



Information on Affordable Housing Costs & Income Levels in connection with the Housing Element of the Comprehensive Plan

***Board of County Commissioners Regular Meeting
February 23, 2021***

Recent Update of the Housing Element

As part of the update of the Comprehensive Plan adopted in 2019, it was the Board's decision to refocus the Housing Element policies and strategies on:

- Providing assistance to people with extremely and very low income to prevent them from becoming homeless.
- Ensuring that those in the extremely and very low income brackets have housing opportunities dispersed throughout the community.

AFFORDABLE HOUSING DEFINITION

Monthly rent or mortgage payments (including insurance and taxes) do not exceed 30% of household income for moderate-income, low-income, very low-income, and extremely low-income households.

AFFORDABLE HOUSING DATA

Florida Housing Income Limits 2020 Alachua County				
	Income Limit by Number of Persons in Household (\$)			
Percent of AMI*	1	2	3	4
120% (Moderate)	58,680	67,080	75,480	83,760
80% (Low)	39,120	44,720	50,320	55,840
50% (Very Low)	24,450	27,950	31,450	34,900
30% (Extremely Low)	14,670	16,770	18,870	20,940

* AMI – Area Median Income for Gainesville MSA

Source: Florida Housing Finance Corporation, 2020 Combined Income and Rent Limits by County

AFFORDABLE HOUSING DATA

Adjusted for Family of 3

% of AMI	Annual Household Income (\$)	Buying Power (\$)
120% (Moderate)	75,480	226,440
80% (Low)	50,320	150,960
50% (Very Low)	31,450	94,350
30% (Extremely Low)	18,870	56,610

AFFORDABLE HOUSING DATA

Florida Housing Rent Limits, 2020 (\$) Alachua County					
AMI Category	0 Bedroom Limit	1 Bedroom Limit	2 Bedroom Limit	3 Bedroom Limit	4 Bedroom Limit
30% (Extremely Low)	366	393	471	544	607
50% (Very Low)	611	655	786	907	1,012
80% (Low)	978	1,048	1,258	1,452	1,620
Source: Florida Housing Finance Corporation, 2020 Combined Income and Rent Limits by County					

AFFORDABLE HOUSING DATA

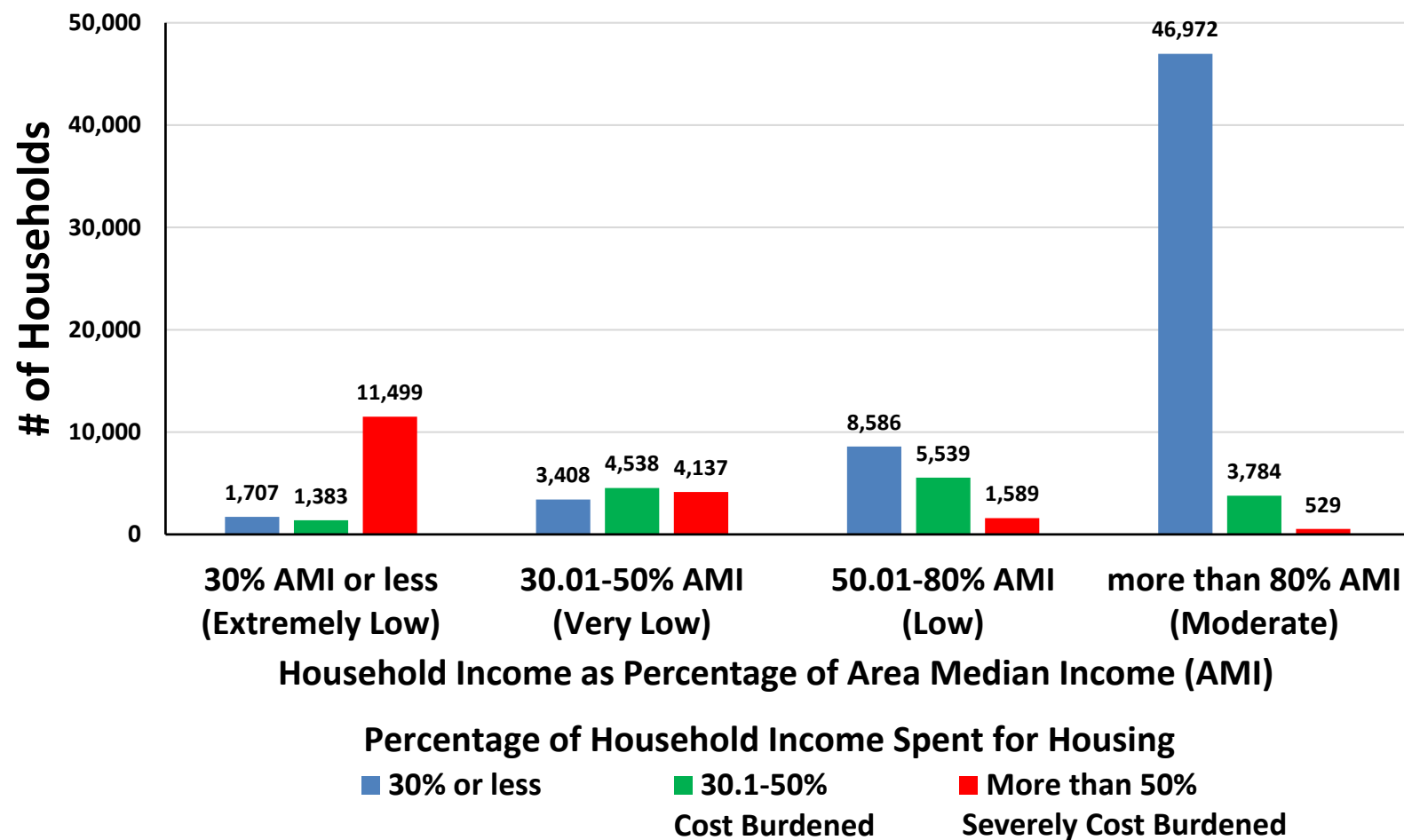
Households by Tenure and Cost Burden – Including and Excluding Students Alachua County, 2019								
ALACHUA COUNTY HOUSEHOLDS	ALL HOUSEHOLDS			EXCLUDES STUDENT-HEADED HOUSEHOLDS			STUDENT-HEADED HOUSEHOLDS	
	Total in County	Cost Burdened > 30%	Percent Cost Burdened > 30%	Total in County	Cost Burdened > 30%	Percent Cost Burdened > 30%	Total	Percent of County
RENTER	47,083	24,653	52.4 %	37,409	17,263	46.1 %	9,674	20.5 %
OWNER	55,940	10,133	18.1 %	55,453	9,827	17.7 %	487	0.9 %
TOTAL HOUSEHOLDS	103,023	34,786	33.8 %	92,862	27,090	29.2 %	10,161	9.9 %

Source: Shimberg Center analysis of U.S. Census Bureau, 2019 American Community Survey PUMS



AFFORDABLE HOUSING DATA

All Households, Cost Burden by Income Alachua County 2020

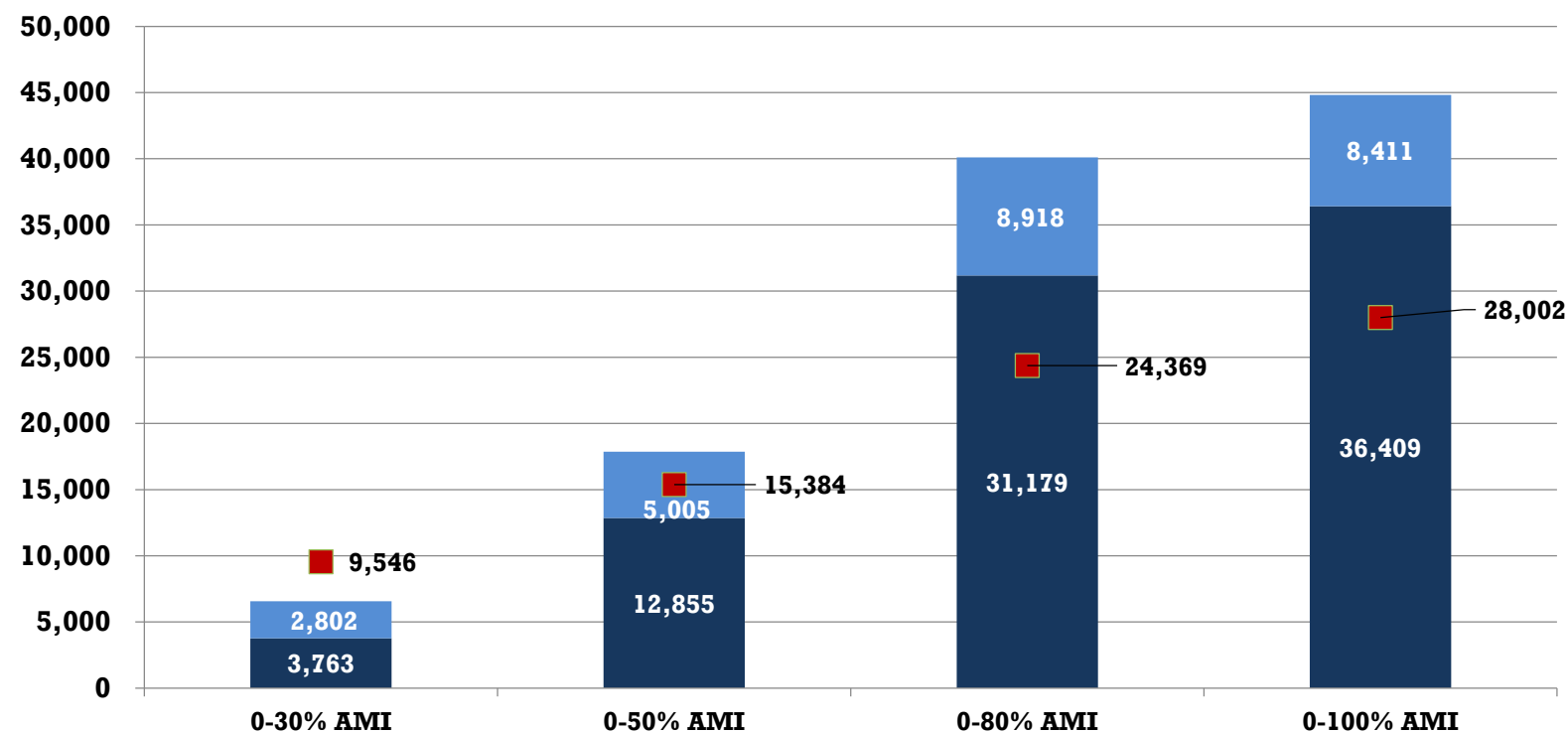


Source: Estimates and projections by Shimberg Center for Housing Studies, based on U.S. Department of Housing Development, Comprehensive Housing Affordability Strategy (CHAS) dataset and population projections by the Bureau of Economic and Business Research, University of Florida



AFFORDABLE HOUSING DATA

Affordable and Available Rental Housing Units Compared to Renters by Income (% AMI) Alachua County 2019



- Units, Affordable not Available (Occupied by household above income threshold)
- Units, Affordable and Available (Occupied by household at or below income threshold or vacant)
- Total Renter Households in Income Group

Notes: An "affordable" unit has a gross rent at or below 30% of the top income in the range, adjusted by number of bedrooms.
An "available" unit is either rented by a household at or below the top income in the range or vacant.

Source: Shimberg Center analysis of U.S. Census Bureau, 2019 1-Year American Community Survey PUMS

RECOMMENDATION

Receive the presentation.

AFFORDABLE HOUSING DATA

BOARD DISCUSSION & DIRECTION