



# **Evaluation & Appraisal and Update of Alachua County Comprehensive Plan: 2011-2030**

*Board of County Commissioners Special Meeting*

Growth Management Department  
June 5, 2018



# Affordable Housing Data



# AFFORDABLE HOUSING

## 2018 Income Limits Florida Housing Finance Corporation SHIP Program

	Income Limit by Number of Persons in Household				
Percent Category*	1	2	3	4	5
30%	\$15,000	\$17,150	\$20,780	\$25,100	\$29,420
50%	\$25,000	\$28,550	\$32,100	\$35,650	\$38,550
80%	\$39,950	\$45,650	\$51,350	\$57,050	\$61,650
120%	\$60,000	\$68,520	\$77,040	\$85,560	\$92,520
140%	\$70,000	\$79,940	\$89,880	\$99,820	\$107,940

\* Percent of Area Median Income



# AFFORDABLE HOUSING

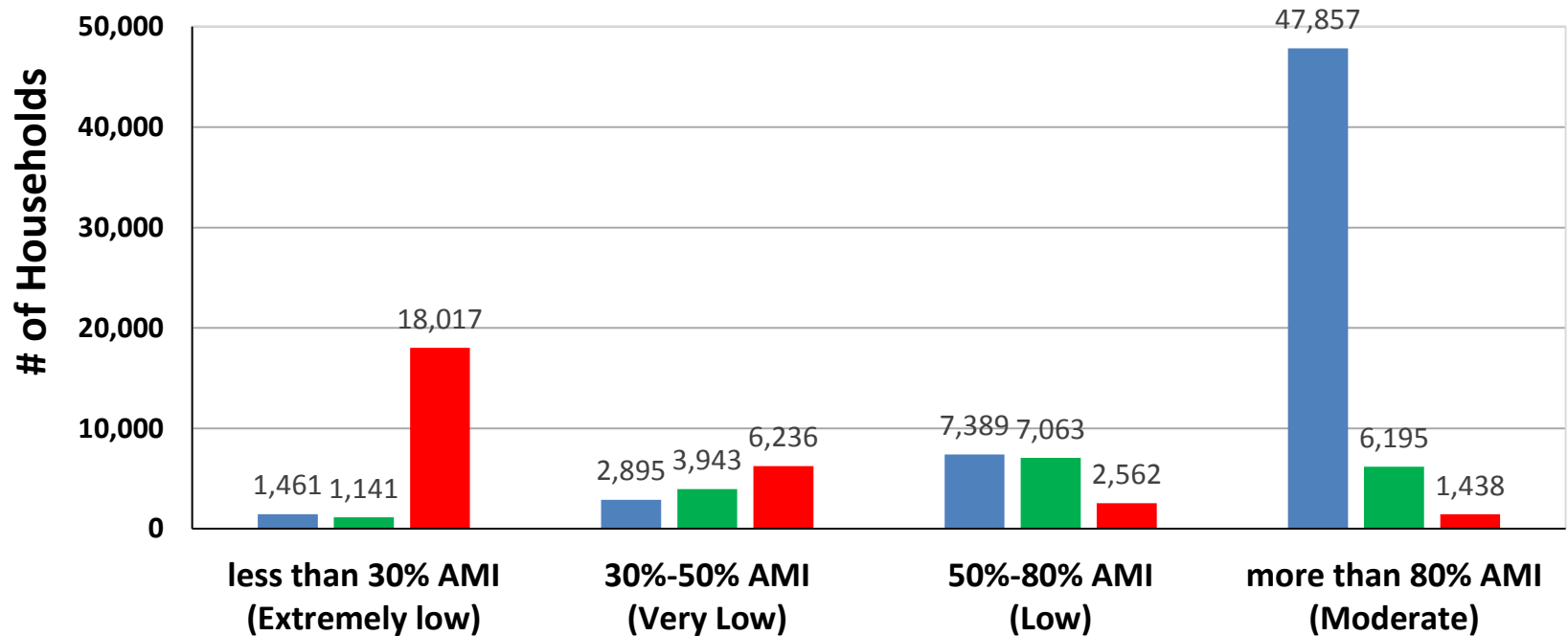
<b>Homes for Sale: Affordable to Lower-Income Households December 2017</b>				
<b>Percent of Area Median Income (AMI) (Family of 3)</b>	<b>Annual Household Income</b>	<b>Buying Power</b>	<b>Homes Available</b>	<b>% of All Homes for Sale</b>
<b>100% (Moderate)</b>	\$64,200	\$192,600	296	35.7%
<b>80% (Low)</b>	\$51,350	\$154,050	182	21.9%
<b>50% (Very Low)</b>	\$32,100	\$96,300	84	10.1%
<b>30% (Extremely Low)</b>	\$20,780	\$62,340	14	1.68%

Source: Gainesville-Alachua County Association of Realtors, Yearly Market Detail – 2017, Single Family Homes and Townhouses & Condos, Alachua County



# AFFORDABLE HOUSING

## Households by Income and Cost Burden Alachua County 2016





# AFFORDABLE HOUSING

## Households by Tenure and Cost Burden – Including and Excluding Students Alachua County, 2016

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	44,507	23,202	52.1 %	34,955	18,301	52.4 %	9,552	21.5 %
OWNER	49,920	9,936	19.9 %	49,502	9,645	19.5 %	418	0.8 %
TOTAL HOUSEHOLDS	94,427	33,138	35.1 %	84,457	27,946	33.1 %	9,970	10.6 %

Data source: Shimberg Center analysis of U.S. Census Bureau, American Community Survey 2016 1-Year Estimates



# AFFORDABLE HOUSING

## Home Sales 2015-2017

SALE AMOUNT	LOCATION	TOTAL SALES	EXISTING SALES	NEW SALES	% OF ALL SALES
< \$100,000	Gainesville	1,360	1,360	0	14.8%
	Urban Cluster	382	382	0	4.2%
\$100,000 – \$150,000	Gainesville	1,464	1,438	26	15.9%
	Urban Cluster	515	492	23	5.6%
> \$150,000	Gainesville	2,200	1,922	278	23.9%
	Urban Cluster	3,282	2,736	546	35.7%
TOTALS		9,203	8,330	873	100.0%

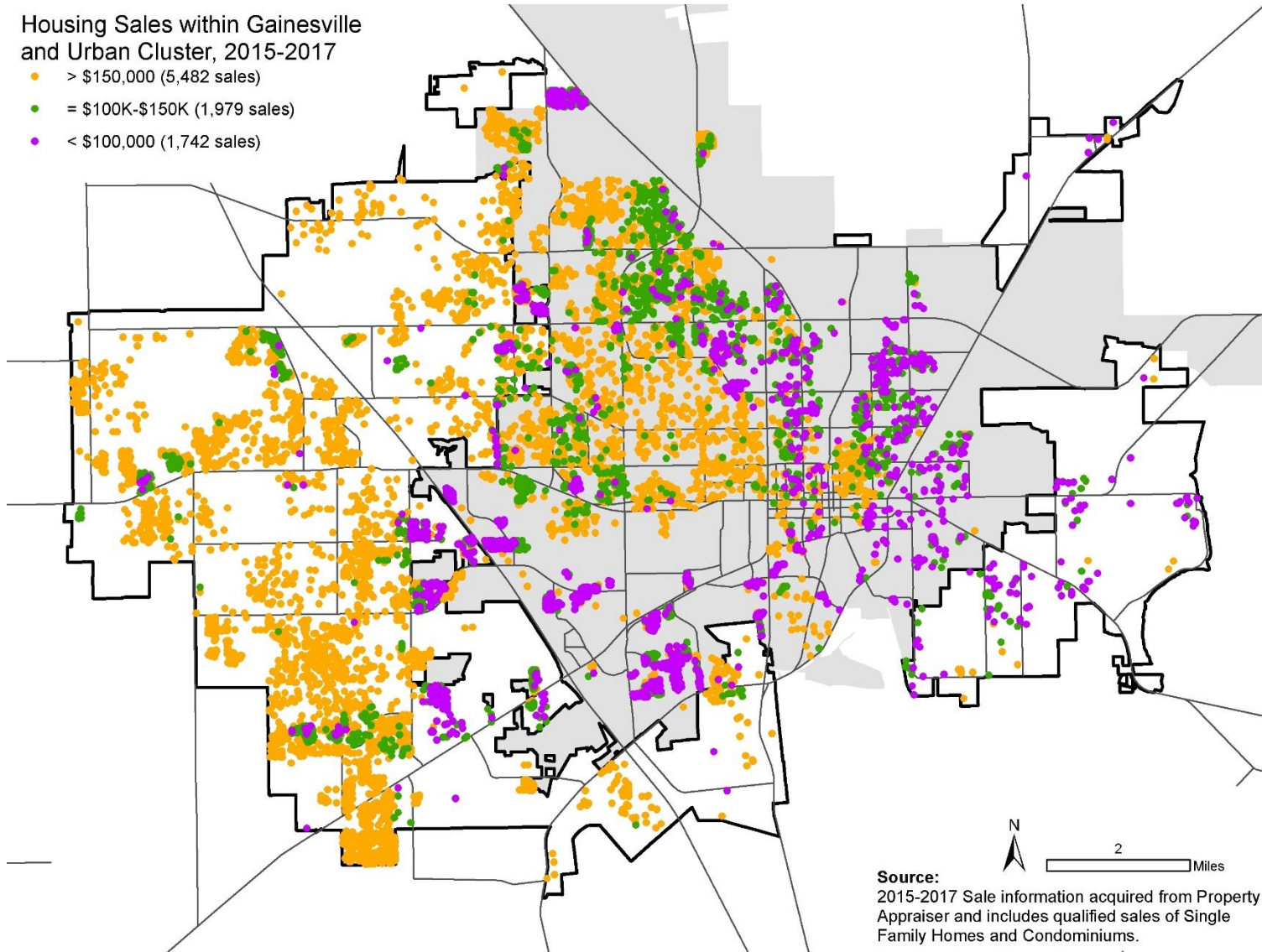
Source: 2015-2017 Sale information acquired from Property Appraiser and includes qualified sales of Single Family Homes and Condominiums



# AFFORDABLE HOUSING

Housing Sales within Gainesville and Urban Cluster, 2015-2017

- > \$150,000 (5,482 sales)
- = \$100K-\$150K (1,979 sales)
- < \$100,000 (1,742 sales)



**Source:**  
2015-2017 Sale information acquired from Property Appraiser and includes qualified sales of Single Family Homes and Condominiums.



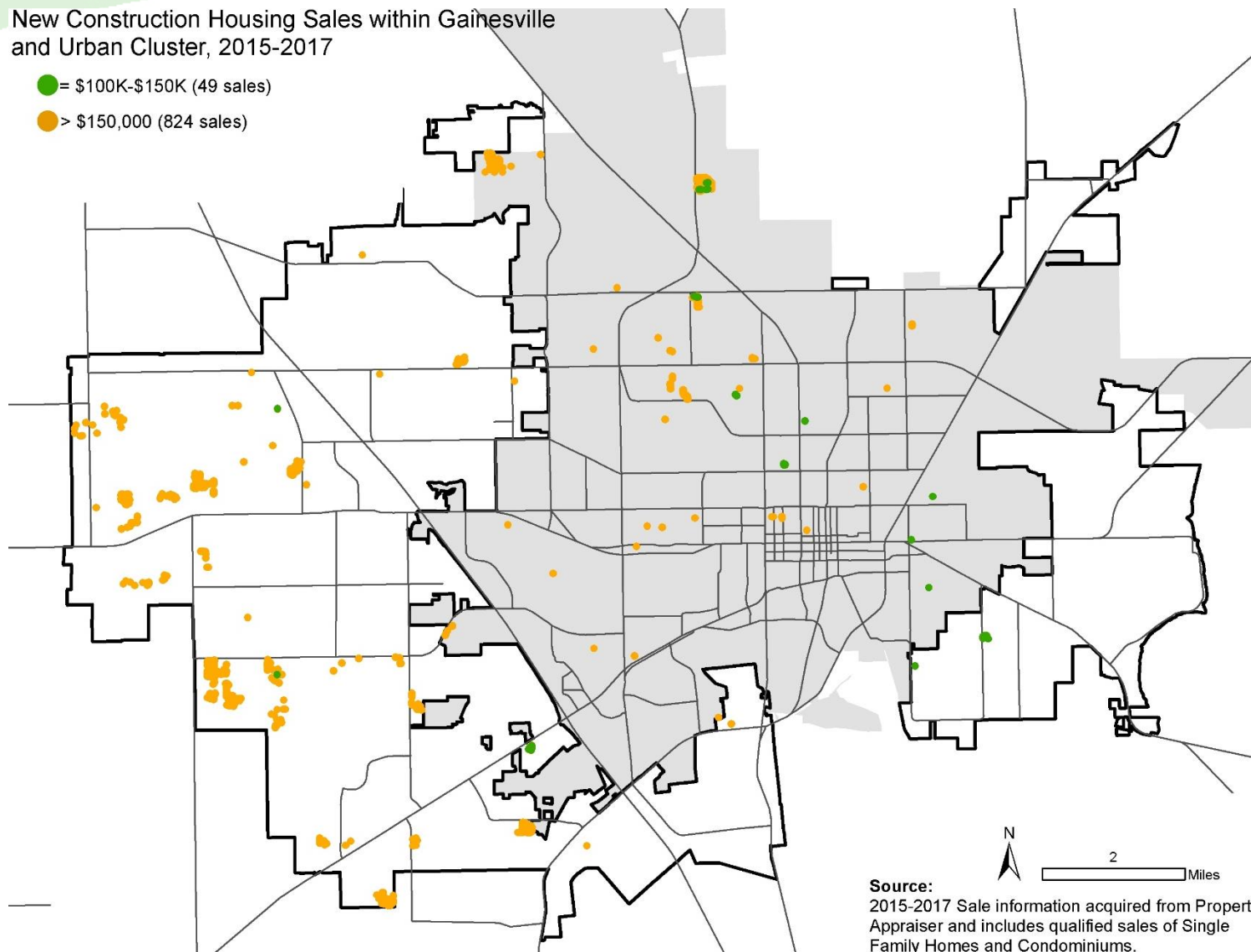


# AFFORDABLE HOUSING

New Construction Housing Sales within Gainesville and Urban Cluster, 2015-2017

● = \$100K-\$150K (49 sales)

● = > \$150,000 (824 sales)

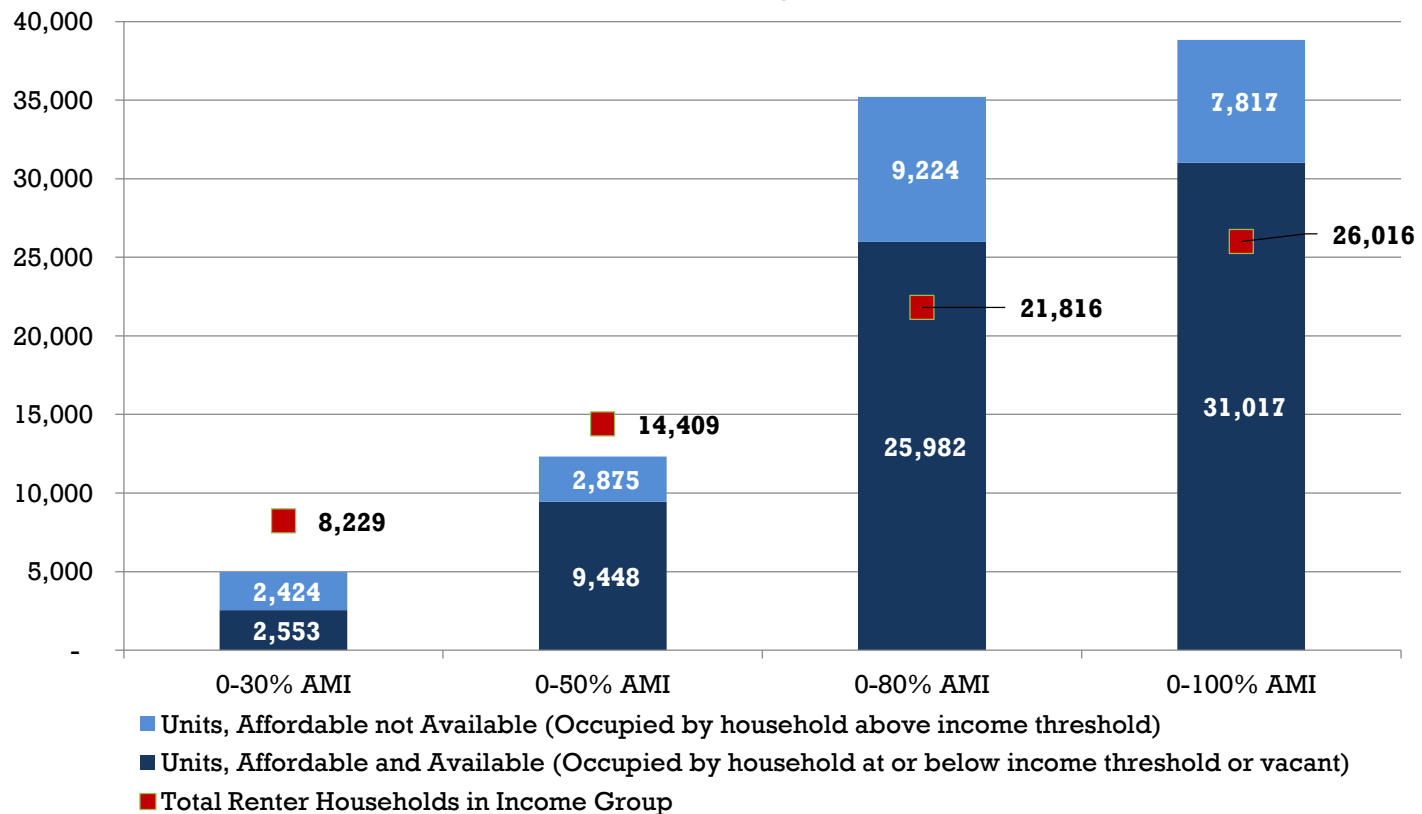


**Source:**  
2015-2017 Sale information acquired from Property Appraiser and includes qualified sales of Single Family Homes and Condominiums.



# AFFORDABLE HOUSING

## Affordable and Available Rental Housing Units Compared to Renters by Income (% AMI) Alachua County 2016

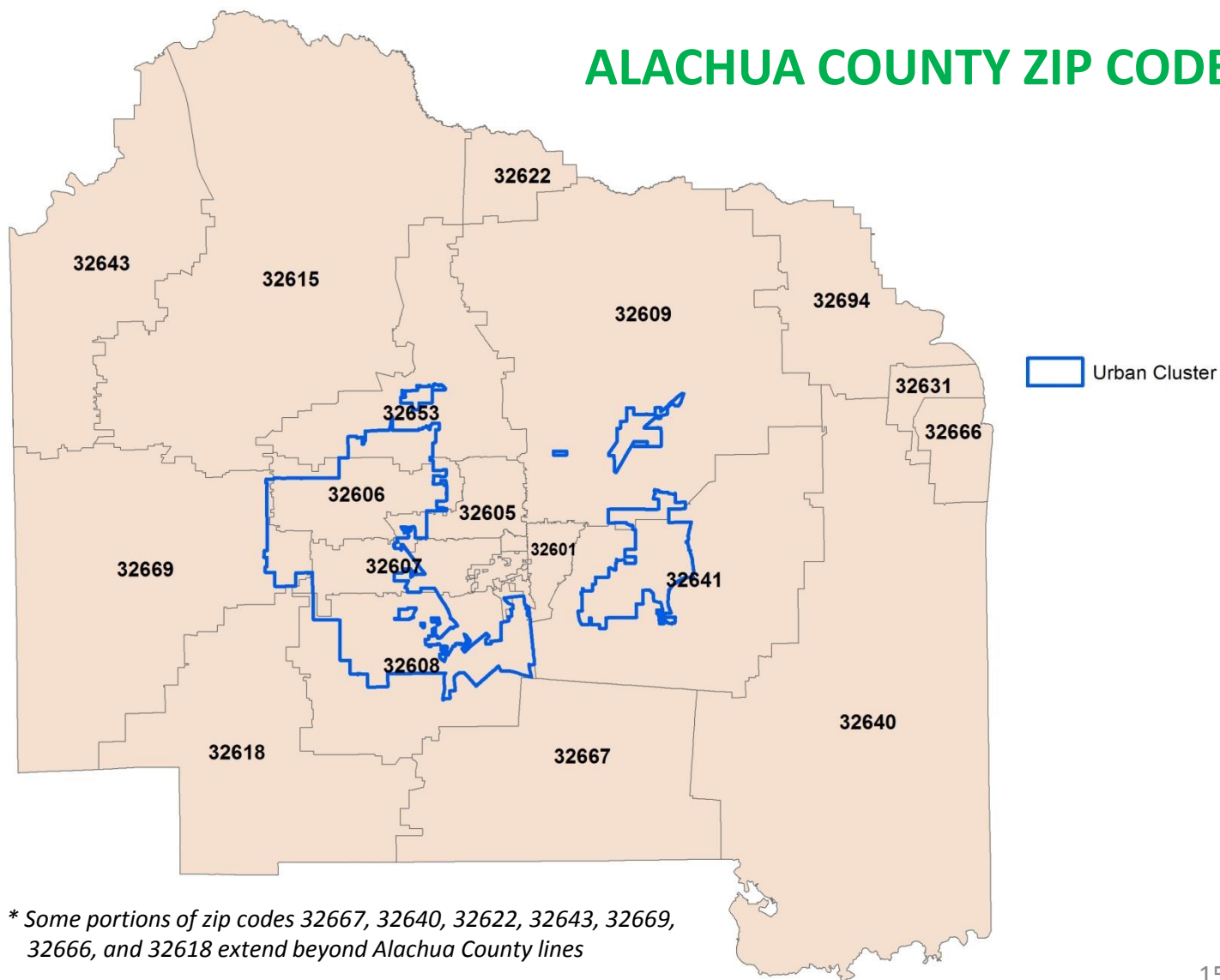


Notes: An "affordable" unit has a gross rent at or below 30% of the top income in the range, adjusted by number of bedrooms.  
An "available" unit is either rented by a household at or below the top income in the range or vacant.  
Excludes Student-Headed Nonfamily Households



# AFFORDABLE HOUSING

## ALACHUA COUNTY ZIP CODES\*



\* Some portions of zip codes 32667, 32640, 32622, 32643, 32669, 32666, and 32618 extend beyond Alachua County lines



# AFFORDABLE HOUSING

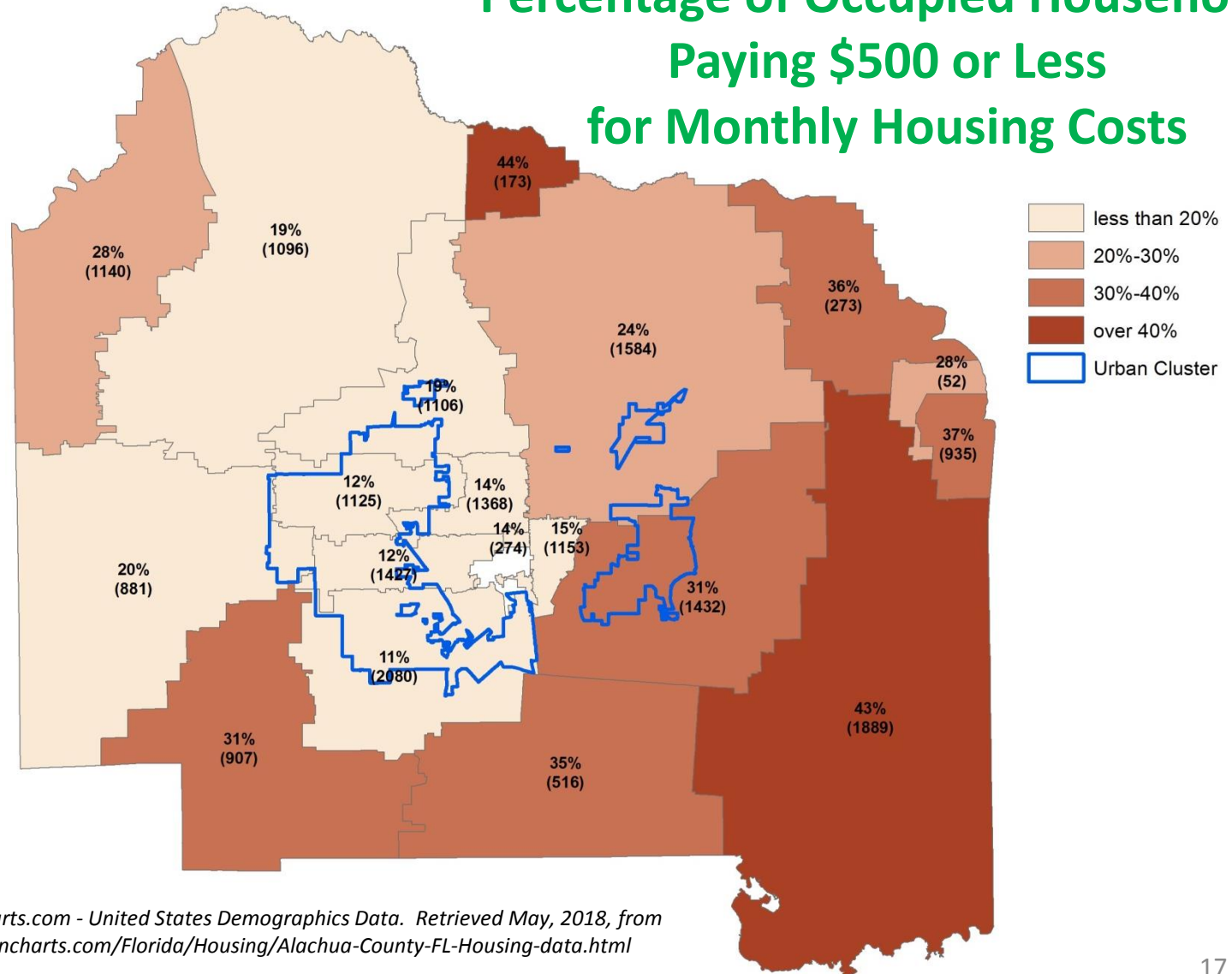
## EXTREMELY-LOW INCOME HOUSING OPPORTUNITIES & EXTREME COST-BURDEN RENTERS BY ZIP CODE - ALACHUA COUNTY 2017

ZIP	Total Occupied Households	All Occupied Households Paying \$500 or Less for Monthly Housing Costs		Total Renter-Occupied Households	Renter-Occupied Households Paying \$500 or Less for Rent		Renter-Occupied Households Extremely Cost-Burdened (Pay $\geq$ 50% of Household Income for Rent)	
32601	7,686	15 %	1,153	5,569	6 %	334	37 %	2,061
32603	1,956	14 %	274	1,598	11 %	176	40 %	639
32605	9,768	14 %	1,368	2,745	2 %	55	29 %	796
32606	9,379	12 %	1,125	4,539	7 %	318	19 %	862
32607	11,895	12 %	1,427	7,973	8 %	638	31 %	2,472
32608	18,905	11 %	2,080	11,651	6 %	699	29 %	3,379
32609	6,601	24 %	1,584	2,973	13 %	386	35 %	1,041
32615	5,767	19 %	1,096	1,380	11 %	152	18 %	248
32618	2,926	31 %	907	524	12 %	63	36 %	189
32622	394	44 %	173	76	47 %	36	3 %	2
32631	185	28 %	52	0	0 %	0	0 %	0
32640	4,392	43 %	1,889	951	14 %	133	27 %	257
32641	4,619	31 %	1,432	1,791	27 %	484	23 %	412
32643	4,073	28 %	1,140	639	7 %	45	34 %	217
32653	5,820	19 %	1,106	1,398	7 %	98	29 %	405
32666	2,526	37 %	935	647	20 %	129	13 %	84
32667	1,475	35 %	516	328	23 %	75	11 %	36
32669	4,406	20 %	881	773	8 %	62	22 %	170
32694	759	36 %	273	188	35 %	66	13 %	24
<b>TOTAL</b>	<b>103,532</b>	<b>19%</b>	<b>19,411</b>	<b>45,743</b>	<b>9%</b>	<b>3,949</b>	<b>29%</b>	<b>13,294</b>



# AFFORDABLE HOUSING

## Percentage of Occupied Households Paying \$500 or Less for Monthly Housing Costs

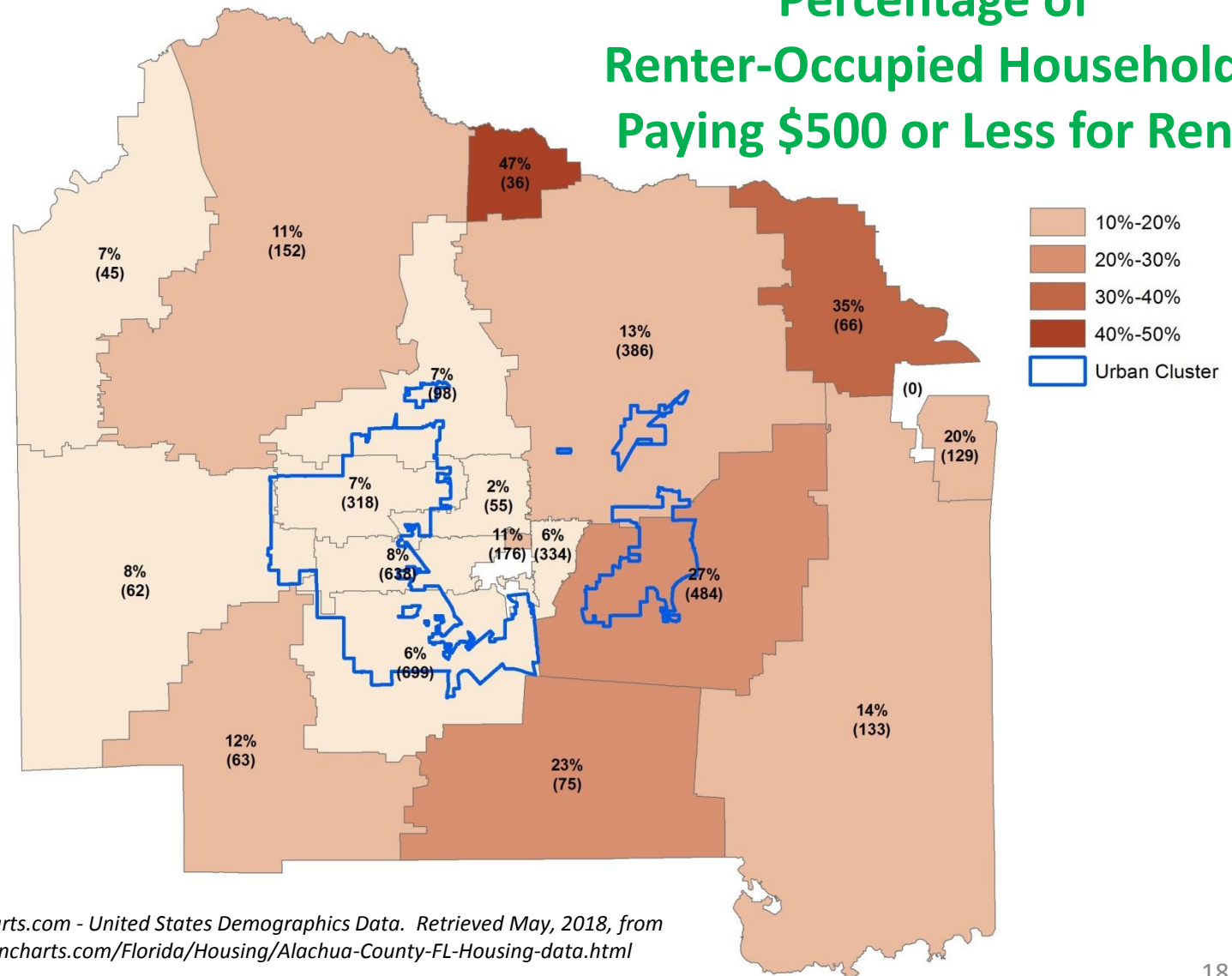


Source: Towncharts.com - United States Demographics Data. Retrieved May, 2018, from <http://www.towncharts.com/Florida/Housing/Alachua-County-FL-Housing-data.html>



# AFFORDABLE HOUSING

## Percentage of Renter-Occupied Households Paying \$500 or Less for Rent

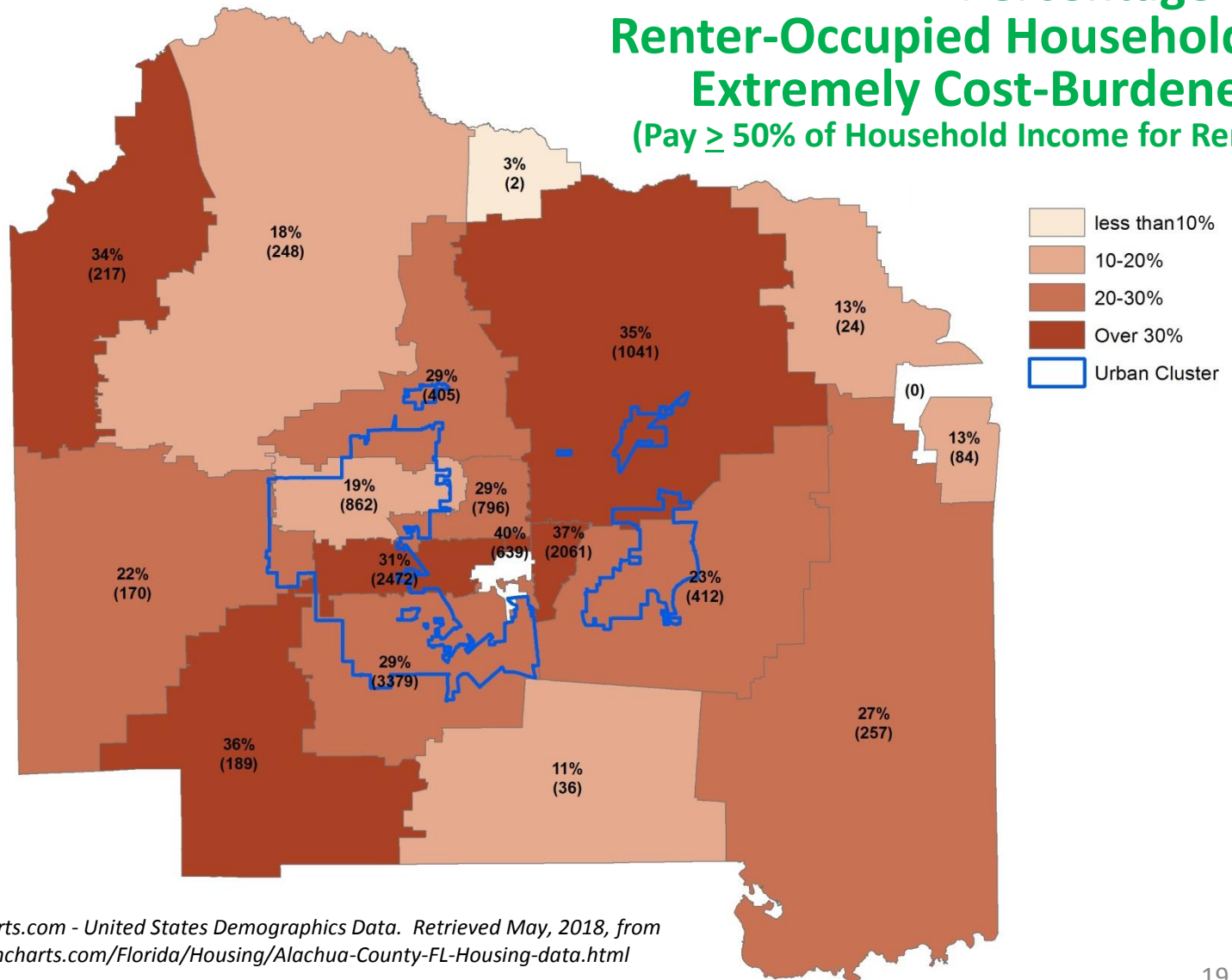


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# AFFORDABLE HOUSING

## Percentage of Renter-Occupied Households Extremely Cost-Burdened (Pay $\geq$ 50% of Household Income for Rent)



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