owner	47%
% of renter	53%

Future Housing Demand Units (2025)

Total Workforce Demand:	1,823
<80% AMI	1,404
80-120% AMI	419

Village of Royal Palm Beach



Economic and Employment Base

Leading Industries (# of Employees)

1. Educational, health and social services: (2,404)
2. Retail trade (1,338)
3. Construction (963)

Leading Occupations (# of Employees)

1. Management, professional, and related occupations (3,790)
2. Sales and office occupations (3,367)
3. Service occupations (1,493)

Principal Employers

1. Royal Manor (150)
2. Royal Palm Beach High School (148)
3. Crestwood Middle School (82)

Housing Facts

Total Units

Single-family	8,675
Multi-family	3,500

Median Values

Single-family	\$371,000
Condo/Townhouse	\$219,950
Median Rent	\$1,600

Vacancy Rate

N/A

Affordability Gap

Single Family	-\$154,134
Condo/Townhouse	-\$3,084
Rental	-\$230

Existing Housing Demand

Cost Burdened Households	2,821
% of owner	83%
% of renter	17%

Future Housing Demand Units (2025)

Total Workforce Demand:	6,108
<80% AMI	3,889
80-120% AMI	2,219



Economic and Employment Base

Leading Industries (# of Employees)

1. Educational, health and social services: (182)
2. Manufacturing (102)
3. Professional, scientific, management, administrative, and waste management services/ Retail Trade (78)

Leading Occupations (# of Employees)

1. Production, transportation, and material moving occupations (171)
2. Management, professional, and related occupations (161)
3. Sales and office occupations (154)

Principal Employers

1. Structural Systems South Bay, East Coast Migrant Head Start (50)
2. New Hope Power Partnership (45)
3. Royal United Properties Inc (44)

Housing Facts

Total Units

Single-family	467
Multi-family	395

Median Values

No sales as of March 2006

Vacancy Rate

N/A

Affordability Gap

Single Family	N/A
Condo/Townhouse	N/A
Rental	\$588

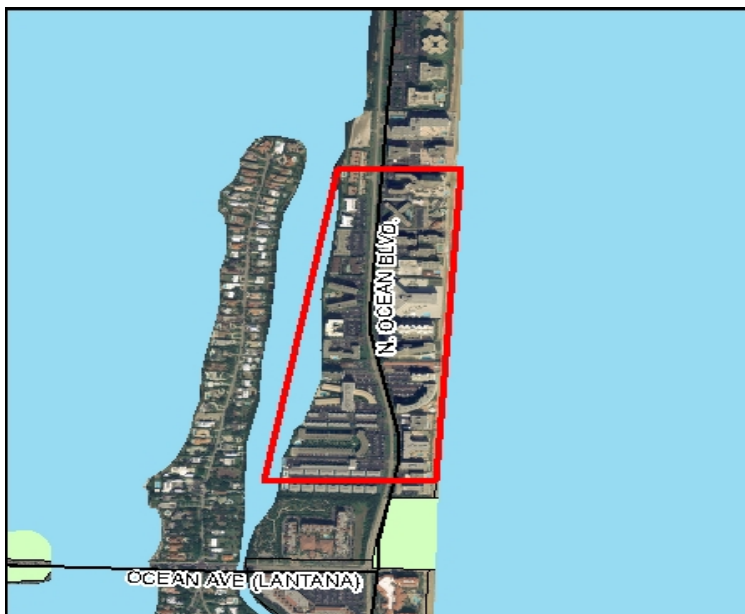
Existing Housing Demand

Cost Burdened Households 199

% of owner	46%
% of renter	54%

Existing housing demand will need to be addressed in the future

Town of South Palm Beach



Economic and Employment Base

Leading Industries (# of Employees)

1. Arts, entertainment, recreation, accommodation and food services: (55)
2. Finance, insurance, real estate and rental and leasing: (45)
3. Professional, scientific, management, administrative, and waste management services: (42)

Leading Occupations (# of Employees)

1. Sales and office occupations (97)
2. Management, professional, and related occupations (70)
3. Service occupations (54)

Principal Employers

No discernable level of industries

Housing Facts

Total Units

Single-family	18
Multi-family	897

Median Values

Single-family	No sales as of March 2006
Condo/Townhouse	\$369,000
Median Rent	\$3,225

Vacancy Rate

N/A

Affordability Gap

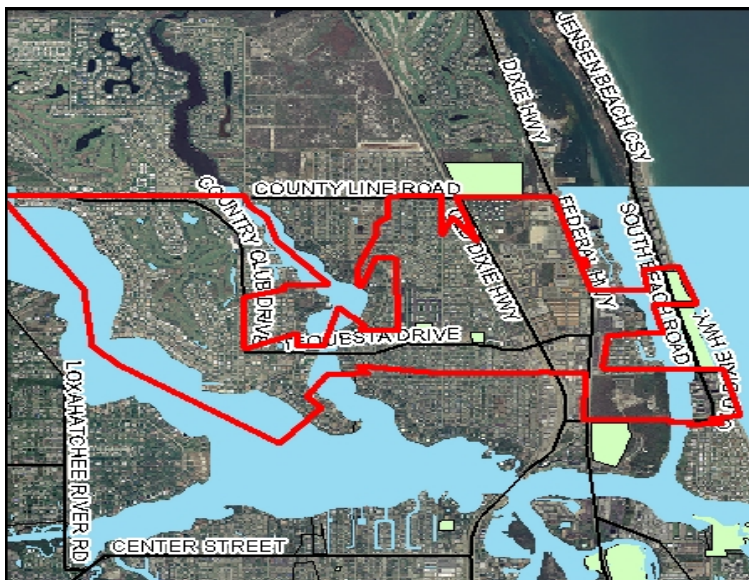
Single Family	N/A
Condo/Townhouse	-\$216,448
Rental	-\$2,240

Existing Housing Demand

Cost Burdened Households N/A

Future Housing Demand Units (2025)

Total Workforce Demand:	812
<80% AMI	571
80-120% AMI	241



Economic and Employment Base

Leading Industries (# of Employees)

1. Educational, health and social services: (406)
2. Professional, scientific, management, administrative, and waste management services: (368)
3. Retail trade (332)

Leading Occupations (# of Employees)

1. Management, professional, and related occupations (934)
2. Sales and office occupations (801)
3. Service occupations (323)

Principal Employers

No discernable level of industries

Housing Facts

Total Units

Single-family	1,637
Multi-family	1,710

Median Values

Single-family	\$615,000
Condo/Townhouse	\$288,750
Median Rent	\$1,400

Vacancy Rate

N/A

Affordability Gap

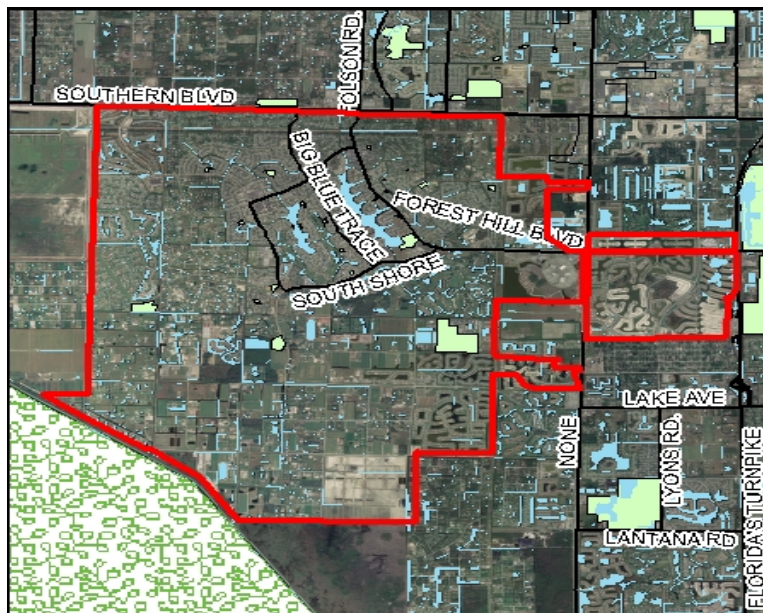
Single Family	-\$388,183
Condo/Townhouse	-\$56,042
Rental	\$70

Existing Housing Demand

Cost Burdened Households	663
% of owner	75%
% of renter	25%

Future Housing Demand Units (2025)

Total Workforce Demand:	82
<80% AMI	57
80-120% AMI	25



Economic and Employment Base

Leading Industries (# of Employees)

1. Educational, health and social services: (4,000)
2. Retail trade (2,257)
3. Finance, insurance, real estate and rental and leasing: (2,125)

Leading Occupations (# of Employees)

1. Management, professional, and related occupations (8,241)
2. Sales and office occupations (5,711)
3. Service occupations (2,516)

Principal Employers

1. Palm Beach Central High School (218)
2. Wellington High School (180)
3. Equestrian Trails Elem School (130)

Housing Facts

Total Units

Single-family	14,265
Multi-family	5,370

Median Values

Single-family	\$470,000
Condo/Townhouse	\$273,500
Median Rent	\$1,600

Vacancy Rate

2%

Affordability Gap

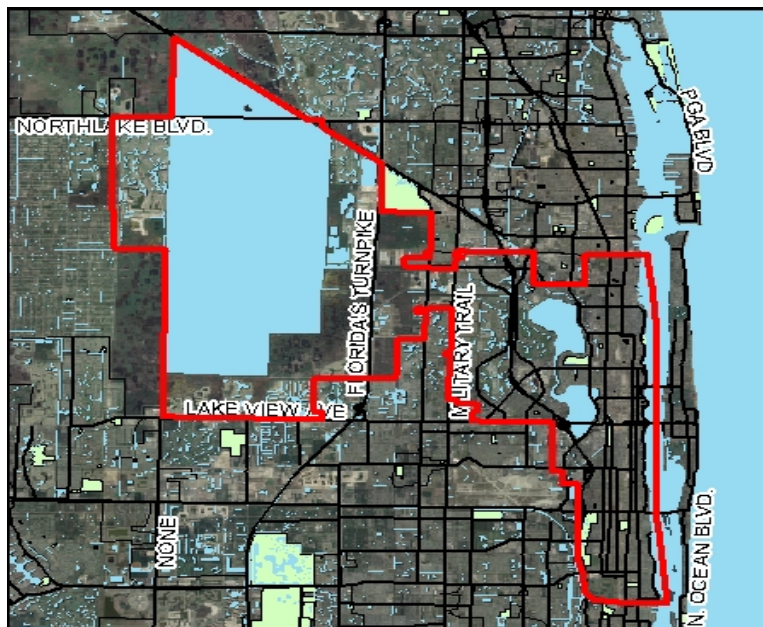
Single Family	-\$193,664
Condo/Townhouse	\$4,757
Rental	\$156

Existing Housing Demand

Cost Burdened Households N/A

Future Housing Demand Units (2025)

Total Workforce Demand:	6,466
<80% AMI	3,710
80-120% AMI	2,756



Economic and Employment Base

Leading Industries (# of Employees)

1. Educational, health and social services: (7,175)
2. Professional, scientific, management, administrative, and waste management services: (4,773)
3. Arts, entertainment, recreation, accommodation and food services: (4,627)

Leading Occupations (# of Employees)

1. Management, professional, and related occupations (12,151)
2. Sales and office occupations (9,702)
3. Service occupations (8,461)

Principal Employers

1. Palm Beach Co School District (17015)
2. Range Systems Engineering (2096)
3. Tenet St Mary's Hospital Inc (1700)

Housing Facts

Total Units

Single-family	20,363
Multi-family	27,069

Median Values

Single-family	\$310,000
Condo/Townhouse	\$209,750
Median Rent	\$1,600

Vacancy Rate

3%

Affordability Gap

Single Family	-\$175,854
Condo/Townhouse	-\$69,713
Rental	-\$680

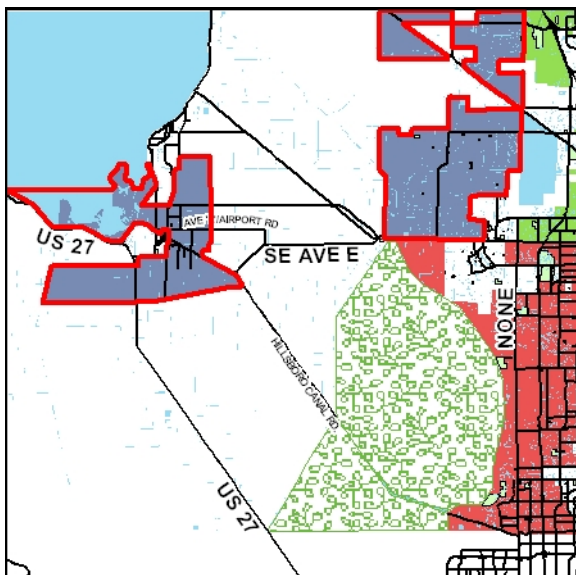
Existing Housing Demand

Cost Burdened Households	12,876
% of owner	40%
% of renter	60%

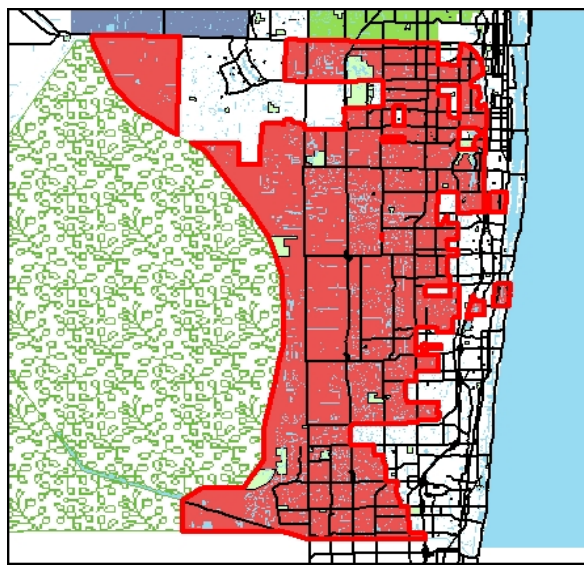
Future Housing Demand Units (2025)

Total Workforce Demand:	11,018
<80% AMI	8,144
80-120% AMI	2,874

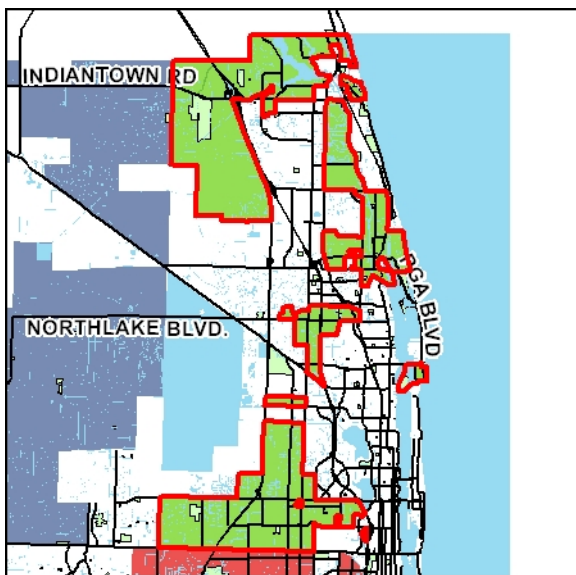
Palm Beach Unincorporated



Northwest Area



South Area



Northeast Area

Housing Facts

Total Units in Unincorporated Areas

Single-family	135,745
Multi-family	129,134

Existing Housing Demand

Cost Burdened Households	68,593
% of owner	71%
% of renter	29%

Future Housing Demand (2025)

	S	NE	NW
Total Workforce Demand:	9,198	1,210	2,129
<80% AMI	6,522	858	1,510
80-120% AMI	2,676	352	619

