The Florida Housing Data Clearinghouse provides public access to data about housing needs and supply, subsidized rental housing, and household demographics in Florida communities.

Florida Affordable Housing Trends
Shimberg Center for Housing Studies
December 2022
Between 2007 and 2016, renter households increased sharply while the number of owners declined or held steady. From 2016 to 2019 the trend reversed: owners increased, while renter numbers stayed flat. Owner growth has been particularly sharp between 2019 and 2021.

Renter households increased rapidly in the wake of the foreclosure crisis. Homeownership rose throughout the housing boom, then began to fall after the 2007 housing price peak. Homeownership began rising again in 2016 and has surpassed the 2007 peak. The number of renters remained relatively steady 2016 through 2019, then began rising slightly.

Households by Tenure, Florida, 2005-2021
Source: Shimberg Center tabulation of U.S. Census Bureau, American Community Survey
Median single family home prices are approaching mid-2000s boom-era levels.

The median single family price peaked at $337,000 in 2006 (2021 $).

The median price fell sharply during the recession, bottoming out at $186,000.

The median price reached $325,000 in the first half of 2021, close to the mid-2000s peak.


Source: Shimberg Center analysis of Florida Department of Revenue, Sales Data Files. All values in 2021 dollars to correct for inflation.
The state added hundreds of thousands of rental units between 2012 and 2021 but lost units renting for $1,000 or less (2021 $).

- **Net increase 2012-2021:** 323,000 rental units
- **$1,000+ units** grew by nearly 600,000
- **Units at or below $1,000** fell by nearly 277,000

**Units by Gross Rent Above/Below $1,000 (2021 $), Florida, 2012 & 2021**

Source: Shimberg Center tabulation of U.S. Census Bureau, 2012 and 2021 American Community Survey.

Year 2012 rents adjusted to 2021 dollars using Consumer Price Index.
Affordable Housing Terminology

- Housing is usually considered to be **affordable** if it costs no more than 30% of household income.

- **Cost burdened**: Paying more than 30% of income for owner or renter costs

- **Severely cost burdened**: Paying more than 50% of income

- **Area median income (AMI)**: Used to create standard income measures across places and household sizes, expressed as % AMI
Example: 2022 Orlando Metro Area Income (% AMI) and Housing Cost Limits

<table>
<thead>
<tr>
<th>Income level</th>
<th>Annual income limit (1-4 person household)</th>
<th>Hourly wage, 1 full-time job</th>
<th>Hourly wage, 2 full-time jobs</th>
<th>Max. affordable monthly housing cost (1-3 bedroom unit)</th>
</tr>
</thead>
<tbody>
<tr>
<td>50% AMI</td>
<td>$29,050-41,450</td>
<td>$14-$20</td>
<td>$10</td>
<td>$778-$1,078</td>
</tr>
<tr>
<td>80% AMI</td>
<td>$46,480-66,320</td>
<td>$22-$32</td>
<td>$11-$16</td>
<td>$1,245-$1,725</td>
</tr>
<tr>
<td>120% AMI</td>
<td>$69,720-99,480</td>
<td>$34-$48</td>
<td>$17-$24</td>
<td>$1,866-$2,586</td>
</tr>
</tbody>
</table>

http://flhousingdata.shimberg.ufl.edu/income-and-rent-limits
Statewide, very low-income renters and owners make up the largest groups of cost-burdened households.

Cost Burdened Households by Income as a Percentage of Area Median Income (AMI), Florida, 2021

Source: Shimberg Center tabulation of U.S. Census Bureau, 2021 American Community Survey.
Housing costs outpace wages for many occupations.

- Florida’s housing wage: $24.82/hour
- A full-time worker would need to earn this amount to rent a typical 2BR apartment (HUD Fair Market Rent 2021: $1,290/mo).
- Median wage for Florida, 2021: $18.23/hour. A full-time, year-round worker with this wage can afford $948 in rent.

Sources: National Low Income Housing Coalition, *Out of Reach*; Shimberg Center tabulation of Florida Department of Economic Opportunity, Occupational Employment and Wage Statistics
How much can Florida workers afford to pay for housing each month?

<table>
<thead>
<tr>
<th>Range</th>
<th>Jobs</th>
</tr>
</thead>
</table>
| $550-699 | • Dining Staff (Bartenders, Fast Food Workers, Waiters and Waitresses, Hosts, Dishwashers)  
          • Cashiers  
          • Lifeguards  
          • Laundry and Dry-Cleaning Workers  
          • Driver/Sales Workers  
          • Amusement and Recreation Attendants  
          • Home Health and Personal Care Aides  
          • Janitors and Maids  
          • Childcare Workers |
| $700-849 | • Retail Salespersons  
          • Preschool Teachers  
          • Recreation Workers  
          • Security Guards  
          • Nursing Assistants  
          • Receptionists and Information Clerks  
          • Hairstylists  
          • Substitute Teachers  
          • Landscaping and Groundskeeping Workers  
          • School Bus Drivers |
| $850-1,000 | • Construction Laborers  
             • Customer Service Representatives  
             • Pharmacy Technicians  
             • Medical Assistants  
             • Tellers  
             • Secretaries and Administrative Assistants  
             • Social and Human Service Assistants  
             • Maintenance and Repair Workers  
             • Painters  
             • Dental Assistants  
             • Roofers  
             • Correctional Officers |

Source: Shimberg Center tabulation of Florida Department of Economic Security, Occupational Employment Statistics and Wages. Based on median wage for jobs in Florida. Assumes full-time worker, 30% of income spent on housing costs.
Eviction & foreclosure filings fell sharply in spring 2020 during state moratorium, then increased when filings were permitted again. Filings remained lower in 2021 but have returned to historic levels and above in 2022.

Eviction & Foreclosure Filings, Florida
Source: Shimberg Center tabulation of filing data from Florida Clerks & Comptrollers and Office of the State Courts Administrator.
Building a Local Housing System: The Affordable Housing Continuum

Supportive Housing (affordable units + services)
- Homeless
- Older adults
- People with disabilities
- Other special needs

Affordable rental housing
- Public housing
- Subsidized (Florida Housing, HUD, USDA)
- Vouchers
- NOAH (Naturally Occurring Affordable Housing)

Affordable home ownership
- Shared equity (e.g. community land trust)
- Down payment assistance
- Low-interest loans
- Affordable construction
- Home rehab and weatherization
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Shimberg Center for Housing Studies
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Main site: http://www.shimberg.ufl.edu
Data clearinghouse: http://flhousing.data.shimberg.ufl.edu