

# Affordable Rental Housing Trends: Orlando Area

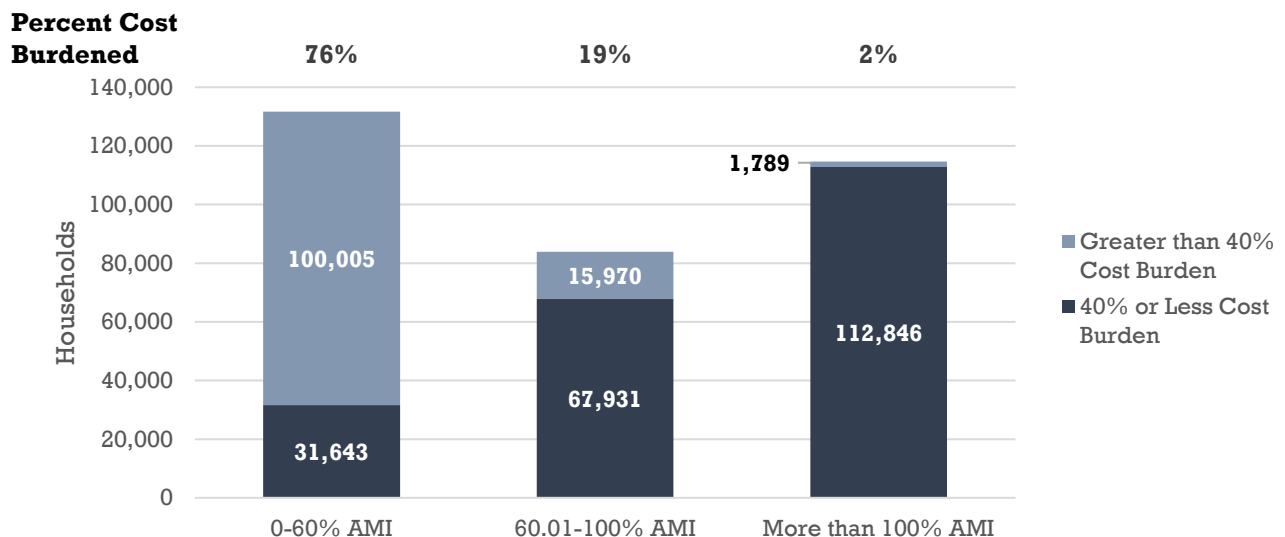
This brief provides an analysis of rental housing affordability trends in the Orlando area. This area includes the counties that make up the Orlando Metropolitan Statistical Area (Orange, Osceola, Seminole, and Lake Counties), plus Sumter County. The brief is based on an update of the [2016 Rental Market Study](#). Figures are based on data from the 2000 Census and 2015 American Community Survey.

For the purposes of this brief, a “low-income” household is one with an income at or below 60 percent of the area median income (AMI), adjusted for household size. A housing unit is considered “affordable” if gross rent (rent + utilities) costs no more than 40 percent of household income. Households paying more than that amount are considered to be “cost burdened.” Student-headed, non-family households are excluded.

Most low-income renters are cost burdened. Few higher income renters are.

In 2015, there were 100,005 low-income, cost burdened renter households in the Orlando area. Housing cost burden is much less prevalent among renters with higher incomes. As Figure 1 shows, 76 percent of renters with incomes at or below 60 percent of AMI were cost burdened, compared to just 19 percent of renters with incomes between 60 and 100 percent of AMI and two percent of renters with incomes above 100 percent of AMI.

**Figure 1. Renters by Income and Cost Burden, Orlando Area, 2015**

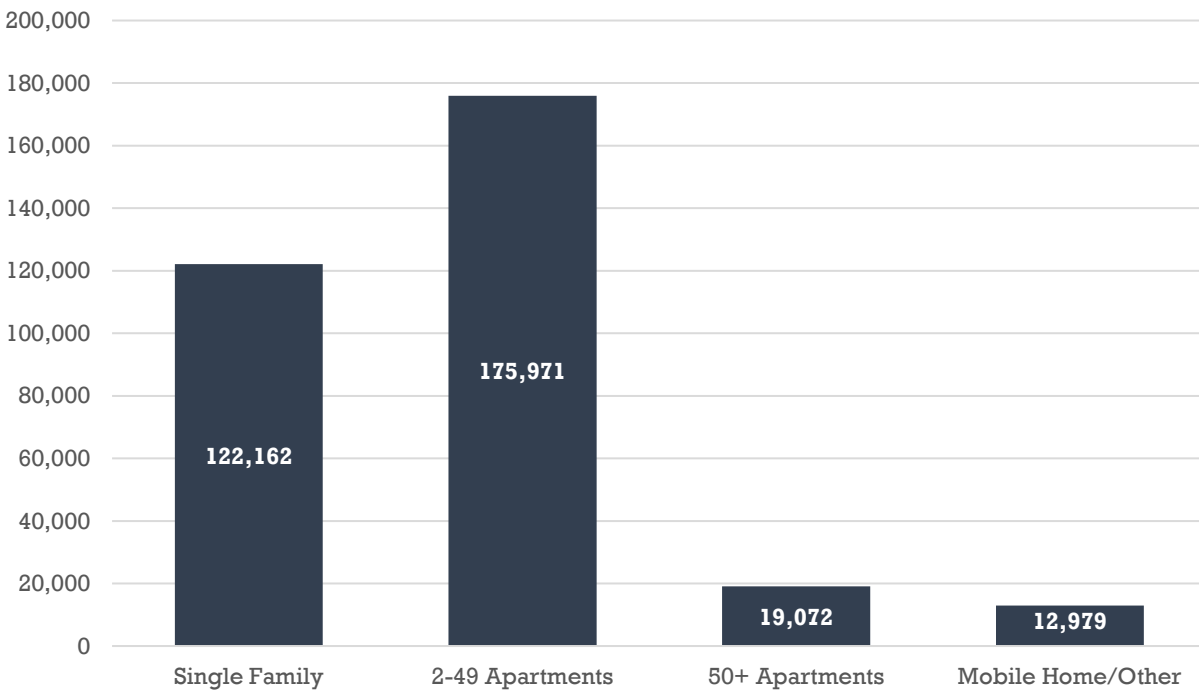


Source: U.S. Census Bureau, 2015 American Community Survey 1-Year PUMS.

Rental housing in the Orlando area is concentrated in smaller developments, including single family homes.

While large multifamily buildings are the most visible sources of rental housing in the region, units in these buildings make up just 6 percent of the rental housing stock. More than half of the rental stock is made up of apartments in 2-49 unit multifamily structures (53 percent). Single family homes make up a growing share of rental units, rising from 32 percent of the total rental stock in 2005 to 37 percent in 2015. The repurposing of single family homes as rental units follows a national trend in the wake of the housing market crash.

**Figure 2. Rental Units by Structure Type, Orlando Area, 2015**



Source: U.S. Census Bureau, 2015 American Community Survey 1-Year Public Use Microdata Sample (PUMS)

The Orlando area has added nearly 38,000 older renter households since 2000, and the growth will continue.

In 2001, the first Baby Boomers turned 55, the minimum age for Florida Housing Finance Corporation's developments targeting older adults. Between 2000 and 2015, the Orlando area added over 221,000 households with heads age 55 and older. Given high rates of homeownership for households in this age group, most of the new 55+ households owned their homes. Nevertheless, 37,736 of the additional older households were renters.

The growth in older households is not expected slow any time soon. The Shimberg Center projects that the region will add 43,960 renter households age 65+ between 2015 and 2040.

*The Shimberg Center for Housing Studies conducts research into housing policy and planning, with a special focus on housing affordability for Florida residents. For more information, contact the Shimberg Center at (352) 273-1192 or visit <http://www.shimberg.ufl.edu>.*