

2018
RESIDENTIAL DEMAND
ANALYSIS

Martin County Board of County Commissioners



Approved FEBRUARY 13, 2018

INTRODUCTION

Objective 4.1D of the Martin County Comprehensive Growth Management Plan (CGMP) requires the County “*to collect and monitor development and population data to ensure sufficient land to address projected population needs.*”

This analysis will be combined with the Residential Capacity and Vacant Land Analysis to compare the supply of potential units to the calculated demand for two planning periods. The language in Policy 4.1D.5 contains the following requirement:

The 15 year planning period for residential capacity began with the 2010 Census and shall be updated to a new 15 year planning period every 5 years. The residential capacity analysis showing the total residential supply within the Primary and the Secondary Urban Service Districts shall be compared to the projected residential demand as outlined in Policy 4.1D.3. and 4.1D.4 above. The report shall show demand and supply comparisons for a ten year period as well as for the 15 year planning period.

Therefore the residential demand for a ten-year and fifteen-year planning will be compared to the amount of land available to accommodate that demand.

The residential capacity analysis is made up of three parts. First, population projections are calculated in accordance with Policy 4.1D.2. The population projections used in this analysis are based on the 2017 Population Technical Bulletin, adopted by the Board of County Commissioners on July 25, 2017. The estimates and projections are primarily based on the 2010 United States Census and the Bureau of Economic and Business Research (BEBR) annual report on population for the State of Florida Office of Economic and Demographic Research (EDR).

This document focuses on the second part of Residential Capacity analysis, the determination of future demand for residential units for the two planning periods. Calculations of demand are derived from formulas provided in Policy 4.1D.3.

The third part of the analysis is to determine the supply of residential units. Consistent with Policy 4.1D.5, the Residential Capacity and Vacant Land Analysis provides a calculation of the available residential development options that can accommodate the demand from the projected population. The potential number of units available will be compared to the projected demand.

Definitions from Chapter 2 of the Comprehensive Growth Management Plan

Housing units in actual use: Means the number of residential housing units occupied by permanent residents as classified by the US Census, plus the number of vacant seasonal housing units. Housing units in actual use equals the occupied housing units plus vacant seasonal housing units.

Peak population (housing): The number of residents living in residential housing units for more than six months of the year, and the number of occupants of residential housing who spend less than six months in Martin County equals peak population (housing). It is calculated by

adding permanent population (housing) and the seasonal population (housing) to determine the total demand for residential housing units.

Permanent population (housing): The number of residents living in the unincorporated area in residential housing units for more than six months of the year.

Seasonal population (housing): The number of residents living in residential housing units who spend less than six months in Martin County. The seasonal population in terms of the demand for residential housing units is calculated by multiplying the persons per household, unincorporated area, by the "vacant seasonal housing units" as classified by the US Census and defined in this chapter.

Vacant seasonal housing units: The decennial Census count for residential housing units that are occupied, but for less than six months of the year. This definition excludes the following vacant categories used by the U.S. Census: For Rent; Rented, not occupied; For sale only; Sold, not occupied; For migrant workers.

Demand Methodology

The methodology for calculating residential demand can be found in Policy 4.1D.3, as shown below:

Policy 4.1D.3 Future residential housing unit demand.

Future housing demand projections shall be based on all of the following:

- (1) The demand for future residential housing units in the unincorporated area shall be based on the percentage increase in permanent population projected by the Population Technical Bulletin.
- (2) Occupied housing units (HO) are classified by the Census as those residential housing units in use by permanent population. Vacant seasonal housing units (HS) are classified by the Census as those residential housing units that are seasonally occupied by residents who spend less than 6 months of the year in Martin County.
- (3) Permanent and seasonal population in residential housing is served by housing units in actual use (HU). Housing units in actual use (HU) equals the occupied housing units (HO) plus vacant seasonal housing units (HS).

$$HU = HO + HS$$

- (4) Vacant housing not in seasonal use shall not be used in calculating housing unit demand, but shall be used in calculating supply. Hotel/motel units shall not be used in calculating residential housing demand.
- (5) The projected demand for housing units in the future shall be determined by dividing the projected, permanent population (housing), as defined in Chapter 2, by the permanent population (housing) identified in the last decennial Census.

Projected permanent population (housing) / Permanent population (housing) in the last decennial Census = percentage increase in demand.

- (6) This percentage increase in demand multiplied by the housing units in actual use (HU) in the most recent census year equals the projected housing unit need in the future period.

Percentage increase in demand x HU = projected housing unit demand.

- (7) Future residential housing needs shall be updated every five years.
- (8) The eastern Urban Service District and the Indiantown Urban Service District shall be considered separately.*

*NOTE: Chapter 2017-195, Laws of Florida, authorized the creation of the Village of Indiantown, pending a vote of the qualified electors residing within the corporate limits of the Village. On November 9, 2017 the residents voted to incorporate into the Village of Indiantown.

The current methodology in the CGMP requires an analysis for the western Urban Service District. Staff has included the Village of Indiantown in a separate analysis at the end of this document. The units from the 2010 Census Tract 18.01 were removed from the Demand and Supply calculations in the same method as other municipalities.

DEMAND CALCUATIONS

This section illustrates the formulas in Policy 4.1D.3. 2016 population and housing unit data from the decennial U.S. Census and projections of 2025 and 2030 population, found in the 2017 Population Technical Bulletin are used in the tables and calculations shown below.

Below is a summary of residential housing units derived from the 2010 decennial Census. The information in the table provides for the Occupied Housing Units (HO) and the Vacant Seasonal Housing Units (HS) to be combined to arrive at the Housing units in use (HU) for the unincorporated area.

Housing Units, Occupied and Seasonal for 2010

2010 Census, Occupied housing units		2010 Census, Vacant seasonal housing units		Vacant, Not Seasonal
Martin County	63,899	Martin County	7,475	5757
Stuart	7,701	Stuart	898	1,270
Sewall’s Point	793	Sewall’s Point	41	56
Ocean Breeze Park	267	Ocean Breeze Park	60	143
Jupiter Island	429	Jupiter Island	273	60
Village of Indiantown	1,826	Village of Indiantown	63	162
Total Unincorporated	52,883 (HO)	Total Unincorporated	6,140 (HS)	4,066

Source:
2010 U.S. Census Summary File 1

Unit data for the Village of Indiantown has been removed in the same method as other municipalities. Unit data was taken from 2010 Census Tract 18.01.

Conclusion for Policy 4.1D.3(3) and (4):

Occupied housing units (HO) + Vacant seasonal housing units (HS) = Housing units in use (HU)
 $52,883 + 6,140 = 59,023$ as per Policy 4.1D.3(3).

The next formula found in Policy 4.1D.3(5) requires population data. Below is an excerpt from the 2017 Population Technical Bulletin.

Permanent population (*housing*) for the Unincorporated Area for the Planning Periods

	% of total from 2010 Census	2016	2025	2030
Unincorporated Total	100	142,834	154,343	159,600
Eastern USDs Total	86.36	123,245	133,282	137,821
Eastern Primary	99.28	122,458	132,325	136,832
Eastern Secondary	0.72	787	957	989
Indiantown USD Total	5.12	7,319	7,908	8,178
Outside USDs	8.522	12,172	13,153	13,601

Source: Excerpted from Table 3 of 2017 Population Technical Bulletin, Martin County Growth Management; Approved by the Board of County Commissioners on July 25, 2017. As stated earlier, the Village of Indiantown is not considered in the Demand calculations, but shown for informational purposes.

Projected permanent population (housing) divided by 2016 population equals the increased demand:

2025

	2016	2025	% Increase
Eastern USDs Total	123,245	133,282	1.08
Eastern Primary USD	122,458	132,325	1.08
Eastern Secondary USD	787	957	1.21

2030

Urban Service District	2016	2030	% Increase
Eastern USDs Total	123,245	137,821	1.12
Eastern Primary USD	122,458	136,832	1.12
Eastern Secondary USD	787	989	1.21

The percentage of increased demand is used in the formula found in Policy 4.1D.3 (6). The percentage of increased demand is multiplied by Housing units in use (HU) to arrive at the projected housing demand for the planning period. The Housing units in use (HU) are then subtracted from the projected demand to arrive at the demand for residential units.

Projected Housing Unit Demand for 2025

	2010 Housing Units in Use (HU) (Adjusted for Indiantown)	2025 (HUx1.08) Projected	2025 Demand
Unincorporated Total	59,023*	63,745	4,722

Projected Housing Unit Demands for 2030

	2010 Housing Units in Use (HU) (HU) (Adjusted for Indiantown)	2030 (HUx1.12)	2030 Demand
Unincorporated Total	59,023*	66,106	7,083

*The number of Housing Units in Use is taken from the Conclusion for Policy 4.1D.3(3) and (4) on the previous page.

Distribution of Housing Unit Demand

Policy 4.1D.4 states:

Policy 4.1D.4. Distribution of housing unit demand.

- (1) The percentage of residential housing demand that will be met outside the urban service districts shall be based on the average number of certificates of occupancy for the preceding five years. The number of Certificates of Occupancy outside the urban service districts shall be divided by the total number of Certificates of Occupancy for the unincorporated area to determine the appropriate percentage.*
- (2) The remainder of residential housing demand must be met within the Primary and Secondary Urban Service Districts.*

The table below tabulates the five year history of Certificates of Occupancy (CO) and an average of the five years for the Primary, the Secondary and outside both. It also provides a percent of the five year average. The CO data is used to disaggregate the demand into Urban Service Districts.

Number of Certificates of Occupancy by Location, 2012 through 2016

Urban Service District	2012	2013	2014	2015	2016	Total	Average	Percent of Total
	266	300	320	288	248	1422	284	93.06%
Primary	266	297	315	258	236	1372	274	89.79%
Secondary	0	3	5	30	12	50	10	3.27%
Outside	8	16	15	39	28	106	21	6.94%
Total	274	316	335	327	276	1528	306	100.00%

Source: Martin County Growth Management, using KIVA database

Using the CO percentage data in the preceding table, the demand for units is disaggregated in the tables below:

Allocation of Unit Demand by Location, 2025

Urban Service District	Percentage of the Five Year Average of Certificates of Occupancy	Demand for additional units	Demand for units disaggregated based upon Certificates of Occupancy (Rounded)
Eastern	93.06%		4,394
Primary	89.79%		4,240
Secondary	3.27%		154
Outside	6.94%		328
Total	100%	4,722	4,722

Allocation of Unit Demand by Location, 2030

Urban Service District	Percentage of the Five Year Average of Certificates of Occupancy	Demand for additional units	Demand for units disaggregated based upon Certificates of Occupancy (Rounded)
Eastern	93.06%		6,591
Primary	89.79%		6,360
Secondary	3.27%		231
Outside	6.94%		492
Total	100%	7,083	7,083

The projected demand of units can then be compared to the estimated supply of units in the Primary and Secondary Urban Service Districts to determine Residential Capacity in the 10- and 15-year planning periods. This calculation can be found in the 2018 Residential Capacity and Vacant Land Analysis.