COLEMAN COMMUNITY REDEVELOPMENT PLAN

Chapter IV
Population, Income and Housing Element

CHAPTER IV

POPULATION, INCOME AND HOUSING ELEMENT

Population

The year 2000 population of the City of Coleman was 647 which is .01 percent of the total 2000 Sumter County population of 53,345. Of the City's population, 671 persons reside within the 318 residential units in the redevelopment area for an average of ±2.1 persons per unit.

Table IV.1: Population change in Sumter County and City of Coleman from 1970 - 2000

	1970	1980	% change	1980	1990	% change	1990	2000	% change
Sumter Cty.	14,839	24,272	63.6 %	24,272	31,577	30.1 %	31,577	53,345	68.9 %
Coleman	614	1,022	66.5 %	1,022	857	-16.1%	857	647	-24.5%

Source: Florida BEBR 1980, 1990, 2002

The rate of Population growth /decline in the City of Coleman has shown a fluctuating trend as indicated in the table above. The fluctuations have not corresponded to the steady population growth of Sumter County. Taking into consideration these conflicting rates, it is difficult to accurately project the population of Coleman for the thirty year planning time frame. Hence two population projections have been made: I - based on the current rate of population decline as estimated by the Florida BEBR; and II- more optimistically based on the rapid growth of the surrounding areas and in Sumter County.

Table IV.2: Estimates of Population Change in Sumter County and City of Coleman for 2002

	2000	2002 (Est.)	Total Change	Percent Change
Sumter County	53,345	61,348	8,003	15 %
Coleman	647	643	- 4	- 0.6 %

Source: Florida BEBR, Fl. Estimates of Population 2002

The year 2000 population of the City of Coleman was 647. The Florida BEBR's Population Estimate for the City of Coleman for the year 2002 was 643 at a declining rate of -0.6 %. Based on this rate, a population projection has been made for the City of Coleman to the year 2030 as indicated in the table IV.3 below. It shows Coleman's population reducing to 590 by the year 2030. The noted rate of population decline does not assume any other conditions or events that would lead to an increase/decrease in population other than the mathematical calculations. Future redevelopment could possibly reverse the declining trend leading to population growth.

Table IV.3: Population Projection I - Sumter County and City of Coleman

	2000	2005*	2010**	2020**	2030**
Sumter County	53,345	67,700	80,100	102,400	123,700
Coleman	647	643	628	609	590
% share of County in City	1.2 %	1 %	0.8 %	0.6 %	0.5 %

Source: Florida BEBR, Fl. Estimates of Population 2002
*: Florida BEBR, Fl. Estimates of Population 2002
**: Coleman population projected by WRPC

Table IV.4: Historical Percentage of Sumter County Population living in City of Coleman

	1960	1970	1980	1990	2000
Sumter County	11,869	14,839	24,272	31,577	53,345
Coleman	921	614	1,022	857	647
% share of County in City	7.7 %	4.1 %	4.22 %	2.72 %	1.2 %

Source: Florida BEBR 1980, 1990, 2002
Florida Development Commission, Table A-3 of Total Population, by County and City 1960

The above table indicates that the share of Sumter County's population attributed to the City of Coleman has a declining trend. This declining rate may be further effected by the exceptionally high rate of population growth in the Villages of Sumter County.

Table IV.5: Population Projection II - Sumter County and City of Coleman

	2000	2005*	2010*	2015*	2020*	2025*	2030*
Sumter County	53,345	67,700	80,100	91,100	102,400	113,500	123,700
Coleman	647	812	961	1,093	1,229	1,362	1,484
% share of County in City	1.2 %	1.2 %	1.2 %	1.2 %	1.2 %	1.2 %	1.2 %

Source: Florida BEBR, Florida Population Studies, Vol.36, Number 1, Bulletin 134, January 2003
*Coleman population projected by WRPC

The year 2000 population of the City of Coleman was 647 which is 1.2 percent of the total 2000 Sumter County population. This current percentage of the Coleman population residing in Sumter County (refer table IV.5) was used as the factor to calculate the projected population growth in Coleman to 2030. The traditional *Ratio* method of population projection would have reflected a disproportionately high rate of growth of The Villages in Sumter County, to show an unrealistically high projected population count in the City of Coleman. The above noted rate of population increase does not assume any other conditions or events that would lead to an increase or decrease in the population other than the mathematical calculations. With future redevelopment, it is possible that the population may increase at a higher rate than projected in the Table above

Income

Table IV.6: Comparison of Per Capita Income

National Average*	Sumter County**	City of Coleman**
$ 21,587	$ 16,830	$ 12,186

Source: *: US Census Bureau Per Capita Income in 1999
**: 2000 Census of Population and Housing - Summary File 3, Per Capita Income in 1999, P76 -P82

Table IV.7:Source of Household Income In 1999

Source of Household Income	Households with Source	% of Total	Mean from Source
Earnings	193	100 %	$ 34,320
Wages or Salary	187		$ 33,743
Self Employment	19		$ 16,516
Interest, Dividends or Net Rental	40		$ 3,963
Social Security	108		$ 9,444
Supplemental Security (SSI)	31	**98 % ***	$ 5,297
Public Assistance	12		$ 633
Retirement	39		$ 9,236
Other Types	47		$ 8,702

Source: 2000 Census of Population and Housing - Summary File 3, P58 -P75
* : Total % of Households receiving Transfer Payments

Table IV.8: Housing Summary

Total Housing Units	**318**
100 % Count Housing Units	301
Unweighted Sample	
Total Housing Units	138
Occupied Housing Units	120
Vacant Housing Units	18
Percent of Units in Sample	
Total Housing Units	45.8 %
Occupied Housing Units	46.7 %
Vacant Housing Units	40.9 %
Total Housing Units:	
Urban:	212
Inside Urbanized Areas	0
Inside Urban Clusters	212
Rural:	106
Farm	5
NonFarm	101
Occupied Housing Units:	270
Owner Occupied	203
Renter Occupied	67
Vacant Housing Units:	48
For Rent	3
For Sale Only	8
Rented/Sold, Not Occupied	13
For Seasonal, Recreational, or Occasional Use	8
For Migrant Workers	0
Other Vacant	16

Source: 2000 Census of Population and Housing - Summary File 3, H1/H2/H3/H4/H5/H6/H7/H8

Table IV.9: Household Size by Tenure
(All Occupied Housing Units)

Household Size	Occupied Units	Owner Occupied	Renter Occupied
Total Units:	**270**	**203**	**67**
1 Person	62	41	21
2 Persons	74	64	10
3 Persons	70	63	7
4 Persons	30	21	9
5 Persons	17	13	4
6 Persons	11	1	10
7 + Persons	6	0	6
Mean Household Size	**2.58**	**2.49**	**2.85**

Source: 2000 Census of Population and Housing - Summary File 3, H16/ H17/ H18

Because the Coleman per capita income level is very low ($12,186), emphasis needs to be placed on ensuring an adequate supply of affordable and available housing in the redevelopment area. As a rule of thumb, expenditures for housing should not exceed thirty percent of ones annual income. Therefore, Coleman residents should not expend more than $600 per month toward housing payments associated with two or three bedroom residences. According to local real estate brokers, the 2003 average rental prices for a permanent two-three bedroom residence in the Coleman-Panasoffkee area is between $450-$650 month.

Table IV.10: Year Structure Built by Tenure

Year Built	Total Housing Units	Occupied Housing Units	
		Owner Occupied	Renter Occupied
Total Units:	**318**	**203**	**67**
1999 to March 2000	2	2	0
1995 to 1998	8	6	2
1990 to 1994	45	28	10
1980 to 1989	58	36	16
1970 to 1979	52	31	7
1960 to 1969	52	37	10
1950 to 1959	37	18	14
1940 to 1949	14	9	5
1939 or earlier	50	36	3
Median Year Built	**1971**	**1970**	**1972**

Source: 2000 Census of Population and Housing - Summary File 3, H34/H35/H36/H37

As discussed in the "Finding of Necessity," there are approximately twenty eight (28) structures located within the community redevelopment area which are unsanitary and unsafe. Structures identified as unsanitary or unsafe are either dilapidated, vacant, or abandoned, exhibit a general lack of care and over-growth of vegetation, are subject to structural deflection in roof or floor supports, or have an abundance of debris and yard waste posing a fire hazard. In addition, because many of the existing structures were built prior to 1970, many of the structures will need to be replaced during the planning time frame if not properly maintained.

Table IV.11: Value of Housing Units (All Races)

Value of Housing Unit ($)	All Owner-Occupied
Total Units:	**203**
Under 10,000	9
10,000 - 14,999	2
15,000 - 19,999	16
20,000 - 24,999	9
25,000 - 29,999	20
30,000 - 34,999	11
35,000 - 39,999	8
40,000 - 49,999	30
50,000 - 59,999	9
60,000 - 69,999	17
70,000 - 79,999	24
80,000 - 89,999	3
90,000 - 99,000	4
100,000 - 124,999	17
125,000 - 149,999	11
150,000 - 174,999	5
175,000 - 199,999	0
200,000 - 249,999	0
250,000 - 299,999	4
300,000 - 399,999	4
400,000 - 499,999	0
500,000 - 749,999	0
750,000 - 999,999	0
1,000,000 +	0
Median Value	**$ 48,800**
Mean Value	**$ 68,387**

Source: 2000 Census of Population and Housing - Summary File 3, H74/H76/H78/H84-H86

Redevelopment can be encouraged through densification and the attraction of additional residents and residential housing opportunities. Simply stated, the more people living in the downtown, the more likely it is that businesses in the area will be vibrant and economically healthy. This chapter examines the population and related housing trends over the thirty (30) year planning time frame. The current housing stock is in good condition, 70% of which is expected to be maintained in use during the planning time frame. Unfortunately, it appears the City of Coleman population is expected to slightly decrease during the planning time frame. Assuming the population of Coleman to maintain or slightly decline during the planning time frame, there will be a need for (318*.30 =) ±95 additional or refurbished units during the planning time frame.

In addition, Coleman's population is aging and the demand for affordable elderly housing is increasing. There is a need for rental housing in the downtown for all age groups and income levels, including units for elderly and low-income, units allocated as young/professional/multi-family, units allocated as single family. There are several options and architectural styles for accommodating these additional units including large multi-story/multi-tenant structures, however, the Coleman CRA is promoting mixed-use infill development and accessory structures as discussed in Chapter II to maintain the downtown character.