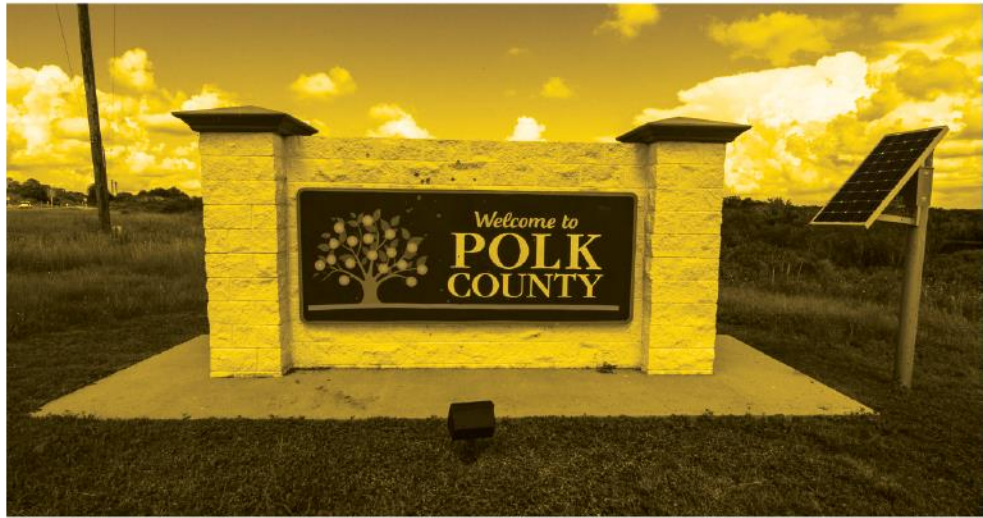


HOUSING

DATA & ANALYSIS

Draft #2: June 2025



PROSPER 2050

TABLE OF CONTENTS

Introduction.....	3
Estimated Housing Inventory.....	3
Type & Capacity.....	3
Housing Age.....	5
Occupancy Status (Tenure).....	6
Vacancy Rates.....	6
Substandard Units.....	7
Housing Costs.....	8
Median Sales Price for Single-Family Home.....	8
Homeownership Expenses.....	10
Rental Expenses.....	11
Government Subsidized Housing Financing & Inventory.....	15
Projected Housing Needs.....	17
Future Considerations.....	20

TABLE OF FIGURES AND TABLES

Figure HSGE – 1: Housing Types in Polk County.....	4
Figure HSGE – 2: Distribution of Housing Types Across Polk County.....	4
Figure HSGE – 3: Age of Housing Inventory in Unincorporated Polk County (2018-2022).....	5
Table HSGE – 1: Occupancy Status (2018-2022).....	6
Figure HSGE – 4: Seasonal, Recreational, or Occasional Purposes Housing in Polk County.....	7
Table HSGE – 2: Substandard Housing in Unincorporated Polk County.....	8
Figure HSGE-5: Comparison of Single Family Home Median Sales Price (2023 ¹ Dollars).....	9
Figure HSGE-6: Polk County Median Sales Price and Median Household Income (2023 Dollars) ...	10
Table HSGE – 3: Homeownership Costs as Percentage of Income in the Unincorporated County ..	11
Table HSGE – 4: Owner-Occupied, Cost Burdened Households in Unincorporated Polk County ...	11
Table HSGE – 5 Median Monthly Gross Rent in Unincorporated County.....	12
Figure HSGE-7: Median Monthly Gross Rent in Unincorporated County.....	12
Figure HSGE-8: Median Monthly Gross Rent in Polk County.....	13
Figure HSGE-9: Median Monthly Gross Rent in Florida.....	13
Table HSGE – 6: Renter Households, Cost Burden by Income.....	14
Figure HSGE-10: Housing Costs in Unincorporated Polk County for Homeowners and Renters	14
Table HSGE – 11: Assisted Housing Inventory.....	16
Table HSGE – 12: Projected Housing Needs for Unincorporated Polk County.....	17
Table HSGE – 13: Projected Permanent Households in Unincorporated County by Income.....	18
Table HSGE – 14: Projected Permanent Population by Age in Unincorporated County.....	19

INTRODUCTION

The condition of housing units within Polk County has a substantial impact on overall quality of life for County residents. Having an accurate and comprehensive understanding of these conditions can ensure that existing populations are provided for, and that future development can meet the housing needs of a growing population. This chapter establishes a foundation for future housing decisions and policy adaptations. This analysis accounts for the varied housing topics, such as housing unit counts, types, ages, values, occupancy status, costs, subsidies, conditions, and projected needs. This analysis often compares data from the unincorporated parts of Polk County to Polk County as a whole, which includes both the unincorporated and incorporated areas, and to the State of Florida.

The data for the housing analysis is assembled from a multitude of studies, reports, and databases, taken from state, federal, semi-public, and private organizations. The United States Census Bureau, the American Community Survey (ACS), and the Florida Housing Data Clearinghouse (FHDC) from the University of Florida's Shimerberg Center for Housing Studies are the primary organizations that this analysis utilizes for this element. It is worth noting that the data from these sources often varies by age, source, and estimation methodology, and as such, the housing data shown in this assessment can vary from section to section.

ESTIMATED HOUSING INVENTORY

This section explores the existing housing inventory including housing unit type, age, occupancy status, and substandard units.

TYPE & CAPACITY

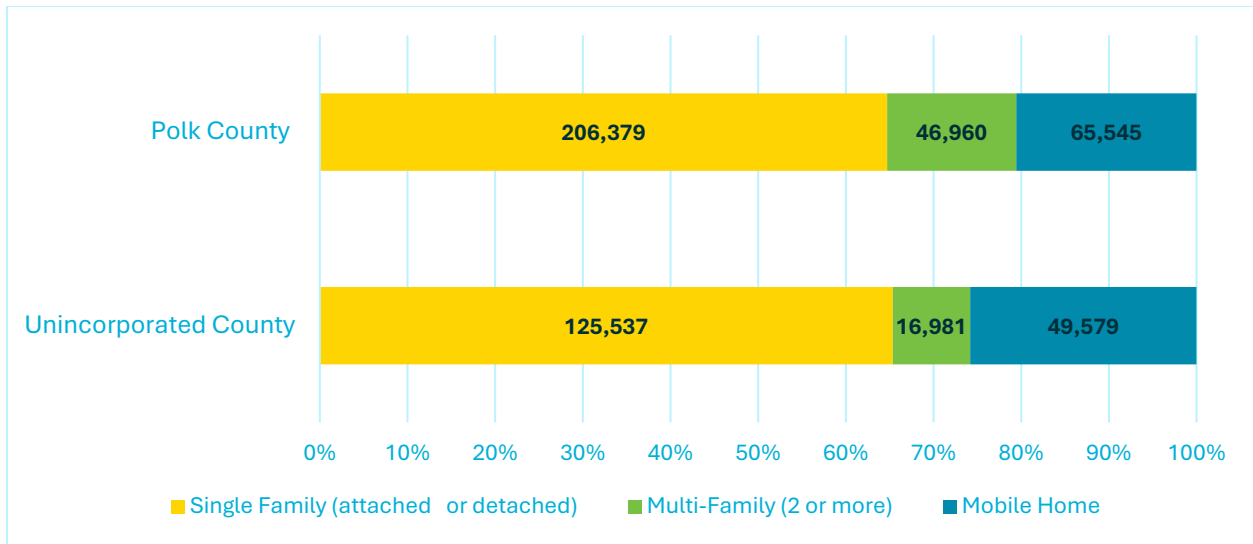
A diverse range of housing options is necessary for a healthy housing market. A variety of housing structures, such as single-family, multi-family, and mobile home units, provide housing options for residents at all income levels and life stages.

Currently, unincorporated Polk County has 193,025 total housing units, including single-family homes, multi-unit homes, mobile homes, and other types of housing. Per **Figures HSGE-1** and **HSGE-2**, housing in Polk County, both the unincorporated areas and the County as a whole, is largely comprised of attached or detached single-family homes. About 60% of the County's attached or detached single-family units and almost 75% of the County's mobile homes are located in the unincorporated areas of Polk County. Most of the County's multi-family units are concentrated in the incorporated municipalities.

As shown in the Wastewater Service Area and Water Service Area Maps in the Infrastructure Element, many areas of the unincorporated County are not served by Polk County or Non-County Service Areas. To this end, the unincorporated County can likely not support large-scale multi-family or other dense housing development because sewer service is not available. As such, Polk County should encourage low-density development in areas with limited infrastructure capacity and higher-density development in the incorporated municipalities or in unincorporated areas with increased infrastructure capacity.

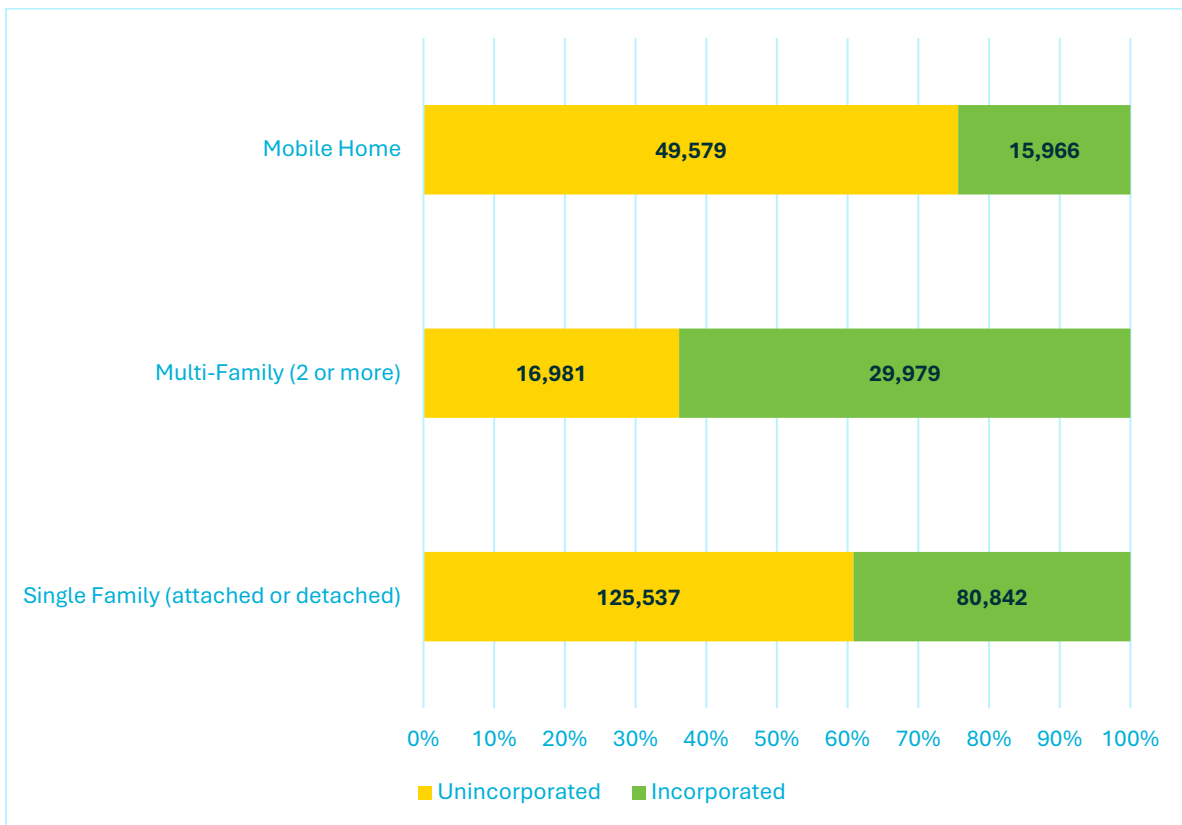
PROSPER 2050

Figure HSGE – 1: Housing Types in Polk County



Source: Shimberg Center for Housing Studies, ACS, U.S. Census Bureau, 2018-2022 American Community Survey 5-Year Estimates

Figure HSGE – 2: Distribution of Housing Types Across Polk County



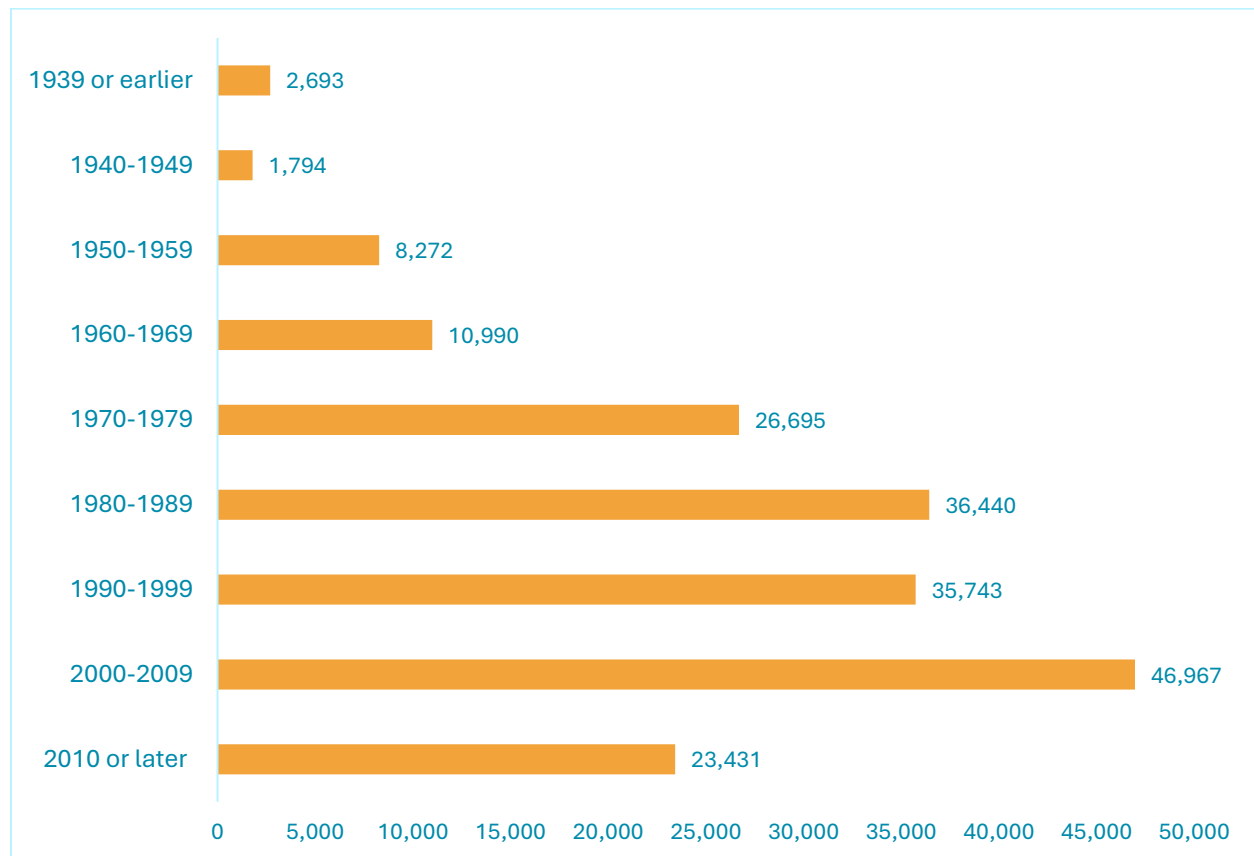
Source: Shimberg Center for Housing Studies, ACS, U.S. Census Bureau, 2018-2022 American Community Survey 5-Year Estimates

HOUSING AGE

Much of unincorporated Polk County's housing stock was built between 2000 – 2009, as shown in **Figure HSGE – 3** below. This data examines the growth experienced in unincorporated Polk County, showing higher unit construction up until 2010, where a decrease then occurs. This decrease in construction after 2010 mirrors a national trend as a result of the Great Recession. However, continued decreased construction may constrain the supply of housing in the wake of the County's expected population growth.

Furthermore, housing age also has implications for how housing is constructed. Florida building code changes in the late 1990s and early 2000s required more strict standards for housing construction. Thus housing built prior to these decades is less likely to meet these higher standards and may be more susceptible to weather-related damage compared to newer homes. Owners of these units may face higher costs in maintenance or updates to these homes.

Figure HSGE – 3: Age of Housing Inventory in Unincorporated Polk County (2018-2022)



Source: Shimberg Center for Housing Studies, ACS, U.S. Census Bureau, 2018-2022 American Community Survey 5-Year Estimates

OCCUPANCY STATUS (TENURE)

Household occupancy is typically split between three types: owner, renter, and vacant. High rates of homeownership within a community can be seen as desirable, as it can lead to greater commitment to the upkeep of the property and the home, since owning is a timely and costly investment. However, rental rates can also be viewed positively, especially as housing prices continue to rise. Renting in an area is a potential pathway to homeownership, offering the ability to be in the community without the time commitment of a mortgage. Furthermore, ownership and rental opportunities can help accommodate residents' various lifestyle and financial situations.

Table HSGE – 1 breaks down estimates on occupancy status within the unincorporated areas, the whole of Polk County, and Florida. As is common among the rest of Florida, both the unincorporated areas and Polk County as a whole have a higher percentage of owner-occupied units than rental units. However, compared to the County as a whole and the state, the unincorporated areas of Polk County have a slightly higher share of owner-occupied units and vacant units, and a lower share of renter-occupied units. Polk County can continue to encourage homeownership as the primary means of residence in the unincorporated areas, while providing pathways for innovative housing types and homeownership models.

Table HSGE – 1: Occupancy Status (2022)

	Unincorporated		Polk County		Florida	
Occupancy Status	Number of Units	Percent of Total	Number of Units	Percent of Total	Number of Units	Percent of Total
Owner-Occupied	118,184	61.2%	184,335	57.6%	5,585,924	56.3%
Renter-Occupied	39,644	20.5%	79,810	24.9%	2,767,517	27.9%
Total Occupied	157,828	81.8%	264,145	82.5%	8,353,441	84.2%
Vacant	35,197	18.2%	55,878	17.5%	1,562,516	15.8%
Total	193,025	100%	320,023	100%	9,915,957	100%

Source: Shimberg Center for Housing Studies, ACS, U.S. Census Bureau, 2018-2022 American Community Survey 5-Year Estimates

Vacancy Rates

A healthy vacant housing stock is important to allow increased housing options for residents moving to and within the County. The unincorporated County and Polk County as a whole have vacancy rates hovering around 18%. Drilling deeper, almost 65% of the vacant units in the whole of Polk County are used seasonally, recreationally, or occasionally. Per **Figure HSGE – 4**, the percent of vacant units used for these purposes has grown tremendously in

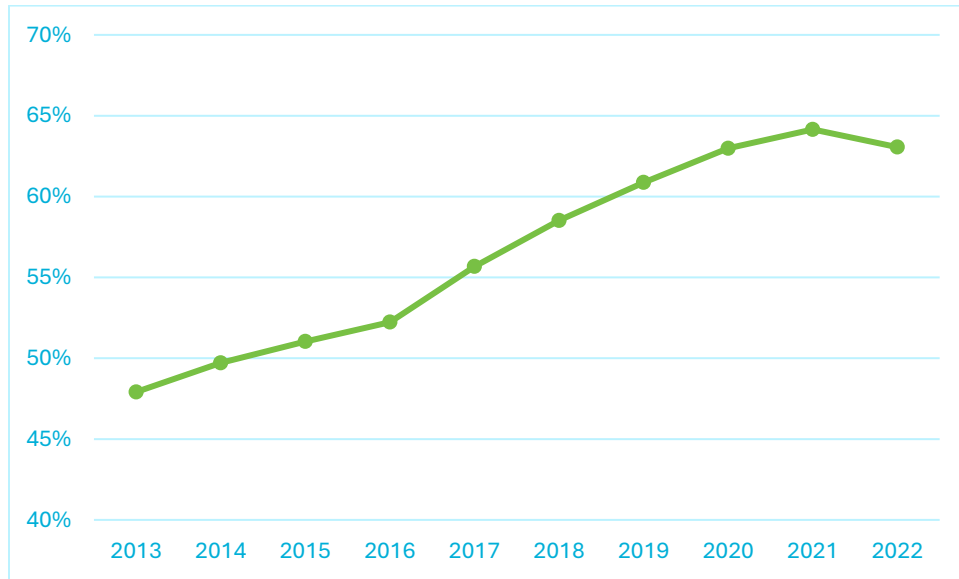
Vacant Housing

Vacant housing is defined by the U.S. Census Bureau as a housing unit that no one is living in at the time and can include units for rent or sale, for migrant workers, and for seasonal, recreational, or occasional use.

PROSPER 2050

Polk County within the past decade. An increase in these types of units may restrict housing options and inflate prices for long-term residents.

Figure HSGE – 4: Seasonal, Recreational, or Occasional Purposes Housing in Polk County



Source: American Community Survey 5-Year Estimates Detailed Tables, 2013-2022

SUBSTANDARD UNITS

The University of Florida Shimberg Center for Housing Studies assigns the following characteristics to substandard housing: overcrowding, no fuel used, and lacking complete plumbing and kitchen facilities. **Table HSGE – 2** shows the number of occupied units that possess these substandard housing characteristics in unincorporated Polk County. 6.1% of the County’s occupied housing stock is considered substandard, primarily due to overcrowding of the units. This number is comparable to the overall County (6.2%), but lower than the state of Florida’s rate for substandard housing (7.4%). The County will continue to pursue public health through improvements to the County’s housing stock resulting in a lower percentage of substandard housing units over the planning horizon.

Substandard Housing

Florida statutes define a “substandard unit” as “any unit lacking complete plumbing or sanitary facilities for the exclusive use of the occupants; a unit which is in violation of one or more major sections of an applicable housing code and where such violation poses a serious threat to the health of the occupant; or a unit that has been declared unfit for human habitation but that could be rehabilitated for less than 50 percent of the property value.”

Table HSGE – 2: Substandard Housing in Unincorporated Polk County

Substandard Housing Characteristics	Number of Occupied Units	Percent of Total Occupied Units
Overcrowded (1.01 or more persons per room)	5,554	3.5%
No Fuel Used	1,677	1.1%
Lacking Complete Kitchen Facilities	1,691	0.9%
Lacking Complete Plumbing Facilities	1,125	0.6%
Total	10,047	6.1%

Source: Shimberg Center for Housing Studies, ACS, U.S. Census Bureau, 2018-2022 American Community Survey 5-Year Estimates

HOUSING COSTS

This section explores housing costs for both homeowners and renters in the County. Tracking this data is important, as increases in housing costs, however minor, can be highly disruptive to household’s financial well-being.

Housing is generally considered to be affordable when a household spends no more than 30% of their income on housing costs. Households that spend more than 30% of their income on housing costs are considered to be “cost-burdened” and those that spend more than 50% are determined to be ‘severely cost-burdened.’

MEDIAN SALES PRICE FOR SINGLE-FAMILY HOME

Figure HSGE-5 identifies the changes in median sales prices for single-family housing in the unincorporated County, Polk County and at the state level between 2013 and 2022. The unincorporated areas and overall Polk County home sale prices have historically been lower than the state of Florida which may point to a lower cost of living compared to other Florida jurisdictions. These lower price points may serve as a driver for population growth in the County.

94.6%

increase in Median Sales Price

12.4%

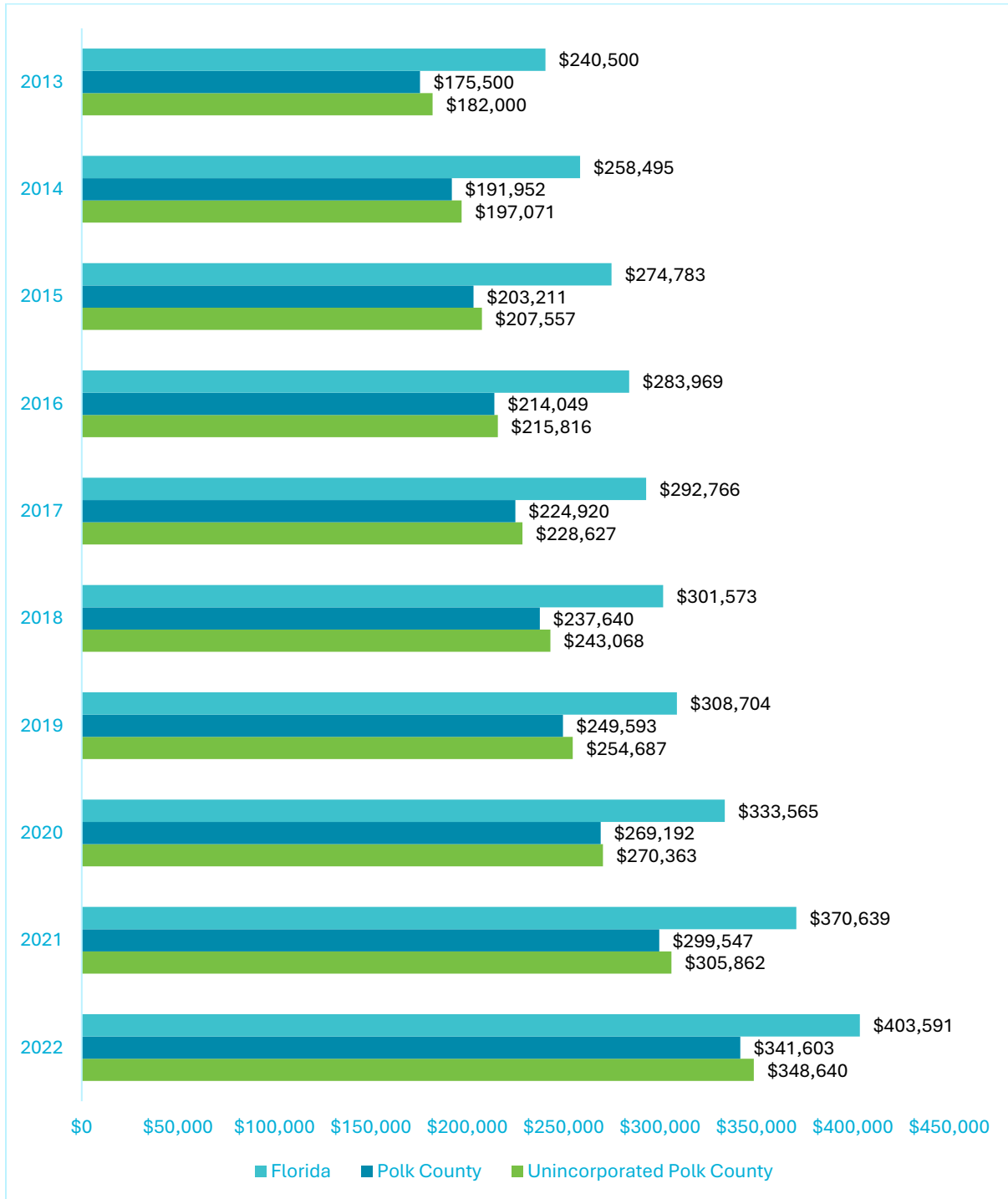
increase in Median Household Income

However, per **Figure HSGE- 6** in this 10-year period, Polk County sales prices have increased at a much higher rate than median household income. While median household incomes have remained relatively stagnant, median sales prices have increased by roughly 95%. Thus, residents now are likely contributing greater shares of their income to housing costs compared to earlier years.

PROSPER 2050

Figure HSGE-5: Comparison of Single Family Home Median Sales Price (2023¹ Dollars)

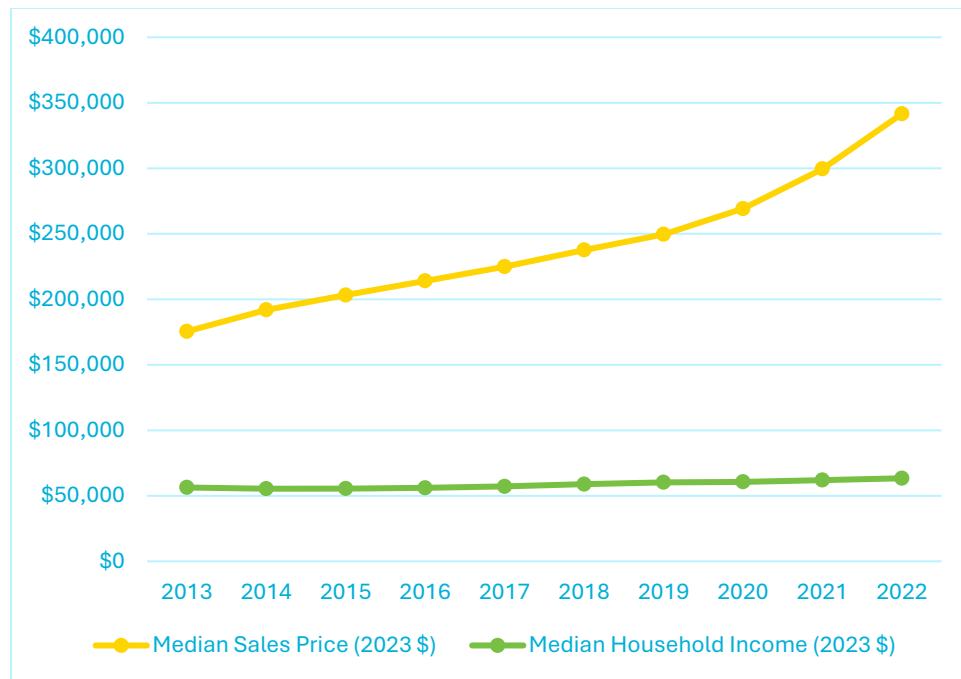
¹Real dollar amounts are converted to the most recent year's dollars using the Consumer Price Index. Dollar amounts have been calculated to represent 2023 dollars.



Source: Shimberg Center for Housing Studies; Florida Department of Revenue Sales; County Property Appraiser

PROSPER 2050

Figure HSGE-6: Polk County Median Sales Price and Median Household Income (2023 Dollars)



Source: Shimberg Center for Housing Studies; Florida Department of Revenue Sales; County Property Appraiser American Community Survey 5-Year Estimates Subject Tables 2013-2022

HOMEOWNERSHIP EXPENSES

Homeownership can be a costly prospect that extends beyond the price of the house on the market. Recurring costs associated with taxes, insurance, utilities, homeowner's association fees, and maintenance costs can add to the burden of owning a home. These expenses can stack up alongside mortgage payments, heavily influencing decisions to either buy or rent property.

Per **Table HSGE-3**, most homeowners in the unincorporated County (77.4%), with or without a mortgage, pay less than 30% of their income to housing costs. This percentage compares closely to those at the whole County level (77%) and state level (74%). However, when breaking down housing costs by income level (**Table HSGE-4**), homeowners in the unincorporated County earning less than 50% of the area median income (AMI) are disproportionately cost-burdened or severely cost-burdened compared to their higher-income peers. There are more households in these income groups who are cost burdened than who have affordable housing costs, suggesting that homeownership is a costlier venture for lower income residents than higher income residents. As such, the County can continue to support pathways to homeownership for lower-income households.

PROSPER 2050

Table HSGE – 3: Homeownership Costs as Percentage of Income in the Unincorporated County

Percentage of Household Income	Number of Units	Percent of Total
With Mortgage, less than 30%	44,223	37.9%
With Mortgage, more than 30%	19,966	17.1%
Without Mortgage, less than 30%	46,159	39.5%
Without Mortgage, more than 30%	6,438	5.5%
Total	116,786	100%

Source: Shimberg Center for Housing Studies, ACS, U.S. Census Bureau, 2018-2022 American Community Survey 5-Year Estimates

Table HSGE – 4: Owner-Occupied, Cost Burdened Households in Unincorporated Polk County

Household Income as Percent of Area Median Income (AMI)	Number of Households			Total Households	Percentage of Total by Income
	<i>Affordable Housing Costs¹</i>	<i>Cost Burdened²</i>	<i>Severely Cost Burdened³</i>		
30% AMI or less	1,554	1,156	4,551	7,261	5.7%
30.01 – 50% AMI	4,888	3,298	3,564	11,750	9.2%
50.01 – 80% AMI	14,953	4,188	2,768	21,909	17.2%
80.01 – 100% AMI	10,901	2,859	387	14,147	11.1%
Greater than 100% AMI	68,692	3,194	192	72,078	56.7%
Total Households	100,988	14,695	11,462	127,145	100%
Percentage of Total	79.4%	11.6%	9.0%	100%	--

Source: Shimberg Center for Housing Studies, U.S. Department of Housing Development, Comprehensive Housing Affordability Strategy (CHAS), Bureau of Economic and Business Research

RENTAL EXPENSES

In unincorporated Polk County, the largest category of renters (32.5%) pay between \$1,000 and \$1,499 in total rent each month (**Table HSGE-5**). This rent distribution in unincorporated Polk County mirrors the rent distribution in the County as a whole and the state, as depicted in **Figures HSGE-7, HSGE-8, and HSGE-9**. However, the state of Florida also has a large number of renters paying between \$1,500 and \$1,999 in monthly rent. Furthermore, per the U.S. Census Bureau 2018-2022 estimates, median gross rent for the whole County was \$1,192 compared to \$1,444 at the state level. This data suggests that renting in Polk County is more affordable than other jurisdictions in Florida.

However, per **Table HSGE-9**, more renters are cost-burdened or severely cost-burdened compared to homeowners in the unincorporated County. As such, compared to homeowners, renters pay a larger share of their income to housing costs and therefore have less expendable income to spend on other necessities such as food, healthcare, and transportation.

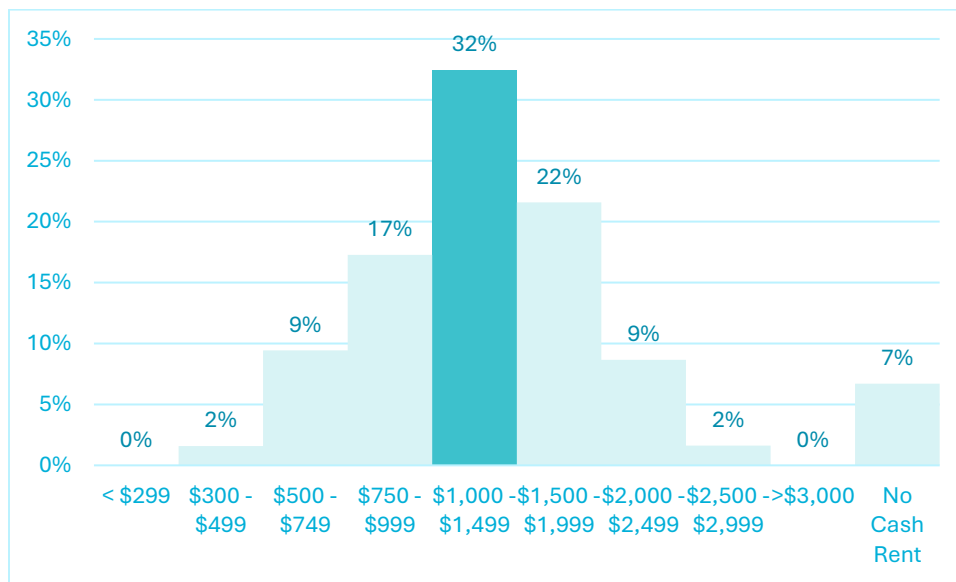
PROSPER 2050

Table HSGE – 5 Median Monthly Gross Rent in Unincorporated County

Gross Rent Per Month	Number of Units	Percent of Total
< \$299	--	--
\$300 - \$499	626	1.6%
\$500 - \$749	3,732	9.4%
\$750 - \$999	6,827	17.3%
\$1,000 - \$1,499	12,828	32.5%
\$1,500 - \$1,999	8,529	21.6%
\$2,000 - \$2,499	3,423	8.7%
\$2,500 - \$2,999	643	1.6%
>\$3,000	--	--
No Cash Rent	2,650	6.7%
Total	39,528	100%

Source: Shimberg Center for Housing Studies, ACS, U.S. Census Bureau, 2018-2022 American Community Survey 5-Year Estimates

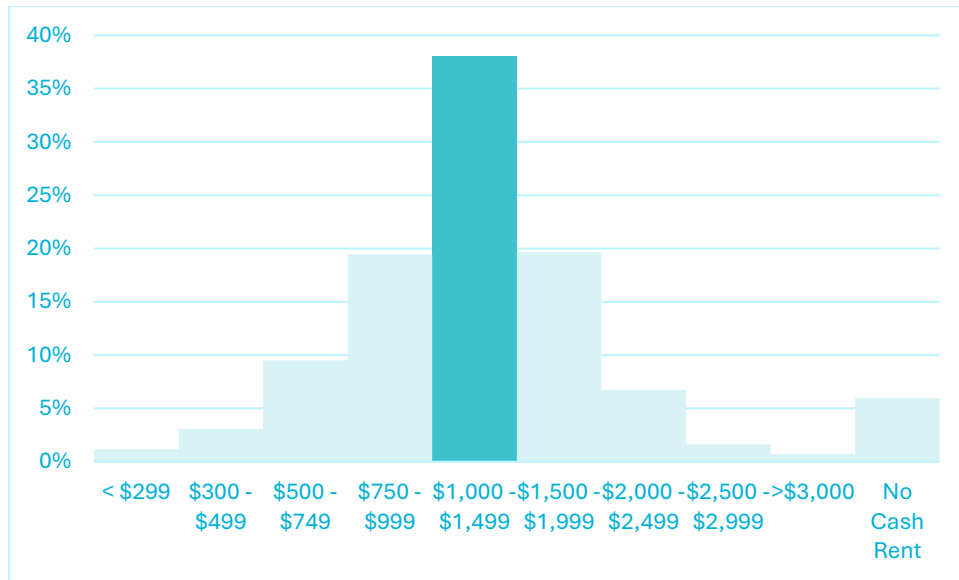
Figure HSGE-7: Median Monthly Gross Rent in Unincorporated County



Source: Shimberg Center for Housing Studies, ACS, U.S. Census Bureau, 2018-2022 American Community Survey 5-Year Estimates

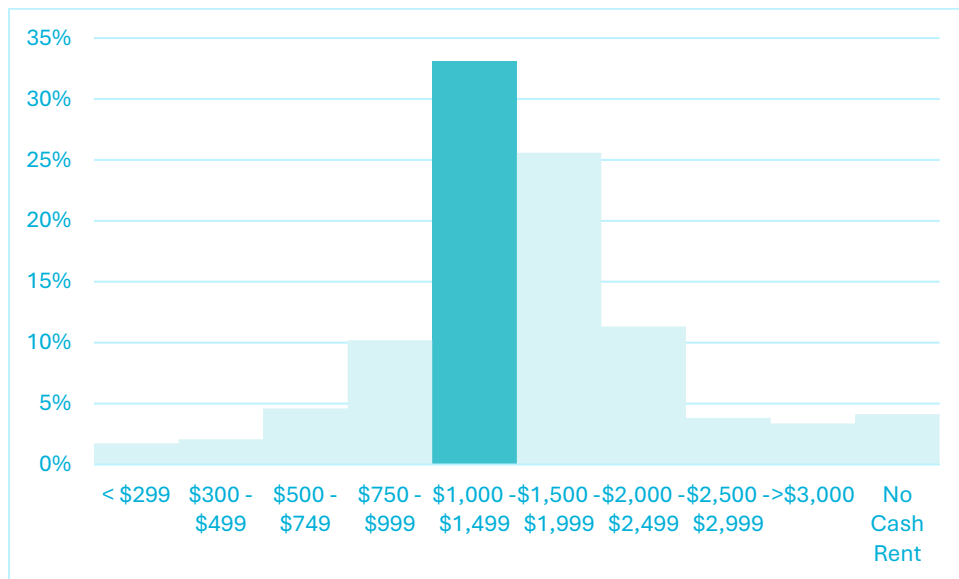
PROSPER 2050

Figure HSGE-8: Median Monthly Gross Rent in Polk County



Source: Shimberg Center for Housing Studies, ACS, U.S. Census Bureau, 2018-2022 American Community Survey 5-Year Estimates

Figure HSGE-9: Median Monthly Gross Rent in Florida



Source: Shimberg Center for Housing Studies, ACS, U.S. Census Bureau, 2018-2022 American Community Survey 5-Year Estimates

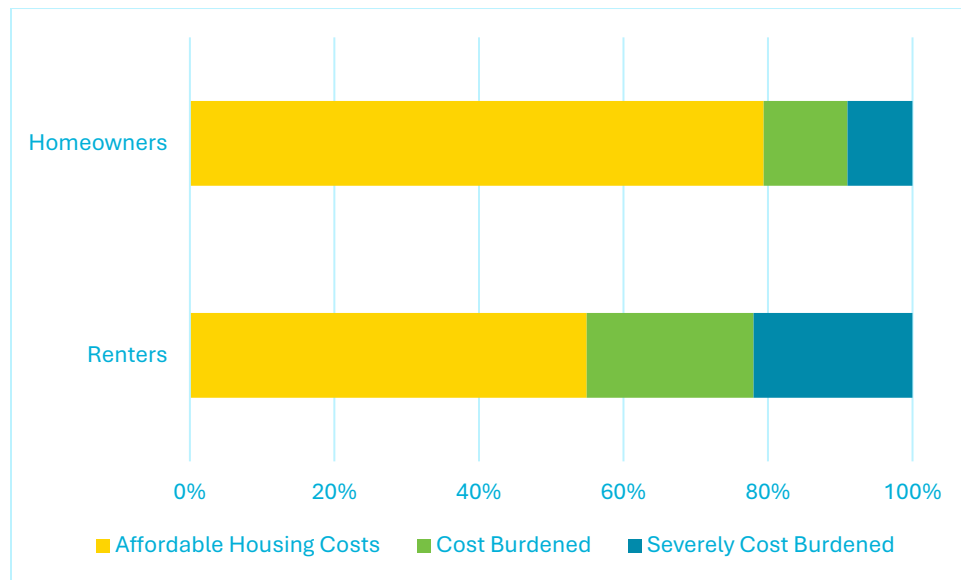
PROSPER 2050

Table HSGE – 6: Renter Households, Cost Burden by Income

Household Income by Area Median Income (AMI)	Number of Renter Households			Total Households	Percentage of Total
	<i>Affordable Housing Costs¹</i>	<i>Cost Burdened²</i>	<i>Severely Cost Burdened³</i>		
30% AMI or less	464	135	4,135	4,734	11.6%
30.01 – 50% AMI	1,054	2,781	3,223	7,058	17.3%
50.01 – 80% AMI	3,644	3,601	1,483	8,728	21.4%
80.01 – 100% AMI	3,502	1,751	71	5,324	13.1%
Greater than 100% AMI	13,679	1,138	35	14,852	36.5%
Total Households	22,343	9,406	8,947	40,696	100%
Percentage of Total	54.9%	23.1%	22.0%	100%	--

Source: Shimberg Center for Housing Studies, U.S. Department of Housing Development, Comprehensive Housing Affordability Strategy (CHAS), Bureau of Economic and Business Research

Figure HSGE-10: Housing Costs in Unincorporated Polk County for Homeowners and Renters



Source: Shimberg Center for Housing Studies, U.S. Department of Housing Development, Comprehensive Housing Affordability Strategy (CHAS), Bureau of Economic and Business Research

GOVERNMENT SUBSIDIZED HOUSING FINANCING & INVENTORY

In Polk County, the Housing and Neighborhood Development (HND) department oversees the County's provision of affordable housing, primarily through disbursement of federal and state grant funds. Federal funds include the Community Development Block Grant (CDBG), Emergency Solutions Grant (ESG), Home Investment Partnership (HOME), and American Rescue Plan (ARP). State funds include the State Housing Initiatives Partnership (SHIP) program.

Per the Housing and Neighborhood Development's (HND) 2024-2025 Annual Action Plan, the County has several funding goals related to affordable housing: providing shelter for the unhoused population, providing rental assistance, preserving existing affordable housing, and constructing new affordable housing units. This plan outlines several projects and organizations that Polk County will fund through state and federal grant programs.

The County's Housing and Neighborhood Development administers the State Housing Initiatives Partnership (SHIP) program through their Local Housing Assistance Plan. This plan outlines several SHIP-funded housing strategies for the years 2023-2026, including:

- Purchase assistance for very low-, low-, or moderate-income homebuyers
- Demolition and reconstruction of substandard homes
- Rehabilitation repair funds for very low- and low-income homeowners
- Construction of affordable housing for homeownership and rental
- Rental assistance
- Foreclosure prevention assistance
- Disaster assistance

Polk County also offers an incentive program for developers who construct affordable housing. These incentives include expedited permitting; ongoing review of policies that increase the cost of housing; waiving impact fees; inventorying suitable public land for affordable housing; supporting development near activity hubs; and the demolition lien waver. These types of incentives make it more cost-efficient for private developers to build affordable housing.

Table HSGE-11 below contains a comprehensive inventory of all affordable housing units in unincorporated Polk County, including their housing program, unit count, and age. Polk County has an affordable housing inventory totaling around 800 units. However, over half of these units will reach their subsidy end date before the year 2050, meaning that these units may no longer have to provide affordable rents past this date.

PROSPER 2050

Table HSGE – 11: Assisted Housing Inventory

Development Name	Housing Program	Year Built	Subsidy End	HUD/Rental Assistance Units	Assisted Units
Colton Meadow	Exchange; Housing Credits 9%; State HOME; Tax Credit Assistance Program	1981	2062	-	72
Country Manor Apts	Rental Assistance/RD; Section 515	2000	2043	48	48
Highland Apartments	Rental Assistance/RD; Section 515	1986	2030	32	50
Highland Apartments II	Rental Assistance/RD; Section 515	1980	2036	13	28
Jersey Commons	Housing Credits 9%; National Housing Trust Fund (NHTF); State HOME	Not Available	2074	-	68
Plateau Village	Extremely Low Income; Housing Credits 9%; SAIL	Not Available	2072	-	72
Taro Pakemi	Rental Assistance/RD; Section 515	1974	2041	16	18
Village Apts	Rental Assistance/RD; Section 515	1976	2040	7	7
Village Green Apt II	Rental Assistance/RD; Section 515	1978	2047	49	54
Village Green Apts	Rental Assistance/RD; Section 515	1978	2047	46	54
Wahneta Palms	Exchange; Housing Credits 9%	1970	2062	-	64
Whispering Pines – Bartow	Housing Credits 9%; Rental Assistance/RD; SAIL; Section 515	1976	2054	45	64
Wilmington	Extremely Low Income; Housing Credits 4%; Local Bonds; SAIL	2003	2044	-	200
Total				256	799

Source: Shimberg Center for Housing Studies

PROJECTED HOUSING NEEDS

The projected housing needs in **Table HSGE-12** were based upon the 25-year population projections identified in the *Population Projection Memorandum*, assuming an average of 2.84 persons per household in the unincorporated area. Unincorporated Polk County has 193,025 total housing units with a projected demand of 302,258 units needed by 2050. To meet this projected housing demand, the County will need to add over 100,000 units to its unincorporated housing stock.

Table HSGE – 12: Projected Housing Needs for Unincorporated Polk County

Projections	2025	2030	2035	2040	2045	2050
Unincorporated Permanent Polk Population	517,304	575,379	627,179	669,868	708,001	743,992
Number of Permanent Households¹	182,149	202,598	220,838	235,869	249,296	261,969
Unincorporated Seasonal Polk County Population	79,558	88,490	96,456	103,022	108,886	114,422
Number of Seasonal Households¹	28,013	31,158	33,963	36,275	38,340	40,289
Total Unincorporated Population	596,862	663,869	723,635	772,889	816,887	858,414
Total Number of Households	210,163	233,757	254,801	272,144	287,636	302,258
¹ Assuming an average 2.84 persons per household, as discussed within the Population Projections Memorandum.						

PROJECTED POPULATION CHARACTERISTICS

Two of the most influential characteristics which impact a person's housing decisions are their household *age* and *income*. Age influences housing decisions as younger individuals or families may prioritize proximity to work and social amenities, while older adults may seek quieter neighborhoods with accessible healthcare. Income levels significantly impact the type and location of housing one can afford, with higher incomes allowing for more desirable locations and larger properties than lower income households. The Shimberg Center for Housing Studies at the University of Florida provides population projections through the 2050 planning horizon, inclusive of income and age range estimates. These projections have been adapted slightly to match the population and household estimates shown in **Table HSGE-12** using a methodology described below.

Income Ranges of Projected Households

Table HSGE-13 describes the number of each projected household in the unincorporated Polk County across income levels and levels of affordability. These projections were developed by applying the projected income level proportions provided by Shimberg to the projections for permanent households in **Table HSGE-12** at five year increments through 2050. The distribution of housing cost and affordability is projected to remain consistent until 2050.

PROSPER 2050

Table HSGE – 13: Projected Permanent Households in Unincorporated County by Income

Household Income	Housing Cost Burdened Percentage		
	30% or less (affordable)	30.1-50% (cost-burdened)	More than 50% (severely cost-burdened)
2025			
30% AMI or less	2,190	1,403	9,399
30.01-50% AMI	6,454	6,579	7,345
50.01-80% AMI	20,195	8,430	4,606
80.01-100% AMI	15,630	4,994	497
Greater than 100% AMI	89,478	4,700	247
Total	133,948	26,107	22,094
2030			
30% AMI or less	2,436	1,567	10,392
30.01-50% AMI	7,191	7,277	8,121
50.01-80% AMI	22,488	9,323	5,109
80.01-100% AMI	17,384	5,536	554
Greater than 100% AMI	99,719	5,224	276
Total	149,219	28,928	24,451
2035			
30% AMI or less	2,657	1,712	11,281
30.01-50% AMI	7,847	7,903	8,816
50.01-80% AMI	24,532	10,125	5,560
80.01-100% AMI	18,950	6,020	605
Greater than 100% AMI	108,837	5,692	301
Total	162,823	31,452	26,563
2040			
30% AMI or less	2,838	1,834	11,981
30.01-50% AMI	8,394	8,397	9,364
50.01-80% AMI	26,231	10,756	5,923
80.01-100% AMI	20,239	6,408	648
Greater than 100% AMI	116,455	6,078	322
Total	174,157	33,473	28,238
2045			
30% AMI or less	3,001	1,942	12,622
30.01-50% AMI	8,880	8,848	9,865
50.01-80% AMI	27,742	11,333	6,251
80.01-100% AMI	21,391	6,759	686
Greater than 100% AMI	123,213	6,421	340
Total	184,228	35,304	29,764

PROSPER 2050

Household Income	Housing Cost Burdened Percentage		
	30% or less (affordable)	30.1-50% (cost-burdened)	More than 50% (severely cost-burdened)
2050			
30% AMI or less	3,153	2,046	13,215
30.01-50% AMI	9,341	9,267	10,328
50.01-80% AMI	29,174	11,868	6,558
80.01-100% AMI	22,478	7,088	721
Greater than 100% AMI	129,630	6,746	358
Total	193,775	37,015	31,179

Source: Shimberg Center for Housing Studies, U.S. Department of Housing Development, Comprehensive Housing Affordability Strategy (CHAS), Bureau of Economic and Business Research

Age Ranges of Projected Households

The unincorporated area's projected population, as sorted by age range, is provided in **Table HSGE-14**. These projections were developed by extracting the projected proportions of each age group provided by Shimberg and applying these percentages to the total projected population (shown in **Table LIVES-12**) at five year increments through the 2050 planning horizon.

The most notable trend is the 128% increase in the 75+ aged population. The unique housing needs of elderly population often vary from person to person, but often include a desire to live independently in their own home, have supportive affordable housing options, and be close to major and minor medical facilities.

Table HSGE – 14: Projected Permanent Population by Age in Unincorporated County

Age Range	Projected Population						25-Year Growth Rate
	2025	2030	2035	2040	2045	2050	
0-4	30,381	33,352	35,491	36,693	38,105	39,345	30%
5-9	30,017	33,680	36,029	37,678	38,631	39,996	33%
10-14	31,208	34,086	37,846	40,071	41,579	42,509	36%
15-19	32,558	32,597	34,506	37,423	39,081	40,448	24%
20-24	28,423	31,109	30,895	32,489	35,319	37,111	31%
25-29	29,383	32,906	35,506	34,058	35,074	37,629	28%
30-34	31,504	33,091	36,056	37,863	36,635	38,144	21%
35-39	30,403	36,396	37,355	40,269	42,282	40,241	32%
40-44	31,057	33,377	38,765	39,452	41,926	43,542	40%
45-49	29,242	32,833	35,404	41,133	41,195	43,814	50%
50-54	30,625	32,262	36,303	37,925	43,080	43,376	42%
55-59	30,832	33,603	34,607	37,718	40,025	46,011	49%
60-64	35,910	36,310	38,856	39,616	43,853	45,626	27%

PROSPER 2050

Age Range	Projected Population						25-Year Growth Rate
	2025	2030	2035	2040	2045	2050	
65-69	34,809	39,126	38,698	41,123	41,501	45,080	30%
70-74	29,110	35,542	40,428	40,256	42,483	43,090	48%
75+	51,842	65,109	80,436	96,101	107,233	118,031	128%
Total	517,304	575,379	627,179	669,868	708,001	743,992	

Source: Shimberg Center for Housing Studies, based on 2010 and 2020 U.S. Census data and population projections by the Bureau of Economic and Business Research

FUTURE CONSIDERATIONS AND RECOMMENDATIONS

Polk County largely consists of single-family and owner-occupied housing and is generally more affordable than the state as a whole. However, with an increase in seasonal housing, in housing prices, and in the aging population, the County will need to consider how to encourage the adequate provision of housing to accommodate its residents. To address the County's projected population growth, Polk County will need to encourage housing construction towards areas of the county with adequate infrastructure capacity. This housing should accommodate a variety of incomes, ages, and lifestyles, paying special attention to the growing aging population in Polk County.

The following are recommendations based on findings from this data and analysis:

- Continue to encourage homeownership in the unincorporated areas of the County
- Explore changes to the land development code that will allow increased housing supply where infrastructure is available
- Support programming that encourages homeownership at all income levels
- Continue exploring how vacant housing used for seasonal and recreational use may impact housing supply
- Support programming for renter assistance
- Support programming for aging-in-place and housing for the aging population