

Appendix C. Inventory of Assisted Housing Communities

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Appendix C - Inventory of Assisted Housing

This appendix is the compilation of several sources of information for various forms of assisted housing in Palm Beach County. The appendix, along with its tables, provides a description of the assisted housing in Palm Beach County and an inventory of those units by type of assistance program.

Each of the types of assisted housing and the source of information follows, with amore detailed identification of unit inventory in the subsequent captions:

- **Public Housing Projects by Public Housing Authority** - The Shimberg Center for Affordable Housing, 2006.
- **Section 8 Program Vouchers** - The Shimberg Center for Affordable Housing, 2006.
- **Waiting List for Public Housing** - individual Public Housing Authorities and the CAPER FY 2005-2006.
- **Inventory of Public Housing Authority Owned Vacant Property** – Palm Beach County’s Office of the Property Appraiser.
- **Inventory of State and Federal Assisted Housing Programs** - The Shimberg Center for Affordable Housing, 2006.
- **List of Low Income Housing Tax Credit (LIHTC) Projects** – The Shimberg Center for Affordable Housing, 2006.
- **List of SHIP Assisted Housing** – Florida Housing Finance Corporation.

Public Housing Authorities and Section 8 Housing Programs

Appendix Table C-1 identifies the various housing authorities serving Palm Beach County. The Palm Beach County Housing Authority serves populations residing in unincorporated areas of Palm Beach County and residents of all other municipalities in the County, except the Cities of West Palm Beach, Delray Beach and Boca Raton, which are entitlement communities. The Cities of West Palm Beach, Delray Beach and Boca Raton each maintain its own housing authority to serve local needs. The following table identifies the number of public housing units and Section 8 housing vouchers administered by each of the authorities.

Table C-1 Public Housing Authorities in Palm Beach County, 2006.

PHA Name	City	Public Housing Units	Housing Choice Voucher (Sec 8) Units	Units + Vouchers
Boca Raton	Boca Raton	95	571	666
Delray Beach	Delray Beach	199	906	1,105
Pahokee	Pahokee	515	36	551
Belle Glade	Palm Beach	714	0	714
Riviera Beach	Riviera Beach	155	515	670
Palm Beach County	West Palm Beach	543	2,595	3,138
W. Palm Beach	West Palm Beach	712	1,983	2,695
Total		2,933	6,606	9,539

Source: The Shimberg Center for Affordable Housing, 2006

Table C-2 illustrates the location of the various public housing projects by Housing Sector.

Table C-2: Public Housing projects by Housing Sector, 2006.

HS	PHA Name	Development Name	City	Zip Code	Total No. of Units	Tenant Type
E	Punta Gorda HA	Ivey Green Village	Riviera Beach	33404	150	Elderly/Family
E	W Palm Beach HA	Robinson Villa	West Palm Beach	33407	20	Family
E	W Palm Beach HA	Dunbar Village	West Palm Beach	33407	226	Family
E	W Palm Beach HA	Robinson Village	West Palm Beach	33407	60	Family
					456	
F	Palm Beach Co. HA	Drexel House	West Palm Beach	33417	100	Family
F	Palm Beach Co. HA	Schall Landing	West Palm Beach	33417	75	Family
F	W Palm Beach HA	Southridge	West Palm Beach	33409	148	Elderly
F	W Palm Beach HA	Pleasant City	West Palm Beach	33401	74	Family
F	W Palm Beach HA	Twin Lanes Village	West Palm Beach	33401	118	Family
					515	
I	Palm Beach Co. HA	Dyson Circle	West Palm Beach	33415	134	Family
					134	
K	Palm Beach Co. HA	Scattered Sites	Boynton Beach	33435	47	Family
K	Palm Beach Co. HA	Cherry Hill Apts.	Boynton Beach	33435	46	Family
					93	
O	HA Boca Raton	Dixie Manor	Boca Raton	33432	95	Family
					95	
P	Delray Beach HA	Carver Estates	Delray Beach	33444	200	Family
P	Palm Beach Co. HA	Seminole Estates	Lantana	33462	75	Family
					275	
Q	Pahokee HA	Fremnd Village	Pahokee	33476	199	Family
Q	Pahokee HA	McClure Village	Pahokee	33476	75	Family
Q	Pahokee HA	Padgett Island Homes	Pahokee	33476	200	Family
Q	Pahokee HA	Stuckey Homes	Pahokee	33476	40	Family
Q	Palm Beach Co. HA	Marshall Heights	South Bay	33493	66	Elderly/Family
					580	

Source: Shimberg Center for Affordable Housing, 1996.

Waiting Lists for Public Housing

The captions and tables are based on information presented in the CAPER FY 2005-06 report.

Palm Beach County Housing Authority

The Palm Beach County Housing Authority operates a total of seven developments, which total 543 units. Twenty units were vacant as of January, 2005. The PBCHA waiting list included 622 applicants. Table C-3 below provides the distribution of the applicants by income level as of January 2005.

Table C-3: Palm Beach County Housing Authority Waiting List, January 2005.

	Elderly 1-2 Member Households	Small Related (2-4)	Large Related (5 or more)	All Other Households	Total
Very Low (0 to 30% of AMI)	231	224	3	0	458
Low Income (30 to 50% of AMI)	70	28	1	0	99
Moderate Income (50 to 80% of AMI)	52	48	5	0	105
Totals	353	300	9	0	662

Source: PBCHA, January, 2005; CAPER FY 2005-2006.

Pahokee Housing Authority

The Pahokee Housing Authority operates four development, with a total of 514 units. Two units were vacant as of January, 2005. The PHA waiting list included 339 applicants. Table C-4 identifies the number of applicants as of January 2005 by income category.

Table C-4: Pahokee County Housing Authority Waiting List, January 2005.

	Elderly 1-2 Member Households	Small Related (2-4)	Large Related (5 or more)	All Other Households	Total
Very Low (0 to 30% of AMI)	20	225	38	56	339
Low Income (30 to 50% of AMI)	0	0	0	0	0
Moderate Income (50 to 80% of AMI)	0	0	0	0	0
Totals	20	225	38	56	339

Source: PHA, January, 2005; CAPER FY 2005-2006.

Riviera Beach Housing Authority

The Riviera Beach Housing Authority operates one site with a total of 50 units (another 105 units were destroyed by hurricanes). Eight units were vacant as of January 2005. The RBHA's waiting list included 24 applicants. Table C-5 provides the distribution of applicants by income level.

Table C-5: Riviera Beach Housing Authority Waiting List, January 2005.

	Elderly 1-2 Member Households	Small Related (2-4)	Large Related (5 or more)	All Other Households	Total
Very Low (0 to 30% of AMI)	11	12	1	0	24
Low Income (30 to 50% of AMI)	0	0	0	0	0
Moderate Income (50 to 80% of AMI)	0	0	0	0	0
Totals	11	12	1	0	24

Source: RBHA, January, 2005; CAPER FY 2005-2006.

Belle Glade Housing Authority

The Belle Glade Housing Authority operates two development, with a total of 714 units. Fifteen units were vacant as of January 2005. The BGHA waiting list included 60 applicants, which are identified in table C-6 by income category.

Table C-6: Belle Glade Housing Authority Waiting List, January 2005.

	Elderly 1-2 Member Households	Small Related (2-4)	Large Related (5 or more)	All Other Households	Total
Very Low (0 to 30% of AMI)	6	11	12	0	29
Low Income (30 to 50% of AMI)	3	10	7	0	20
Moderate Income (50 to 80% of AMI)	5	3	3	0	11
Totals	14	24	22	0	60

Source: BGHA, January, 2005; CAPER FY 2005-2006.

Inventory of Public Housing Authority Owned Vacant Land

Table C-7 illustrates vacant land parcels owned by the various Public Housing Authorities in Palm Beach County. Each parcel is identified by its location identification code, size, use, and market value.

Assisted Housing

The following tables lists those assisted housing development in the entire Palm Beach County that do not qualify as public housing or Section 8.

Table C-8 identifies the Project Name for State and Federal Assisted Housing Programs by Housing Sector, along with the number of units, assisted units by number of bedrooms, the type of assistance and the targeted population.

Table C-9 identifies the inventory of Low Income Housing Tax Credit (LIHTC) Projects by Housing Sector, total units, and the number of low-income units by number of bedrooms.

Table C-10 identifies the inventory of SHIP Assisted Housing Units by Housing Sector, type of assistance, Household size, average income, average sales price, income category, and number of bedrooms.