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 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.

Households by Tenure, Jacksonville MSA, 2000-2017

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.

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.

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

<table>
<thead>
<tr>
<th>Category</th>
<th>2000</th>
<th>2017</th>
</tr>
</thead>
<tbody>
<tr>
<td>Under-55 Owners</td>
<td>37,315</td>
<td>-16,447</td>
</tr>
<tr>
<td>Under-55 Renters</td>
<td>90,727</td>
<td>101,731</td>
</tr>
<tr>
<td>55+ Owners</td>
<td>85,890</td>
<td>90,727</td>
</tr>
<tr>
<td>55+ Renters</td>
<td>47,574</td>
<td>25,894</td>
</tr>
</tbody>
</table>

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

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

<table>
<thead>
<tr>
<th>Year</th>
<th>$1,000 or less</th>
<th>More than $1,000</th>
</tr>
</thead>
<tbody>
<tr>
<td>2017</td>
<td>85,890</td>
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<td>2000</td>
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The Shimberg Center for Housing Studies 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.