AFFORDABLE HOUSING:
Meeting the Need in Northeast Florida
November 30, 2021
“The health, safety, and welfare of Florida and the strength of its economy hinges on an adequate supply of housing that is affordable for working families, elders, and people with disabilities living on fixed incomes.”
Myths of Affordable Housing

- **MYTH 1**: Affordable housing only refers to the giant, often ugly housing projects from the 1960s and 70s.
- **MYTH 2**: Affordable housing is only for people who don’t work.
- **MYTH 3**: Affordable housing development will bring outsiders into my neighborhood.
- **MYTH 4**: Affordable housing is an unfair give away.

Slide courtesy of the Florida Housing Coalition
Affordable Housing Terminology

• **What is considered affordable?** Housing is usually considered to be affordable if it costs no more than 30% of household income.

• **What is considered cost burdened?** Households paying more than 30% of their income for housing are considered cost burdened.

• **How is income measured?** Income is expressed as percentage of Area Median Income (AMI), adjusted for region and household size (e.g. 50% AMI, 80% AMI, 120% AMI)

<table>
<thead>
<tr>
<th>County</th>
<th>Income</th>
</tr>
</thead>
<tbody>
<tr>
<td>Baker County</td>
<td>$73,700</td>
</tr>
<tr>
<td>Nassau County</td>
<td>$74,800</td>
</tr>
<tr>
<td>Clay County</td>
<td>$74,800</td>
</tr>
<tr>
<td>St Johns County</td>
<td>$74,800</td>
</tr>
<tr>
<td>Duval County</td>
<td>$74,800</td>
</tr>
<tr>
<td>Putnam County</td>
<td>$55,700</td>
</tr>
</tbody>
</table>

Slide courtesy of UF’s Shimberg Center for Housing Studies
What is Affordable Housing?
What Housing is Affordable?

- **Housing Wage**: Wage that a full-time worker would need to earn to rent a typical 2BR apartment (HUD Fair Market Rent: $1,059/mo).

- Northeast Florida’s Housing Wage:
  - Baker County: $15.19/hr
  - Nassau County: $21.40/hr
  - Clay County: $21.40/hr
  - St Johns County: $21.40/hr
  - Duval County: $21.40/hr
  - Putnam County: $14.71/hr

- Median wage for Jacksonville metropolitan area workers, 2020: $18.41/hour
Need for Affordable Housing: Rental

2021 HOURS AT MINIMUM WAGE NEEDED TO AFFORD A ONE-BEDROOM RENTAL HOME AT FAIR MARKET RENT

Map showing the hours at minimum wage needed to afford a one-bedroom rental home at fair market rent across the United States.
How much can Northeast Florida workers afford to pay for housing each month?

<table>
<thead>
<tr>
<th>$500-649</th>
<th>$650-799</th>
<th>$800-950</th>
</tr>
</thead>
</table>
| • Retail Sales & Cashiers  
• Waitstaff  
• Janitors & Maids  
• Childcare Workers  
• Crossing Guards  
• Security Guards  
• Personal Care Aides  
• Cooks  
• Hair Stylists  
| • Preschool Teachers  
• Substitute Teachers  
• EMTs & Paramedics  
• Nursing Assistants & Home Health Aides  
• Receptionists  
• Preschool Teachers  
• Landscapers  
• Bus Drivers  
| • Pharmacy Technicians  
• Customer Service Representatives  
• Office Clerks  
• Secretaries  
• Medical Assistants  
• Bank Tellers  
• Carpenters  

Slide courtesy of UF’s Shimberg Center for Housing Studies
## Need for Affordable Housing: Rental

<table>
<thead>
<tr>
<th></th>
<th>All Renter Households</th>
<th>Low-Income (&lt;=60% AMI), Cost Burdened (&gt;40%) Renters</th>
<th>Low-Income/ Cost Burdened Renters as % of All Renters in the County</th>
</tr>
</thead>
<tbody>
<tr>
<td>Baker</td>
<td>2,195</td>
<td>461</td>
<td>21%</td>
</tr>
<tr>
<td>Clay</td>
<td>19,961</td>
<td>4,591</td>
<td>23%</td>
</tr>
<tr>
<td>Duval</td>
<td>157,674</td>
<td>42,572</td>
<td>27%</td>
</tr>
<tr>
<td>Nassau</td>
<td>7,171</td>
<td>1,506</td>
<td>21%</td>
</tr>
<tr>
<td>Putnam</td>
<td>7,500</td>
<td>2,025</td>
<td>27%</td>
</tr>
<tr>
<td>St. Johns</td>
<td>20,381</td>
<td>5,299</td>
<td>26%</td>
</tr>
<tr>
<td><strong>Northeast Florida</strong></td>
<td><strong>214,882</strong></td>
<td><strong>56,454</strong></td>
<td><strong>26%</strong></td>
</tr>
</tbody>
</table>

## Need for Affordable Housing: Rental

### Affordable and Available Rental Units per 100 Renters, Florida Regions, 2019

<table>
<thead>
<tr>
<th>Geography</th>
<th>County</th>
<th>0-30% AMI</th>
<th>0-40% AMI</th>
<th>0-50% AMI</th>
<th>0-60% AMI</th>
<th>0-80% AMI</th>
<th>0-120% AMI</th>
</tr>
</thead>
<tbody>
<tr>
<td>Jacksonville, FL MSA plus Putnam</td>
<td>Baker, Clay, Duval, Nassau, Putnam, St. Johns</td>
<td>28</td>
<td>36</td>
<td>51</td>
<td>70</td>
<td>97</td>
<td>108</td>
</tr>
</tbody>
</table>

**Notes:** Affordable units are those for which a household at the given income limit (% AMI) would pay no more than 30% of income for gross rent. Affordable/available units are affordable at that income level and either vacant or occupied by a household below the income threshold. For additional explanation of affordable/available methods, see the [2019 Rental Market Study](#), pp. 32-48

**Sources:** Shimberg Center for Housing Studies analysis of 2019 American Community Survey PUMS
**Need for Affordable Housing: Rental**

### Surplus/Deficit of Affordable/Available Units by Income, Florida Regions, 2019

<table>
<thead>
<tr>
<th>Geography</th>
<th>County</th>
<th>0-30% AMI</th>
<th>0-40% AMI</th>
<th>0-50% AMI</th>
<th>0-60% AMI</th>
<th>0-80% AMI</th>
<th>0-120% AMI</th>
</tr>
</thead>
</table>

**Notes:** Affordable units are those for which a household at the given income limit (% AMI) would pay no more than 30% of income for gross rent. Affordable/available units are affordable at that income level and either vacant or occupied by a household below the income threshold. Surplus/Deficit of Affordable/Available Units for a particular income range shows the number of affordable/available units in the range minus the number of renter households in that range. For additional explanation of affordable/available methods, see the [2019 Rental Market Study](#), pp. 32-48

**Sources:** Shimberg Center for Housing Studies analysis of 2019 American Community Survey PUMS
Need for Affordable Housing: Ownership


Compare [Duval County] with [St. Johns County]

(Choose two counties to compare)

Notes:

Source: Shimberg Center analysis of Florida Department of Revenue Sales Data Files and Name-Address-Legal Files.
Need for Affordable Housing: Ownership

Duval County
- Median Home Value: $218,000
- Down payment: $10,000 via FL HLP or FL Assist
- Mortgage: $208,000 @ 3.47% over 30yrs
- Estimated PMT w/ taxes and insurance: $1,393
- Minimum income (no more than 30%): $55,720

In Duval County, buyer must earn at least 93% of AMI (two person household) to purchase a home at median sale price.

St. Johns County
- Median Home Value: $350,000
- Down payment: $10,000 via FL HLP or FL Assist
- Mortgage: $340,000 @ 3.47% over 30yrs
- Estimated PMT w/ taxes and insurance: $2,267
- Minimum income (no more than 30%): $90,680

In St. Johns County, buyer must earn at least 151% of AMI (two person household) to purchase a home at median sale price.
### Most Common Occupations – Jacksonville, FL May 2020

<table>
<thead>
<tr>
<th>Occupation Title</th>
<th>Employment Level</th>
<th>Mean Annual Wage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Office and Administrative Support</td>
<td>108,320</td>
<td>$39,730</td>
</tr>
<tr>
<td>Sales</td>
<td>68,140</td>
<td>$41,810</td>
</tr>
<tr>
<td>Transportation and Material Moving</td>
<td>66,820</td>
<td>$38,170</td>
</tr>
<tr>
<td>Food Preparation and Serving</td>
<td>59,240</td>
<td>$25,010</td>
</tr>
<tr>
<td>Healthcare Practitioners</td>
<td>47,880</td>
<td>$81,790</td>
</tr>
<tr>
<td>Business and Financial Operations</td>
<td>47,000</td>
<td>$68,580</td>
</tr>
<tr>
<td>Management</td>
<td>35,590</td>
<td>$109,110</td>
</tr>
<tr>
<td>Construction and Extraction</td>
<td>33,970</td>
<td>$42,000</td>
</tr>
<tr>
<td>Educational Instruction and Library</td>
<td>31,590</td>
<td>$52,400</td>
</tr>
<tr>
<td>Installation, Maintenance, and Repair</td>
<td>30,240</td>
<td>$48,370</td>
</tr>
</tbody>
</table>

Challenging Housing Market: Rents

Zillow Observed Rent Index | July 2021

REGION NAME
Jacksonville, FL

LEVEL ZORI Projected Z..

$1,6.. $1,5.. $1,4.. $1,3.. $1,2.. $1,1..

2015 2017 2019 2021

YoY

15.. 10.. 5%

2016 2018 2020

3.3% 18.5%

Zillow Economic Research
Challenging Housing Market: Inventory

For-Sale Inventory | July 2021

REGION NAME
United States

LEVEL

1,500,000
1,000,000
500,000
0
Jan 2019 Jan 2020 Jan 2021

1,056,089

YoY

0.0%
-10%
-20%
-30%
-27.6%
Jan 2019 Jan 2020 Jan 2021

Zillow Economic Research
Challenging Housing Market: Home Values

Zillow Home Value Index | July 2021

REGION NAME
Jacksonville, FL

LEVEL

$287,139

YoY

19.5%

Zillow Economic Research
LISC JACkSONVILLE

Dr. Irvin PeDro Cohen
Executive Director
LISC Jacksonville