

Florida's Affordable Rental Housing Needs: 2020 Update

This brief updates key findings from the Shimberg Center's 2019 Rental Market Study.



780,146

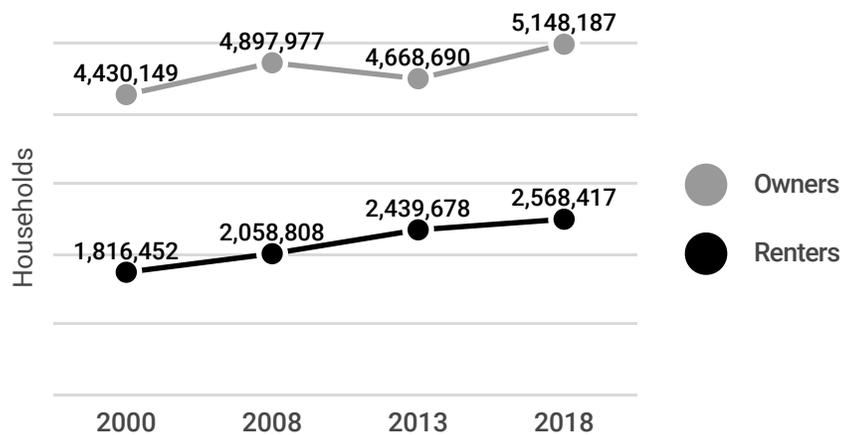
low-income households in Florida pay more than 40% of income for rent.

- **Low-income:** Household income is 60% of area median income (AMI) or less
- **Cost-burdened:** Paying more than 40% of income for gross rent (rent + utilities).
- Student-headed, non-family households are excluded.

Florida has added renters steadily since 2000.

- Florida added 751,965 renter households 2000-2018.
- The state added over 718,000 owner households between 2000 and 2018. The owner count briefly dipped between 2008 and 2013 but rebounded after that.
- The homeownership rate fell from 71% in 2000 to 67% in 2018.

Households by Tenure, Florida, 2000-2017

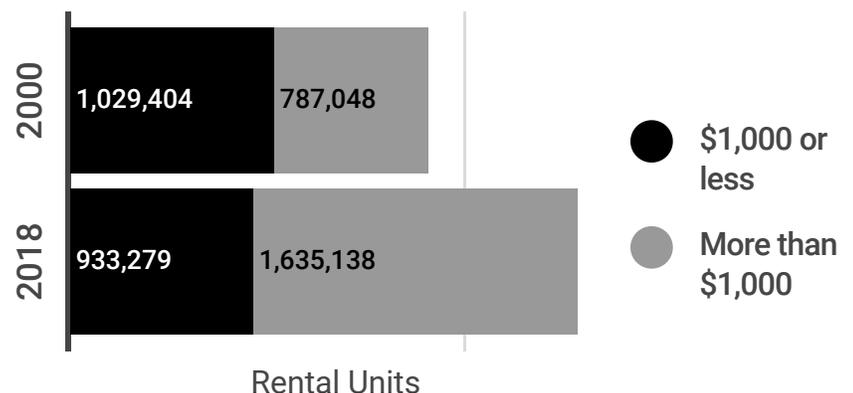


Source: Shimberg Center analysis of U.S. Census Bureau, 2000 Census and 2008/2013/2018 American Community Survey.

Florida added hundreds of thousands of rental units from 2000 to 2018 but lost units renting for \$1,000 or less (2018 \$).

- Florida added 848,090 units with rents above \$1,000 from 2000 to 2018.
- The state lost 96,125 units renting for \$1,000 or less.
- In 2000, 57% of units rented for \$1,000 or less. In 2017, only 36% did.

Units by Gross Rent Above/Below \$1,000 (2018 \$), Florida, 2000 & 2018



Source: Shimberg Center analysis of U.S. Census Bureau, 2000 Census and 2018 American Community Survey.

Low-Income ($\leq 60\%$ AMI), Cost Burdened ($>40\%$) Renter Households by County in Florida, 2020

County Name	Low-Income, Cost Burdened Renters	Low-Income/ Cost Burdened Renters as % of All Renters in the County
Large		
Broward	80,930	31%
Duval	42,512	27%
Hillsborough	62,283	28%
Miami-Dade	128,173	29%
Orange	64,871	30%
Palm Beach	55,707	31%
Pinellas	38,356	27%
<u>Large Total</u>	472,832	29%
Medium		
Alachua	14,214	32%
Bay	6,286	25%
Brevard	17,738	28%
Charlotte	4,666	29%
Citrus	3,517	30%
Clay	4,591	23%
Collier	11,025	27%
Escambia	11,818	25%
Flagler	2,949	29%
Hernando	5,304	31%
Highlands	2,695	26%
Indian River	3,964	30%
Lake	9,550	27%
Lee	22,538	27%
Leon	15,832	29%
Manatee	12,408	29%

County Name	Low-Income, Cost Burdened Renters	Low-Income/ Cost Burdened Renters as % of All Renters in the County
Medium (Cont.)		
Marion	8,392	25%
Martin	3,707	25%
Okaloosa	7,757	27%
Osceola	13,463	32%
Pasco	16,316	28%
Polk	18,663	25%
Santa Rosa	3,840	24%
Sarasota	12,782	26%
Seminole	14,618	24%
St. Johns	5,299	26%
St. Lucie	9,701	31%
Sumter	1,626	27%
Volusia	18,588	29%
<u>Medium Total</u>	283,847	27%
Small		
Baker	461	21%
Bradford	628	22%
Calhoun	159	20%
Columbia	1,464	22%
DeSoto	964	26%
Dixie	323	22%
Franklin	212	20%
Gadsden	1,002	20%
Gilchrist	234	22%
Glades	229	25%

Table Continued

County Name	Low-Income, Cost Burdened Renters	Low-Income/Cost Burdened Renters as % of All Renters in the County
Small (Cont.)		
Gulf	263	20%
Hamilton	310	22%
Hardee	690	26%
Hendry	1,016	25%
Holmes	415	25%
Jackson	963	20%
Jefferson	260	20%
Lafayette	102	22%
Levy	820	22%
Liberty	127	20%
Madison	346	23%
Monroe	3,663	29%
Nassau	1,506	21%
Okeechobee	964	25%
Putnam	2,025	27%
Suwannee	978	23%
Taylor	319	22%
Union	267	22%
Wakulla	447	20%
Walton	1,823	25%
Washington	487	25%
<u>Small Total</u>	23,467	24%
<u>State Total</u>	780,146	28%

Source: Shimberg Center analysis of U.S. Census Bureau, 2000 Census and 2014-2018 5-Year American Community Survey; University of Florida Bureau of Business and Economic Research, 2019 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.