

I. Housing Inventory

A. Housing Count and Vacancy Characteristics

Table H.1 shows the basic housing data for Wellington according to the 2018 U.S. Census American Community Survey (ACS) Five-Year Estimates. Occupied units comprise 84.1 percent of all Wellington units. Conversely, vacant units are 15.9 percent of all Wellington units.

B. Housing Tenure

Table H.1 shows that 76.8 percent of Wellington housing units were classified as owner-occupied in 2018. Conversely, 23.2 percent of Wellington housing units were renter-occupied.

C. Housing Type

Table H.2 presents the distribution among housing types and shows the predominance of single family (detached and attached) structures, particularly in comparison with Palm Beach County. Almost 72 percent of Wellington's units are in single family detached structures as compared to 45.4 percent of the County's units. Single family, detached added to single family, attached units are 81.2 percent of Wellington units compared to 56.2 percent of Palm Beach County units. Wellington's multifamily units accounted for 18.1 percent of its housing stock in 2018.

D. Age of Housing Stock

As shown in Table H.3, Wellington experienced the majority of its development after 1980. The majority of housing units in the Village (84.3%) were built during the 1980s, 1990s, and 2000s, making them between 20 and 40 years old. According to the International Association of Certified Home Inspectors, homes that reach the 20 year-mark may require improvements to the HVAC system, kitchen appliances, asphalt roof, wood fencing and decks. Homeowners that live in neighborhoods built in this timeframe or earlier may be faced with making these types of improvements in the coming years. As Wellington continues to near build-out, new housing construction has slowed since 2010, with only 6.3 percent of housing stock being built during this time. (See Map H-1, Age of Housing Stock)

E. Value of Owner-Occupied Housing

Table H.4 shows the value of Wellington's owner-occupied housing stock. The median value of Wellington's owner-occupied housing stock was \$367,400. This was almost 40 percent higher than the county median of \$264,400. Wellington has a small proportion of units valued at under \$200,000, less than 9.5 percent.

As can be seen from the below image, the vast majority of units valued at less than \$200,000 are located within the original Wellington Planned Unit Development (PUD). (See Map H-2, Units Valued Under \$200,000 for all of Wellington)

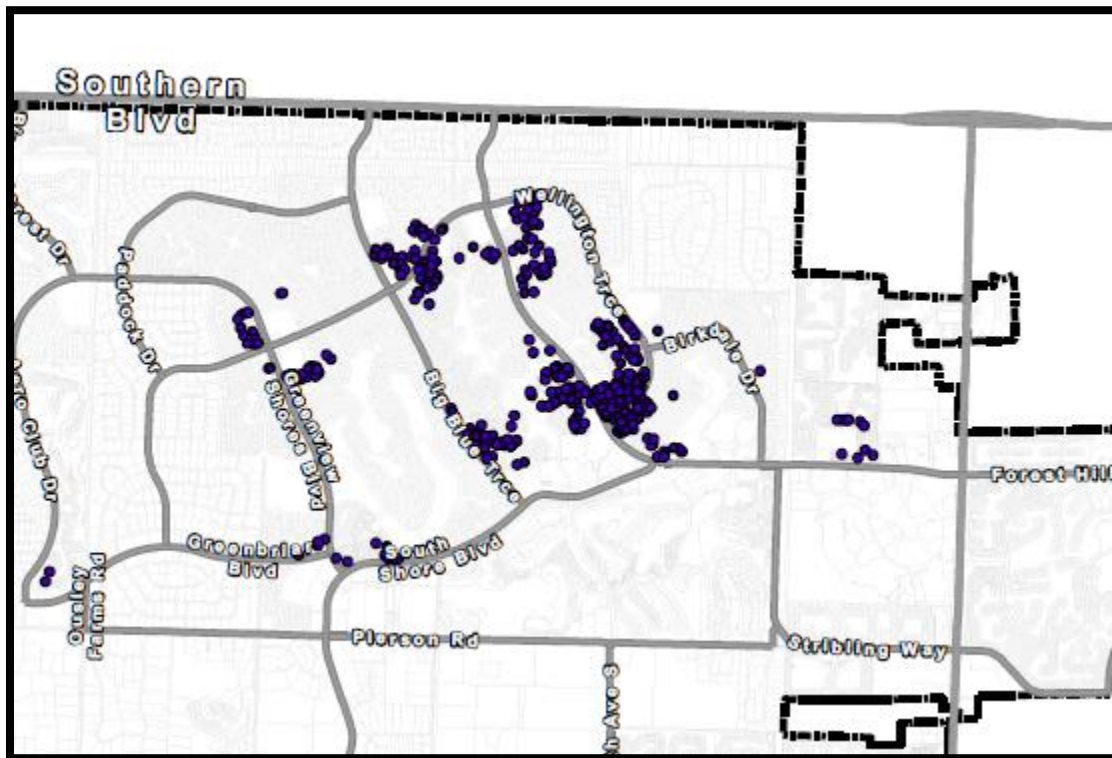


Figure 1 - Home Values below \$200,000

F. Financial Characteristics of Housing Units

Table H.5 outlines the monthly housing costs and income characteristics of households living in the Village's owner-occupied units and Table H.6 does the same for rental units. Nearly 72 percent of Wellington homeowners (with or without a mortgage) spent less than 30 percent of their household income on housing, the generally accepted maximum desirable percentage of overall household expenses. Renters in Wellington are spending more of their income on housing than those in owner-occupied units. Only 43 percent of renters are under the 30 percent of household income threshold.

G. Housing Construction Activity

From calendar year 2010 through 2019, 1,844 permits were issued for dwelling units, totaling an average of 184 units per year. The peak years were 2012, 2014, and 2016, which included large multi-family residential projects. Single family permits have remained low since 2016, with permit numbers in the 20s. This activity is reported in Table H.7.

H. Census Data Related to Housing Conditions

Tables H.8 and H.9 report the findings of the 2018 ACS with respect to certain indicators that correlate with the condition of housing units. The reported indicators are not particularly good indicators of housing conditions, but they are the best approximation that can be gleaned from a survey like the U.S. Census. Fairly good indicators of housing condition can only be obtained from a detailed and careful on-site exterior inspection by trained surveyors. Very good indicators can only be obtained from an exterior and interior inspection.

The 2018 ACS reported that one-tenth of one percent of Wellington's occupied housing units lacked complete plumbing. It also reported that three-tenths of a percent lacked complete kitchen facilities. The report also shows only 1.9% of occupied housing units have more than one occupant per room on average. These figures are more likely statistical calculations regarding plumbing and kitchens.

I. Local Definition of Substandard Housing and Local Survey of Substandard Housing

For the purposes of this plan, the locally determined definition of substandard housing shall be all housing which falls below the standards of the Florida Building Code or Wellington's Housing Code, which cannot be repaired. Since 2010, three units have been determined as substandard by this definition. These units were condemned by the Wellington Building Official and demolished. No such units are currently known to exist based on observations by Wellington's Code Enforcement and Building Departments.

J. Household and Family Income

According to the 2018 ACS, the median household income in Wellington was \$91,088, which was significantly higher than the county median of \$59,943. Table H.10 shows income levels for Wellington residents. In Wellington, as in most communities, incomes of "family" type households tends to be higher than income of "households" in general, and incomes of "married couple" type households tends to be higher than incomes of "families" in general.

II. Tables and Maps

Table H.1 Housing Occupancy and Tenure	
Total housing units	24,452
Occupied housing units	20,559
Owner-Occupied	15,799
Renter-Occupied	4,760
Average household size of owner-occupied units	3.07
Average household size of renter occupied units	3.18
Vacant housing units	3,893
Homeowner vacancy rate	1.4%
Rental vacancy rate	9%

Table H.2 Units in Structure	
Total housing units	24,452
1-unit, detached	17,538
1-unit, attached	2,309
2 units	541
3 or 4 units	1,232
5 to 9 units	893
10 to 19 units	572
20 or more units	1,198
Mobile home	158
Boat, RV, van, etc.	11

Table H.3 Year Structure Built	
Total housing units	24,452
Built 2014 or later	291
Built 2010 to 2013	1,238
Built 2000 to 2009	7,657
Built 1990 to 1999	5,980
Built 1980 to 1989	6,965
Built 1970 to 1979	2,057
Built 1960 to 1969	165
Built 1950 to 1959	41
Built 1940 to 1949	13
Built 1939 or earlier	45

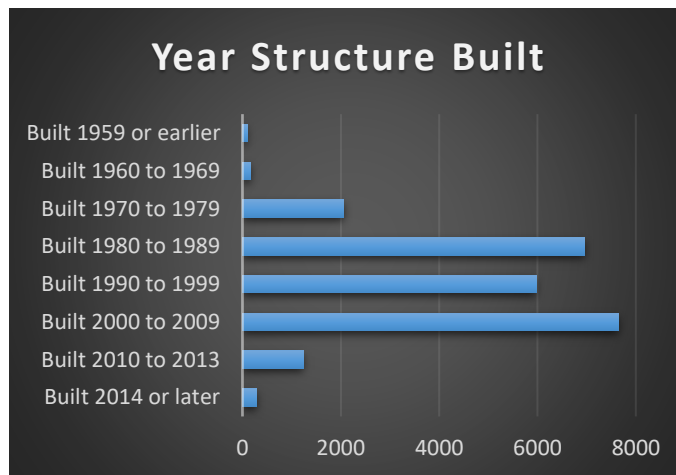


Table H.4 Value of Owner-Occupied Units	
Owner-Occupied units	15,799
Less than \$50,000	154
\$50,000 to \$99,999	123
\$100,000 to \$149,999	484
\$150,000 to \$199,999	738
\$200,000 to \$299,999	3,352
\$300,000 to \$499,999	7,215
\$500,000 to \$999,999	3,272
\$1,000,000 or more	461
Median (dollars)	\$367,400

Table H.5 Selected Monthly Owner Costs as a Percentage of Household Income (SMOCAPI)	
Housing units with a mortgage (excluding units where SMOCAPI cannot be computed)	10,286
Less than 20.0 percent	3,749
20.0 to 24.9 percent	1,840
25.0 to 29.9 percent	1,303
30.0 to 34.9 percent	771
35.0 percent or more	2,623
Not computed	105
Housing unit without a mortgage (excluding units where SMOCAPI cannot be computed)	5,273
Less than 10.0 percent	2,233
10.0 to 14.9 percent	817
15.0 to 19.9 percent	388
20.0 to 24.9 percent	491
25.0 to 29.9 percent	316
30.0 to 34.9 percent	252
35.0 percent or more	776
Not computed	135

Table H.6 Gross Rent as a Percentage of Household Income (GRAPI)	
Occupied units paying rent (excluding units where GRAPI cannot be computed)	4,511
Less than 15.0 percent	261
15.0 to 19.9 percent	384
20.0 to 24.9 percent	691
25.0 to 29.9 percent	619
30.0 to 34.9 percent	444
35.0 percent or more	2,112
Not computed	249

Table H.7 Residential Building Permits 2010-2019				
Calendar Year	Single Family	Multi-Family	Grooms' Quarters	Total
2010	112	0	3	115
2011	155	0	5	160
2012	184	81	3	268
2013	198	0	7	205
2014	200	273	5	478
2015	105	0	8	113
2016	20	226	5	251
2017	25	134	2	161
2018	23	31	3	57
2019	23	11	2	36
				1,844

Table H.8 Selected Characteristics	
Occupied housing units	20,559
Lacking complete plumbing facilities	22
Lacking complete kitchen facilities	73

Table H.9 Occupants per Room	
Occupied housing units	20,559
1.00 or less	20,168
1.01 to 1.50	331
1.51 or more	60

Table H.10 Household Income Characteristics				
Total	Households	Families	Married-Couple Families	Nonfamily Households
Number of Units	20,559	16,258	13,202	4,301
Less than \$10,000	3.4%	2.7%	2.1%	6.4%
\$10,000 to \$14,999	1.7%	0.7%	0.5%	5.6%
\$15,000 to \$24,999	4.7%	3.9%	2.4%	8.6%
\$25,000 to \$34,999	6.5%	5.0%	4.1%	12.6%
\$35,000 to \$49,999	8.8%	7.8%	6.2%	13.6%
\$50,000 to \$74,999	15.6%	13.9%	12.1%	21.4%
\$75,000 to \$99,999	13.6%	14.3%	13.9%	11.2%
\$100,000 to \$149,999	21.6%	23.7%	26.8%	13.6%
\$150,000 to \$199,999	10.2%	12.1%	13.3%	1.6%
\$200,000 or more	14.0%	15.9%	18.6%	5.5%
Median income (dollars)	\$91,088	\$103,365	\$114,595	\$52,088
Mean income (dollars)	\$117,757	\$128,318	Not Reported in 2018 ACS	\$73,300