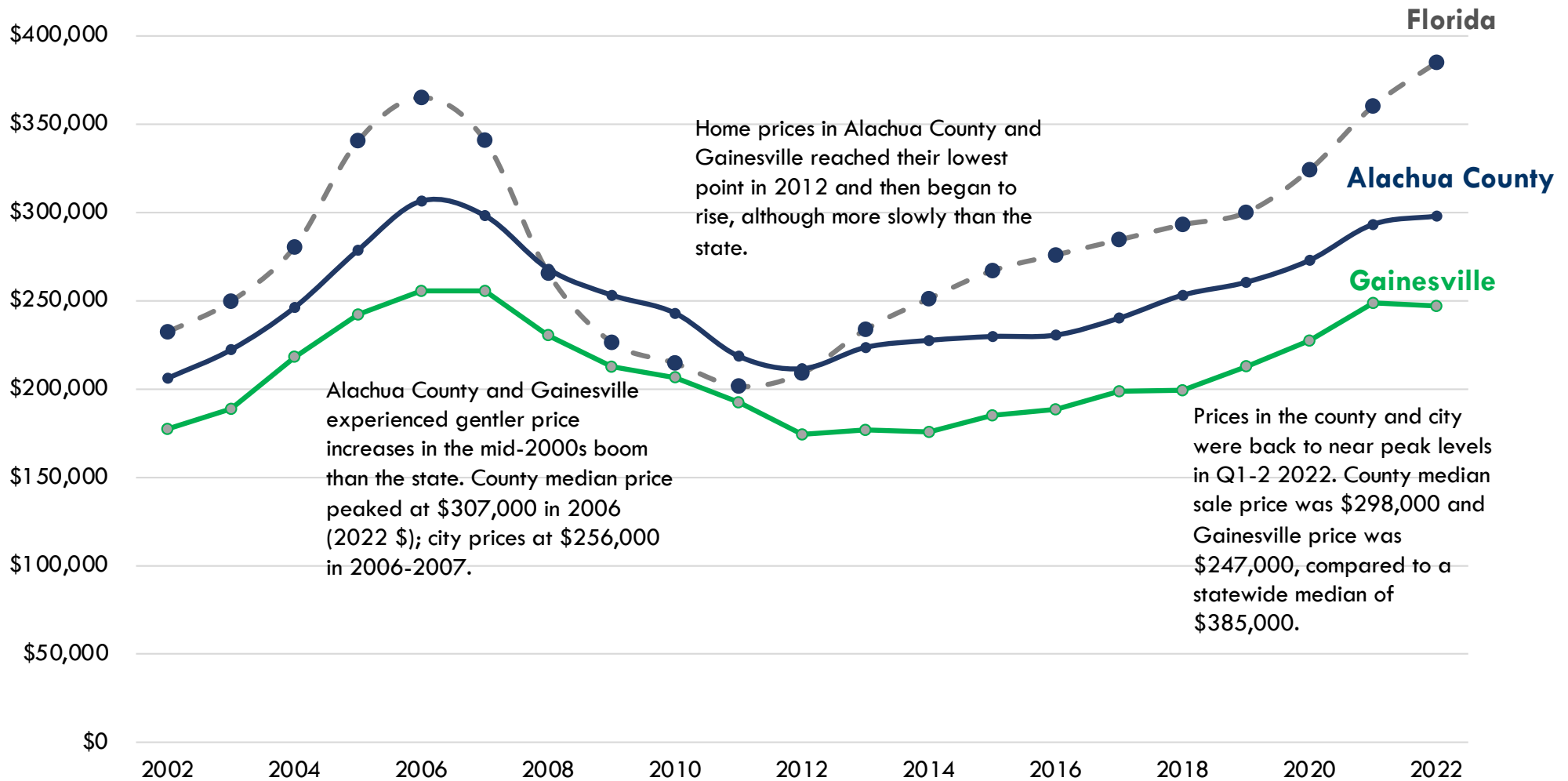


The Florida Housing Data Clearinghouse provides public access to data about housing needs and supply, subsidized rental housing, and household demographics in Florida communities.

Alachua County Housing Trends

March 2023

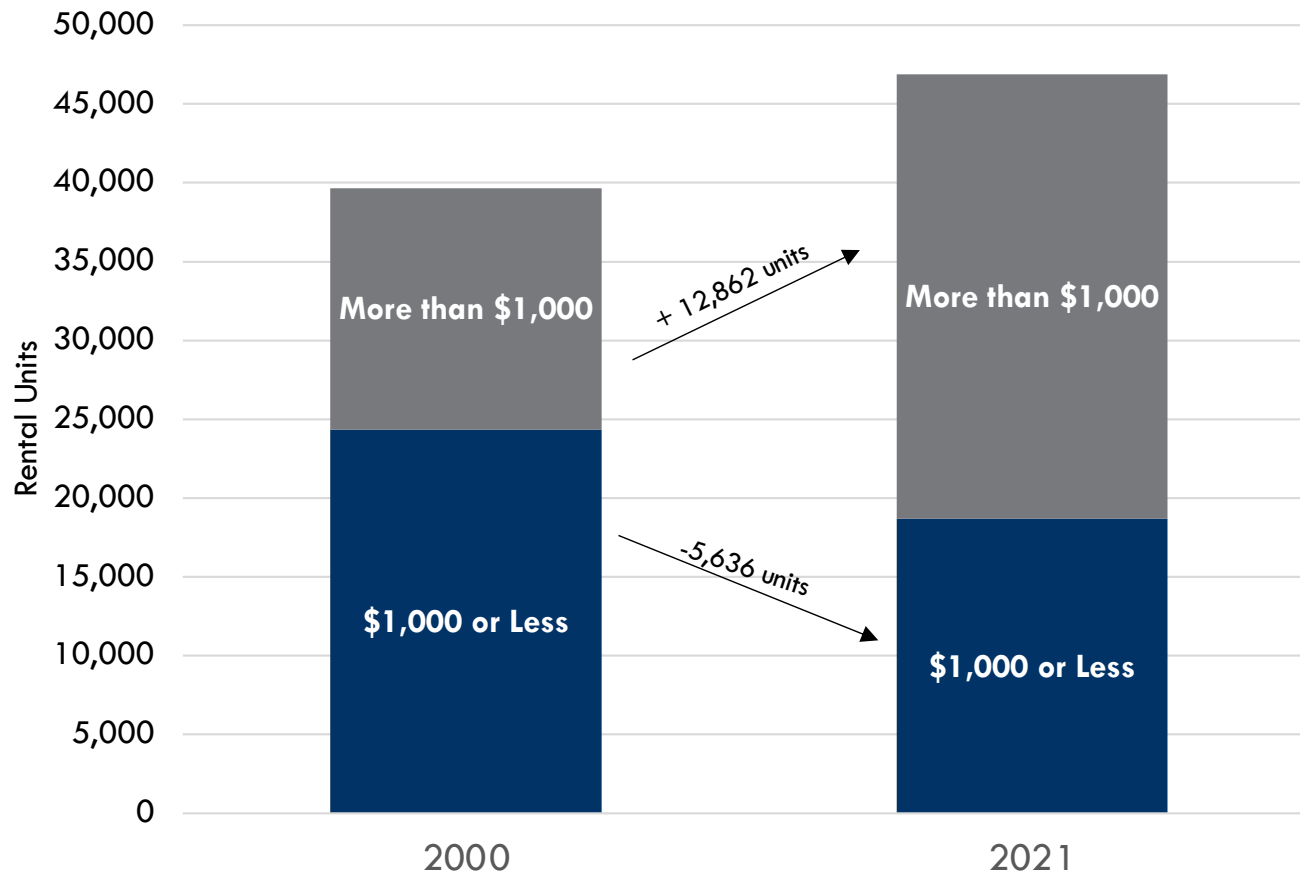
Alachua County and Gainesville single family home prices have reached early boom-era levels.



Median Single Family Home Sale Price, Gainesville, Alachua County, & Florida, 2001-2021 (2021\$)

Source: Shimberg Center analysis of Florida Department of Revenue, Sales Data Files. All values in 2021 dollars to correct for inflation.

The county added over 7,200 rental units between 2000 and 2021 but *lost* units renting for \$1,000 or less (2021 \$).



- ▶ Net increase 2000-2021: 6,279 rental units
- ▶ \$1,000+ units **grew** by nearly 13,000
- ▶ Units at or below \$1,000 **fell** by over 5,600

Units by Gross Rent Above/Below \$1,000 (2021 \$), Alachua County, 2000 & 2021

Source: Shimberg Center tabulation of U.S. Census Bureau, 2000 Census and 2021 American Community Survey. Year 2000 rents adjusted to 2021 dollars using Consumer Price Index.

Affordable Housing Terminology

- ▶ Housing is usually considered to be **affordable** if it costs no more than 30% of household income.
- ▶ **Cost burdened:** Paying more than 30% of income for owner or renter costs
- ▶ **Severely cost burdened:** Paying more than 50% of income
- ▶ **Area median income (AMI):** Used to create standard income measures across places and household sizes, expressed as % AMI

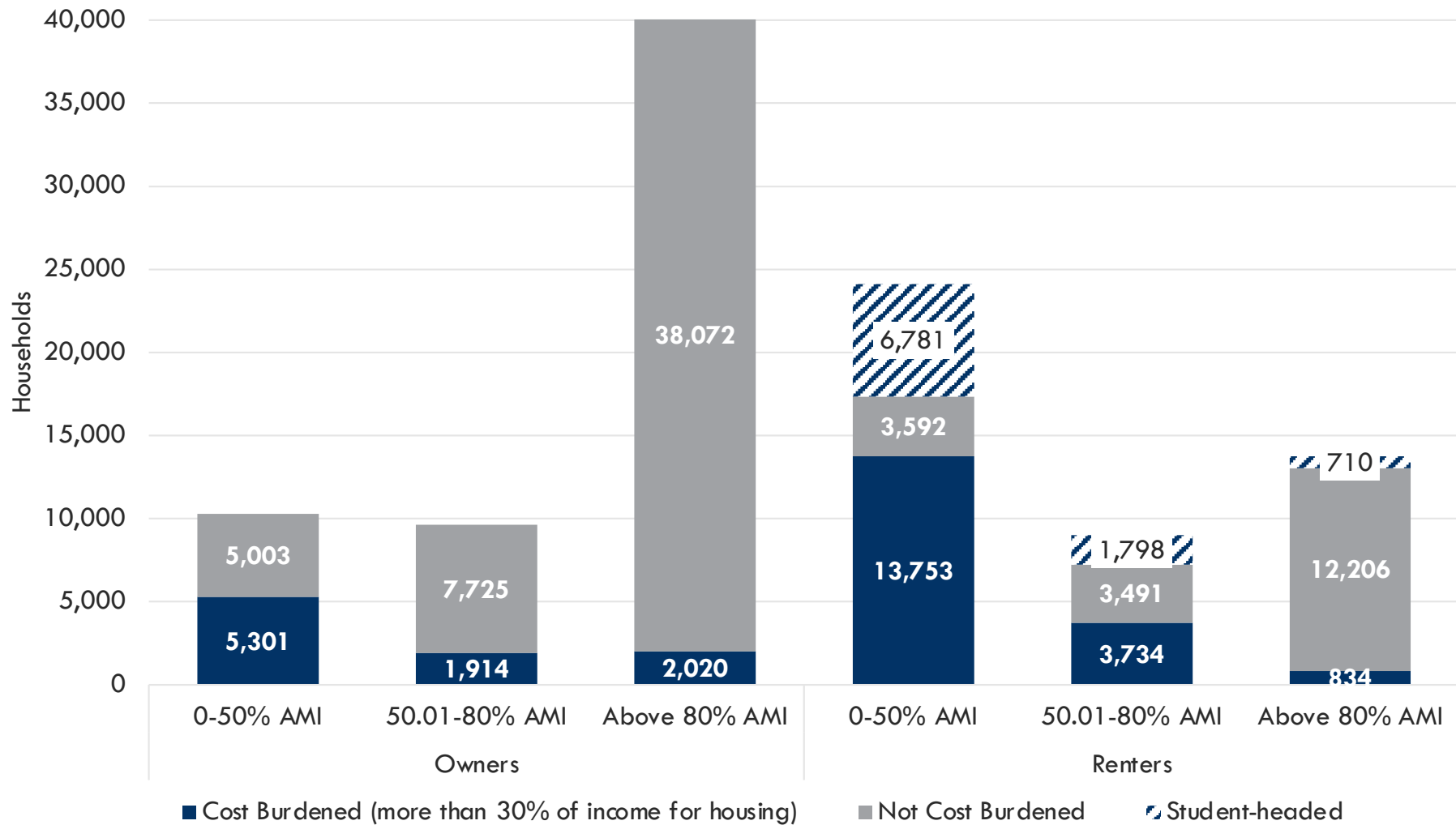
Example: 2022 Alachua County Income (% AMI) and Housing Cost Limits

Income level	Annual income range (1-4 person household)	Hourly wage, 1 full-time job	Hourly wage, 2 full-time jobs	Max. affordable monthly housing cost (1-3 bedroom unit)
50% AMI	\$28,700-40,950	\$14-\$20	\$10	\$768-\$1,065
80% AMI	\$45,920-65,520	\$22-\$32	\$11-\$16	\$1,230-\$1,704
120% AMI	\$68,880-98,280	\$33-\$47	\$17-\$24	\$1,844-\$2,556

<http://flhousingdata.shimberg.ufl.edu/income-and-rent-limits>



Very low-income renters make up the largest group of cost-burdened households the county, even excluding student renters.



Households by Tenure, Income (% AMI), and Cost Burden, Alachua County, 2021

Notes: “Student-headed” refers to non-family renter households headed by a full-time student. Counts of owner households headed by students are not statistically significantly different from zero.

Source: Shimberg Center tabulation of U.S. Census Bureau, 2021 American Community Survey

Housing costs outpace wages for many occupations.

- ▶ Alachua County housing wage: \$20.83/hour
- ▶ A full-time worker would need to earn this amount to rent a typical 2BR apartment (HUD Fair Market Rent 2021: \$1,083/mo).
- ▶ Median wage for Alachua County, 2021: \$18.59/hour. A full-time, year-round worker with this wage can afford \$967 in rent.

Sources: National Low Income Housing Coalition, *Out of Reach*; Shimberg Center tabulation of Florida Department of Economic Opportunity, Occupational Employment and Wage Statistics

How much can workers afford to pay for housing each month?

\$500-699

- Cashiers
- Waiters and Waitresses
- Laundry and Dry-Cleaning Workers
- Home Health and Personal Care Aides
- Maids and Housekeepers
- Retail Salespersons
- Childcare Workers
- Preschool Teachers
- Hotel Desk Clerks
- Cooks
- Hairdressers
- Janitors
- Receptionists and Information Clerks

\$700-899

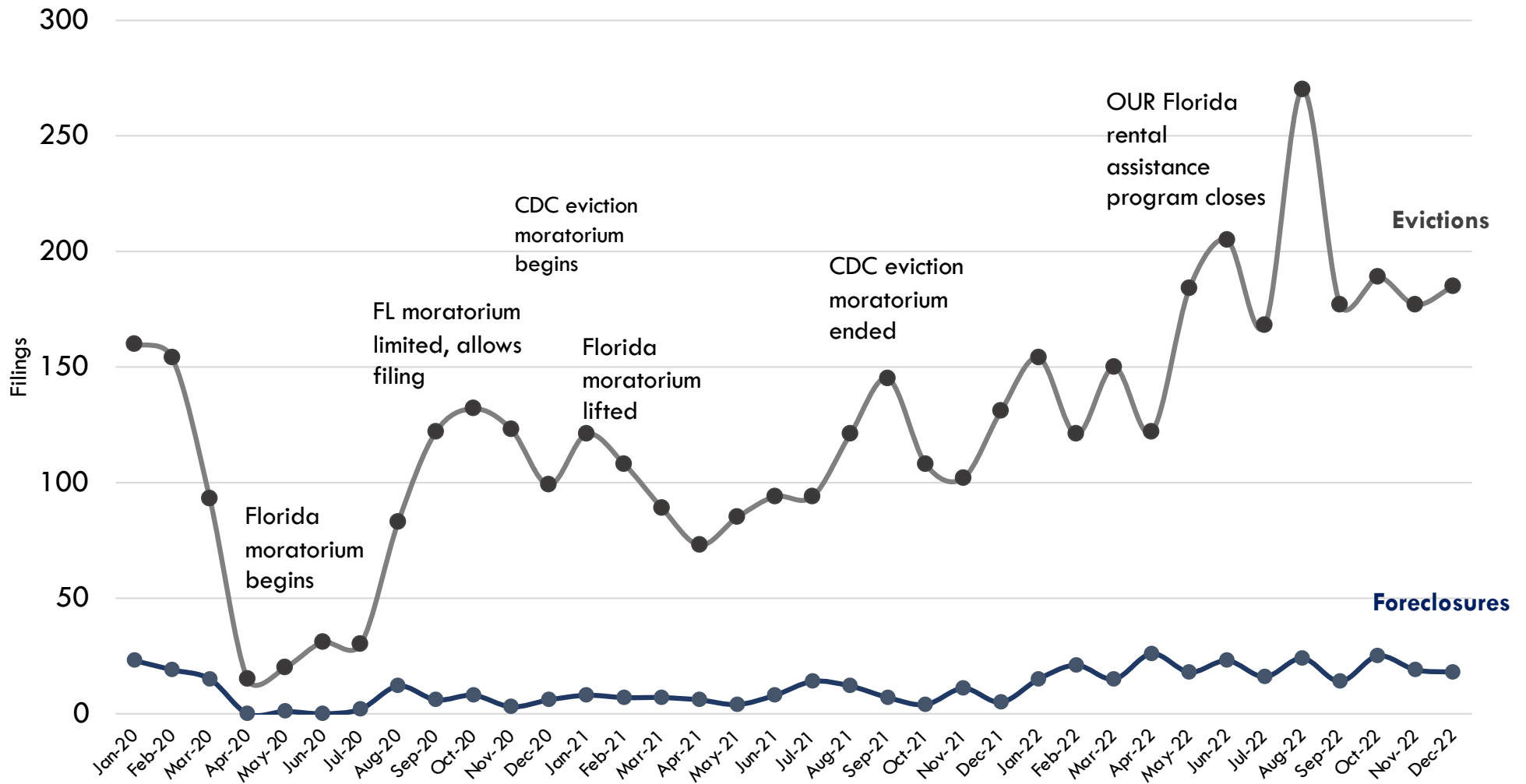
- Landscaping and Groundskeeping Workers
- Security Guards
- Nursing Assistants
- Light Truck Drivers
- Medical Assistants
- Veterinary Technologists and Technicians
- Tellers
- Pharmacy Technicians
- Customer Service Representatives
- Painters
- Construction Laborers
- Secretaries and Administrative Assistants
- Substitute Teachers
- Office Clerks

\$900-1,200

- Roofers
- Heavy and Tractor-Trailer Truck Drivers
- Mental Health and Substance Abuse Social Workers
- Correctional Officers
- Carpenters
- Firefighters
- Dental Assistants
- Auto Mechanics
- Paramedics
- Electricians
- Plumbers, Pipefitters, and Steamfitters
- Licensed Practical Nurses
- Paralegals and Legal Assistants
- Child, Family, and School Social Workers

Source: Shimberg Center tabulation of Florida Department of Economic Security, Occupational Employment Statistics and Wages. Based on median wage for occupations in Gainesville MSA. Assumes full-time worker, 30% of income spent on housing costs.

Eviction & foreclosure filings fell sharply in spring 2020 during state moratorium, then increased when filings were permitted again. Filings remained lower in 2021 but returned to historic levels and above in 2022.



Eviction & Foreclosure Filings, Alachua County

Source: Shimberg Center tabulation of filing data from Florida Clerks & Comptrollers and Office of the State Courts Administrator.

Building a Local Housing System: The Affordable Housing Continuum



Supportive Housing (affordable units + services)

- Homeless
- Older adults
- People with disabilities
- Other special needs



Affordable rental housing

- Public housing
- Subsidized (Florida Housing, HUD, USDA)
- Vouchers
- NOAH (Naturally Occurring Affordable Housing)



Affordable home ownership

- Shared equity (e.g. community land trust)
- Down payment assistance
- Low-interest loans
- Affordable construction
- Home rehab and weatherization



Affordability

Assisted Housing Inventory

Comprehensive Plan Data

Condos & Manufactured Housing

Income & Rent Limits

Lending/HMDA

Parcels & Sales

Population & Household Projections


Special Needs

Maps & Visualizations

COVID-19: Workforce & Housing Indicators

REACH (Tampa Bay Area) **NEW!**

Disaster Response



The Florida Housing Data Clearinghouse provides public access to data about housing needs and supply, subsidized rental housing, and household demographics in Florida communities.

Shimberg Center for Housing Studies

352-273-1192

Main site: <http://www.shimberg.ufl.edu>

Data clearinghouse: <http://flhousing.data.shimberg.ufl.edu>