

Florida's Affordable Rental Housing Needs: 2019 Update

This brief summarizes recent affordable rental housing trends in Florida. All data come from the Shimberg Center's [2019 Rental Market Study](#). For more information, see the [full report](#).



795,603

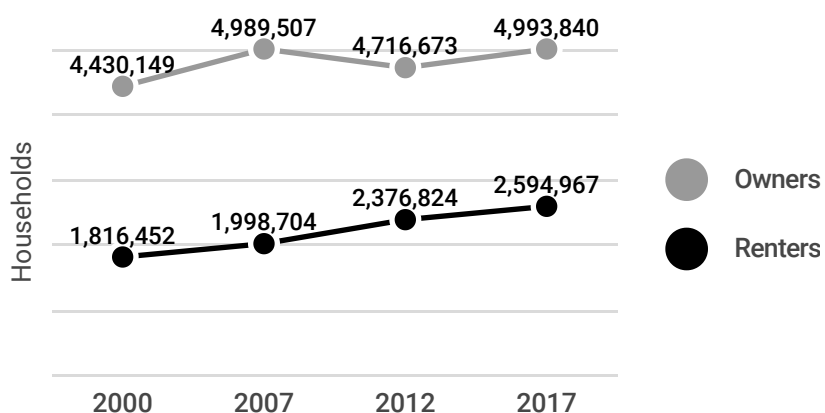
low-income households in Florida pay more than 40% of income for rent.

- **Low-income:** Household income is 60% of area median income (AMI) or less.
- **Cost-burdened:** Paying more than 40% of income for gross rent (rent + utilities).
- Student-headed, non-family households are excluded.

Florida has added renters steadily since 2000.

- Florida added 778,515 renter households 2000-2017.
- The state lost nearly 273,000 owner households 2007-2012 but made up these losses 2012-2017.
- The homeownership rate fell from 71% in 2007 to 65% in 2017.

Households by Tenure, Florida, 2000-2017

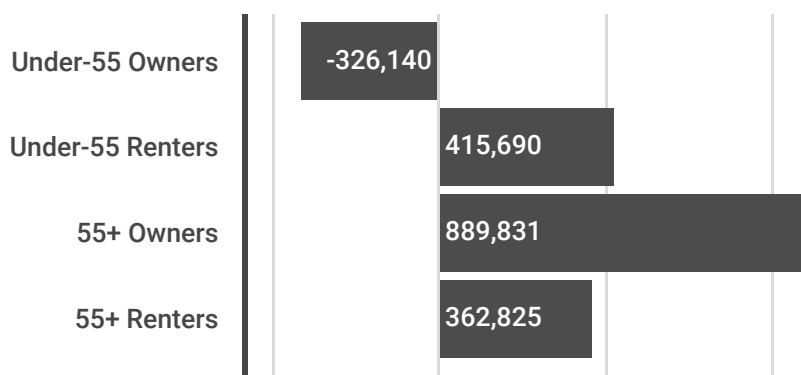


Source: Shimberg Center analysis of U.S. Census Bureau, 2000 Census and 2007/2012/2017 American Community Survey.

Recent growth has come from 55+ homeowners and renters of all ages.

- Most 2000-2017 growth came from age 55+ households, both owners (889,831 added households) and renters (362,825 households).
- Under-55 renters increased by 415,690 households.
- Under-55 owners fell by 326,140 households.

Change in Households by Householder Age & Tenure, Florida, 2000-2017

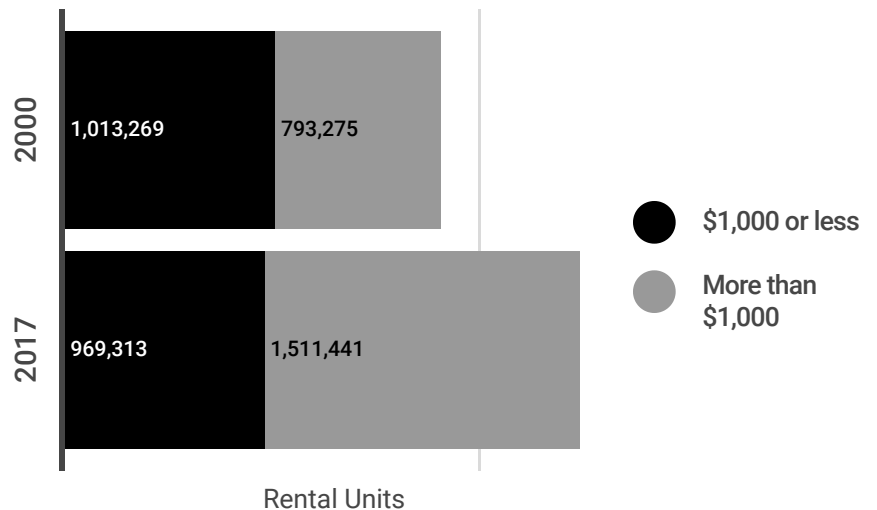


Source: Shimberg Center analysis of U.S. Census Bureau, 2000 Census and 2017 American Community Survey.

Florida added hundreds of thousands of rental units from 2000 to 2017 but lost units renting for \$1,000 or less (2017 \$).

- Florida added 718,166 units with rents above \$1,000 from 2000 to 2017.
- The state lost 43,956 units renting for \$1,000 or less.
- In 2000, over half of units rented for \$1,000 or less. In 2017, only 39% did.

Units by Gross Rent Above/Below \$1,000 (2017 \$), Florida, 2000 & 2017

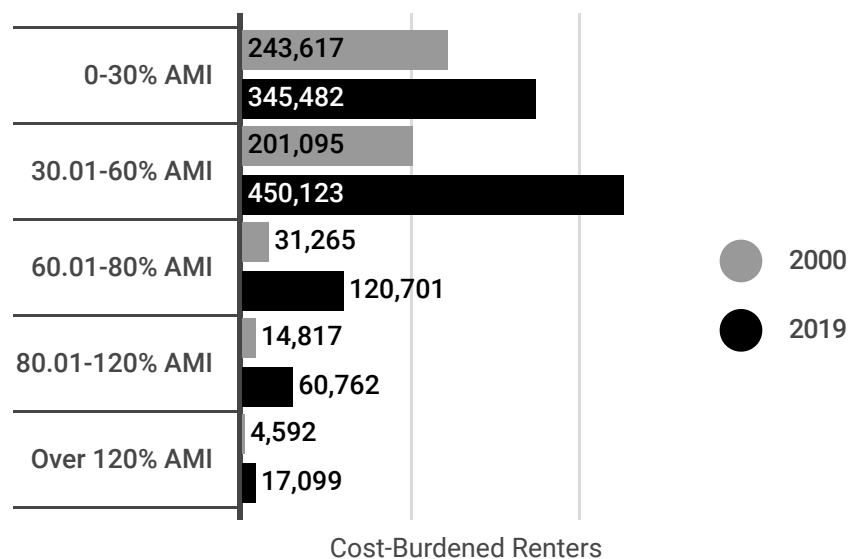


Source: Shimberg Center analysis of U.S. Census Bureau, 2000 Census and 2017 American Community Survey. 2000 rents adjusted for inflation using Consumer Price Index.

More renters of all incomes are cost burdened, but most of the increase has been among renters with incomes below 60% AMI.

- Florida added 498,781 cost burdened renter households 2000-2019. Most (350,893) had incomes below 60% AMI.
- Cost burden also rose for 60-80% AMI renters (89,436 additional households).
- Cost burden increased for households above 80% AMI, but to a much lesser degree. Only 8% of cost burdened renters have incomes above 80% AMI.

Cost Burdened Renters by Income (% AMI), Florida, 2000 & 2019



Source: Shimberg Center analysis of U.S. Census Bureau, 2000 Census and 2013-2017 5-Year American Community Survey; University of Florida Bureau of Business Research, 2017 Population Projections

Low-Income ($\leq 60\%$ AMI), Cost Burdened ($>40\%$) Renter Households by County in Florida, 2019

County Name	Low-Income, Cost Burdened Renters	Low-Income/ Cost Burdened Renters as % of All Renters in the County
Large		
Broward	80,940	31%
Duval	41,741	28%
Hillsborough	60,755	27%
Miami-Dade	134,723	30%
Orange	67,432	30%
Palm Beach	56,727	32%
Pinellas	40,942	28%
<u>Large Total</u>	<u>483,260</u>	<u>30%</u>
Medium		
Alachua	12,375	32%
Bay	6,941	25%
Brevard	18,890	28%
Charlotte	4,546	28%
Citrus	3,400	30%
Clay	4,377	23%
Collier	11,079	26%
Escambia	10,916	25%
Flagler	3,049	28%
Hernando	4,848	31%
Highlands	2,822	28%
Indian River	5,302	30%
Lake	9,246	27%
Lee	23,702	26%
Leon	12,619	29%
Manatee	14,106	30%

County Name	Low-Income, Cost Burdened Renters	Low-Income/ Cost Burdened Renters as % of All Renters in the County
Medium (Cont.)		
Marion	9,086	26%
Martin	3,852	24%
Okaloosa	7,659	27%
Osceola	15,639	34%
Pasco	14,303	29%
Polk	20,305	26%
Santa Rosa	3,919	24%
Sarasota	13,016	27%
Seminole	15,583	25%
St. Johns	6,508	27%
St. Lucie	10,268	32%
Sumter	1,561	27%
Volusia	18,057	28%
<u>Medium Total</u>	<u>287,974</u>	<u>28%</u>
Small		
Baker	442	22%
Bradford	536	22%
Calhoun	275	23%
Columbia	1,563	22%
DeSoto	903	28%
Dixie	244	22%
Franklin	248	22%
Gadsden	1,081	22%
Gilchrist	229	22%
Glades	242	24%

Table Continued

County Name	Low-Income, Cost Burdened Renters	Low-Income/Cost Burdened Renters as % of All Renters in the County
Small (Cont.)		
Gulf	327	22%
Hamilton	255	21%
Hardee	713	28%
Hendry	907	24%
Holmes	413	25%
Jackson	1,103	22%
Jefferson	292	22%
Lafayette	125	21%
Levy	750	22%
Liberty	147	23%
Madison	370	21%
Monroe	4,240	30%
Nassau	1,615	22%
Okeechobee	937	24%
Putnam	1,915	27%
Suwannee	898	21%
Taylor	378	21%
Union	241	22%
Wakulla	501	23%
Walton	1,983	25%
Washington	496	25%
<u>Small Total</u>	<u>24,369</u>	<u>24%</u>
<u>State Total</u>	<u>795,603</u>	<u>29%</u>

Source: Shimberg Center analysis of U.S. Census Bureau, 2000 Census and 2013-2017 5-Year American Community Survey; University of Florida Bureau of Business and Economic Research, 2017 Population Projections

The [Shimberg Center for Housing Studies](http://shimbergcenter.org) conducts research into housing policy and planning, with a special focus on housing affordability for Florida residents. Contact the Shimberg Center at (352) 273-1192 or fhdc-comments@shimberg.ufl.edu.