

Orlando Area Affordable Rental Housing Needs: 2019 Update

This brief summarizes recent affordable rental housing trends in Orlando-area counties (Orange, Osceola & Seminole Counties combined). For more information, see the Shimberg Center's [2019 Rental Market Study](#).



98,654

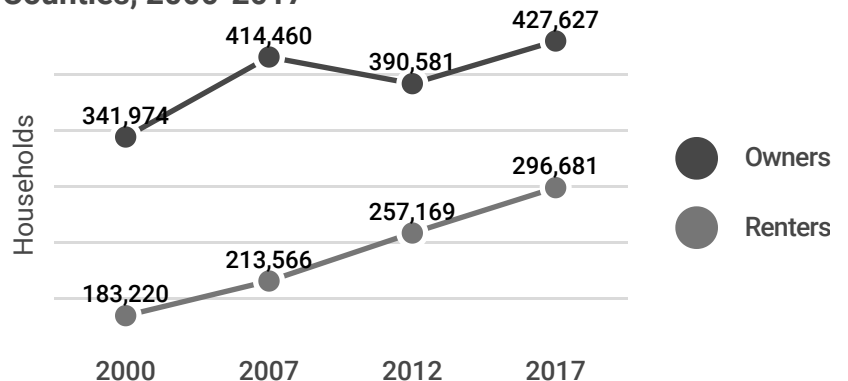
low-income households in the Orlando area pay more than 40% of income for rent.

- **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).
- Student-headed, non-family households are excluded.

The Orlando area has added renters steadily since 2000. The number of owner households fell during the recession but has since rebounded.

- The Orlando area added 113,461 renter households 2000-2017.
- The region lost nearly 24,000 owner households 2007-2012 but more than made up these losses 2012-2017.
- The homeownership rate fell from 66% in 2007 to 59% in 2017.

Households by Tenure, Orange/Osceola/Seminole Counties, 2000-2017

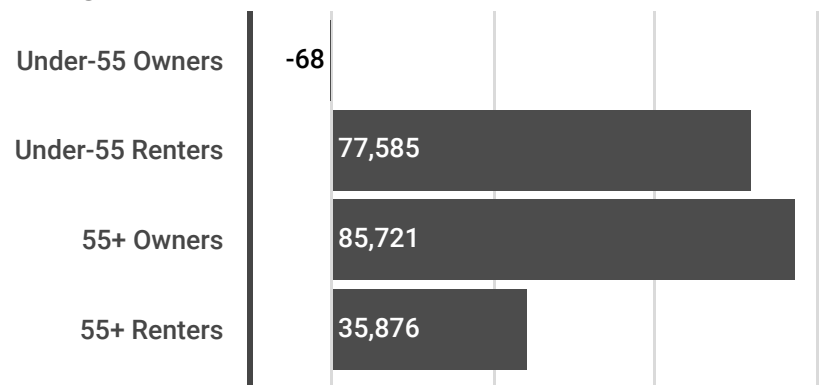


Source: Shimberg Center analysis of U.S. Census Bureau, 2000 Census and 2000/2012/2017 American Community Survey.

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

- Most 2000-2017 growth came from age 55+ households, both owners (85,721 added households) and renters (35,876 households).
- Under-55 renters increased by 77,585 households.
- There was almost no net change in under-55 owners 2000-2017.

Change in Households by Householder Age & Tenure, Orange/Osceola/Seminole Counties, 2000-2017

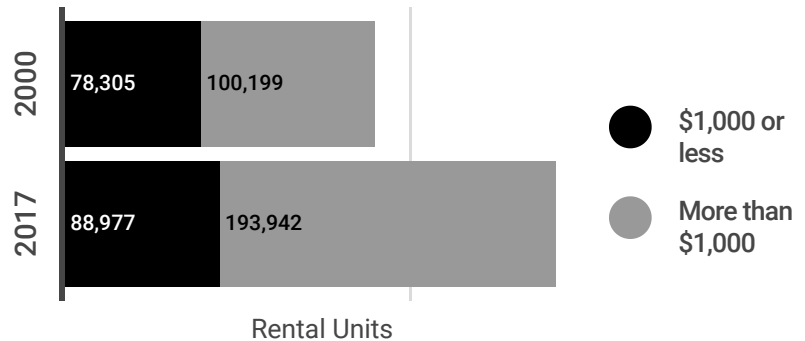


Source: Shimberg Center analysis of U.S. Census Bureau, 2000 Census and 2017 American Community Survey.

The Orlando area added over 104,000 rental units from 2000 to 2017, mostly with rents above \$1,000 (2017 \$).

- The Orlando area added 93,743 units with rents above \$1,000 between 2000 and 2017, but only 10,672 units with rents below \$1,000.
- In 2000, 44% of units rented for \$1,000 or less. In 2017, only 31% did.

Units by Gross Rent Above/Below \$1,000 (2017 \$), Orange/Osceola/Seminole Counties, 2000 & 2017

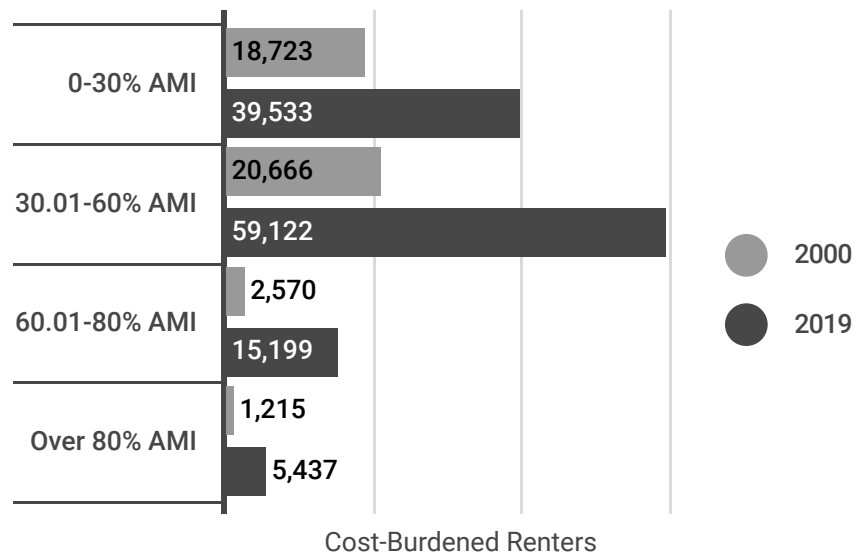


Source: Shimberg Center analysis of U.S. Census Bureau, 2000 Census and 2017 American Community Survey. 2000 rents adjusted for inflation using Consumer Price Index.

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

- Orlando added 76,117 cost burdened renter households 2000-2017. Most (59,266 households) had incomes below 60% AMI.
- Cost burden also rose for 60-80% AMI renters (12,629 additional households).
- Only 5% of cost burdened renters have incomes above 80% AMI.

Cost Burdened Renters by Income (% AMI), Orange/Osceola/Seminole Counties, 2000 & 2019



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

[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.