

Northeast Florida's Affordable Rental Housing Needs: 2019 Update

This brief summarizes recent affordable rental housing trends in the Jacksonville Metropolitan Statistical Area (Duval, St. Johns, Clay, Nassau & Baker Counties combined). For more information, see the Shimberg Center's [2019 Rental Market Study](#).



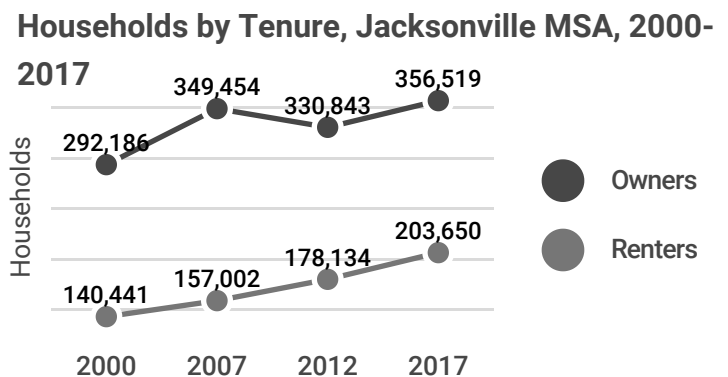
54,683

low-income renter households in the Jacksonville MSA pay more than 40% of income for housing.

- **Low-income:** Income at or below 60% of area median income (AMI).
- **Cost-burdened:** Paying more than 40% of income for gross rent (rent + utilities).

Northeast Florida has added renters continually since 2000. The number of owner households fell during the recession but has since rebounded.

- The Jacksonville MSA added 63,209 renter households 2000-2017.
- The area lost over 18,000 owner households 2007-2012 but made up these losses 2012-2017.
- The homeownership rate fell from 69% in 2007 to 64% in 2017.

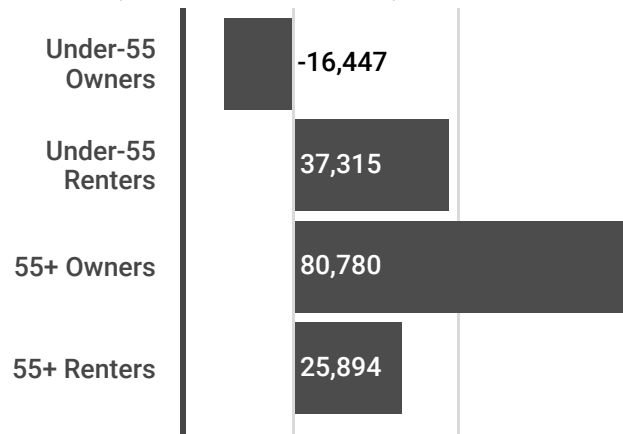


Source: Shimberg Center analysis of U.S. Census Bureau, 2000 Census and 2000/2012/2017 American Community Survey.

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

- Most 2000-2017 growth came from age 55+ households, both owners (80,780 additional households) and renters (25,894 households)
- Under-55 renters increased by 37,315 households.
- Under-55 owners *fell* by 16,447 households.

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

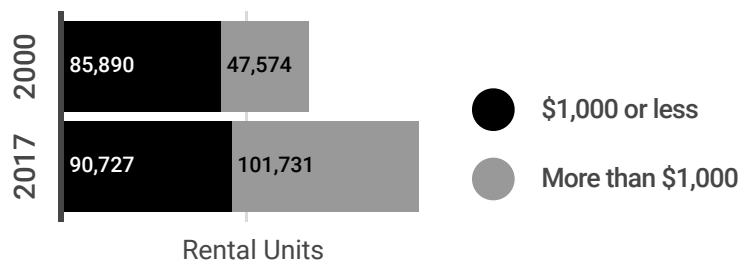


Source: Shimberg Center analysis of U.S. Census Bureau, 2000 Census and 2017 American Community Survey.

Northeast Florida added nearly 59,000 rental units from 2000 to 2017, a large majority with rents above \$1,000 (2017 \$).

- The Jacksonville MSA added 54,157 units with rents above \$1,000 between 2000 and 2017.
- Only 8% of units gained from 2000 to 2017 have rents for \$1,000 or less.
- In 2000, 64% of units rented for \$1,000 or less. In 2017, only 47% did.

Units by Gross Rent Above/Below \$1,000 (2017 \$), Jacksonville MSA, 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.