

Florida's Assisted Housing Tenants: Income, Rent and Demographics



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The Shimberg Center for Housing Studies was established at University of Florida in 1988 to promote safe, decent and affordable housing and relate community development throughout the state of Florida. The Florida Housing Data Clearinghouse, located within the Shimberg Center, provides public access to data on Florida's housing needs and supply, subsidized rental housing, and household demographics at <http://flhousingdata.shimberg.ufl.edu>.

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Introduction

Florida's assisted housing stock provides over 250,000 rental housing units for low-income tenants statewide. The non-profit and for-profit owners of these rental developments receive subsidies from the U.S. Department of Housing and Urban Development (HUD), USDA Rural Development (RD), Florida Housing Finance Corporation (Florida Housing), and local housing finance agencies in exchange for restrictions on tenant rents and incomes.

Since 2004, the Shimberg Center has tracked the state's assisted housing supply in terms of its physical and financial characteristics, such as location, funding programs, ownership, and potential subsidy expiration dates. New data from public agencies allow us to add another element to this picture: information about the tenants who live in assisted housing. What kinds of incomes do assisted housing residents have? How much do they pay in rent? Are the household large or small? How many units serve elderly or disabled residents?

This report describes tenant demographics, incomes, and rent in assisted housing. It is intended to help Florida's policymakers, planners, developers, and housing advocates as they make decisions about the future development and preservation of affordable rental housing.

The report covers three types of assisted housing:

- **Project Based Rental Assistance (PBRA) units** receive ongoing rental assistance from HUD or RD. Tenants of these units typically pay 30 percent of their income for their rent and utilities, and the federal agencies provide monthly rent subsidies to the property owner to bridge the gap between the tenant-paid rent and the actual operating costs or market-rate rent for the unit. Depending on the variable in question, figures in the report are based on data from approximately 61,000-64,000 reporting households in PBRA units.
- **Voucher units**, for the purposes of this report, are units funded by Florida Housing in which the household also receives a Housing Choice Voucher from HUD.¹ Voucher holders in private-

¹ While we use the term "voucher unit" as shorthand in the report, in the vast majority of cases these vouchers are associated with the tenant household rather than the housing unit. Tenants with and without vouchers may move into and out of the units, so the total number of "voucher units" and their locations will change over time. A very small number of the vouchers may be "project-based" and stay with the physical housing unit rather than moving with the tenant household.

market rental housing are not included because data are not available. As with the PBRA units, tenants with vouchers usually pay 30 percent of income for rent and utilities, and HUD pays the difference between that amount and the unit rent to the owner. Figures in the report are based on data from 14,752 households with vouchers in Florida Housing developments.

- **General Affordable Housing units** are defined for this report as housing units for which the owner has received public funding for housing construction or rehabilitation but that do not have ongoing PBRA or voucher assistance. Most of these units were funded through the Low Income Housing Tax Credit program or below-market bond financing from state or local government; some received below-market mortgages from HUD or RD. Rent and income ceilings are based on a particular household income level. Most General Affordable Housing units set income ceilings at 50 or 60 percent of the area median income (AMI). A smaller number set aside units for income levels below 50 percent of AMI, while some others set aside units at 80 percent of AMI. Rents are not indexed to individual tenants' incomes. Therefore, households with incomes below the ceiling may end up paying more than 30 percent of their income for rent. Depending on the variable in question, figures in the report are based on data from approximately 112,000-113,000 reporting households in General Affordable Housing units.

We use the terms "assisted units" or "assisted developments" throughout the report when referring to all of these types of housing together.

Key Findings

- PBRA/Voucher units uniformly serve the lowest income tenants. Average income is \$11,541 per year, and 89 percent of households have incomes below \$20,000 per year.
- General Affordable Housing units show more income diversity, but incomes are still modest. Average income is \$24,890. About one-third of households have incomes below \$20,000 per year. Most of the rest have incomes between \$20,000 and \$30,000.
- PBRA/Voucher units are nearly evenly split between elderly-only developments and family developments, while most General Affordable Housing units are located in family developments.

- Assisted housing developments serve small households. Most developments for elderly and disabled tenants have an average household size of 1-2 members, while most family developments have an average household size of 2-3 members.
- Most residents of General Affordable Housing units in Florida Housing developments pay \$601-1,000 for rent and utilities. In contrast, 43 percent of tenants in PBRA/voucher units pay \$200 or less per month in gross rent, and most of the rest pay \$201-400.
- *(For Florida Housing Finance Corporation developments only)* Most households with incomes below 50 percent AMI in Florida Housing developments are cost burdened; that is, they pay more than 40 percent of their income for rent and utilities. Households with incomes between 30 and 50 percent of AMI are slightly *more* likely to be cost burdened than households with incomes below 30 percent of AMI, because a greater share of households with incomes below 30 percent AMI receive vouchers or project-based rental assistance.
- *(For HUD developments only)* In most HUD developments (74 percent), the average tenant payment falls between \$201 and \$400. Nearly all of the rest have average tenant payments of \$200 per month or less. None has an average payment above \$600 per month.

Notes on Sources and Methodology

Data for this report come from the Shimberg Center's Assisted Housing Inventory (AHI, available at http://flhousingdata.shimberg.ufl.edu/AHI_introduction.html) and datasets from Florida Housing, HUD, and USDA. Data are not available for developments with funding from local housing finance agencies unless the properties also receive state or federal funding.

This report represents a snapshot of tenant and rent characteristics. Florida Housing and RD provide household-level tenant and rent data to the Shimberg Center annually. The figures in the report refer to Florida Housing data collected in 2010 and 2011 and RD data collected in 2010. HUD data are from the *Picture of Subsidized Households 2008*, the most recent data available, and refer to tenant information for the 18-month period ending December 31, 2008.

The report describes Florida's assisted housing units by income, household size, target population, and tenant rent payments. Wherever possible, we combine the PBRA and voucher units into one category for analysis because their tenant and rent characteristics tend to be similar. Combining these categories is complicated by variations in the ways that the funders report data, the reporting of some variables at the household level and others at the development level, and the presence of developments that mix units with different types of

subsidy. Therefore, for some variables we combine the General Affordable Units and voucher units instead. Categories for the tenant demographic variables are defined as follows:

- Household income: 1) PBRA/Voucher units; 2) General Affordable Housing Units²
- Target Population: 1) PBRA Units; 2) General Affordable Housing/Voucher Units
- Average Household Size: 1) PBRA Units; 2) General Affordable Housing/Voucher Units

Due to differences in data availability from the funders, the report includes separate analyses of tenant-paid rents in Florida Housing and HUD developments:

- Florida Housing data are available at the household level and include information about cost burden (rent as a percentage of household income). Households are divided into PBRA/Voucher units and General Affordable Housing units in the same manner as in the household income analysis.
- The HUD data are available at the property level only. The report does not distinguish between PBRA/Voucher units and General Affordable Housing units, although the vast majority of reporting households are in developments where some or all units receive project-based rental assistance. No cost burden data are available, but most tenants in PBRA units pay 30 percent of their income for rent.

² For HUD and RD properties, all households in a development with any project-based rental assistance are placed in the PBRA/Voucher category. Because some developments have project-based rental assistance for only a portion of their units, this may lead to a small number of households being placed in the PBRA/Voucher category that actually should be classified as General Affordable Housing units. In a very small number of cases, the reverse could be true: a voucher holder in an affordable unit in a HUD- or RD-funded development would be classified with the General Affordable Housing units, rather than PBRA/Voucher category.

Tenant Income and Demographics

Household Income

Households with incomes below \$20,000 per year make up more than half (56 percent) of the tenants in Florida’s assisted housing. However, the overall numbers mask large differences between the PBRA/Voucher units and the General Affordable Housing units. As Figures 1 and 2 below show, PBRA/Voucher units overwhelmingly serve the state’s lowest income tenants. Tenant incomes in the General Affordable Housing units are more diverse, but still modest.

Figure 1. Assisted Units by Household Income in Dollars, Summary

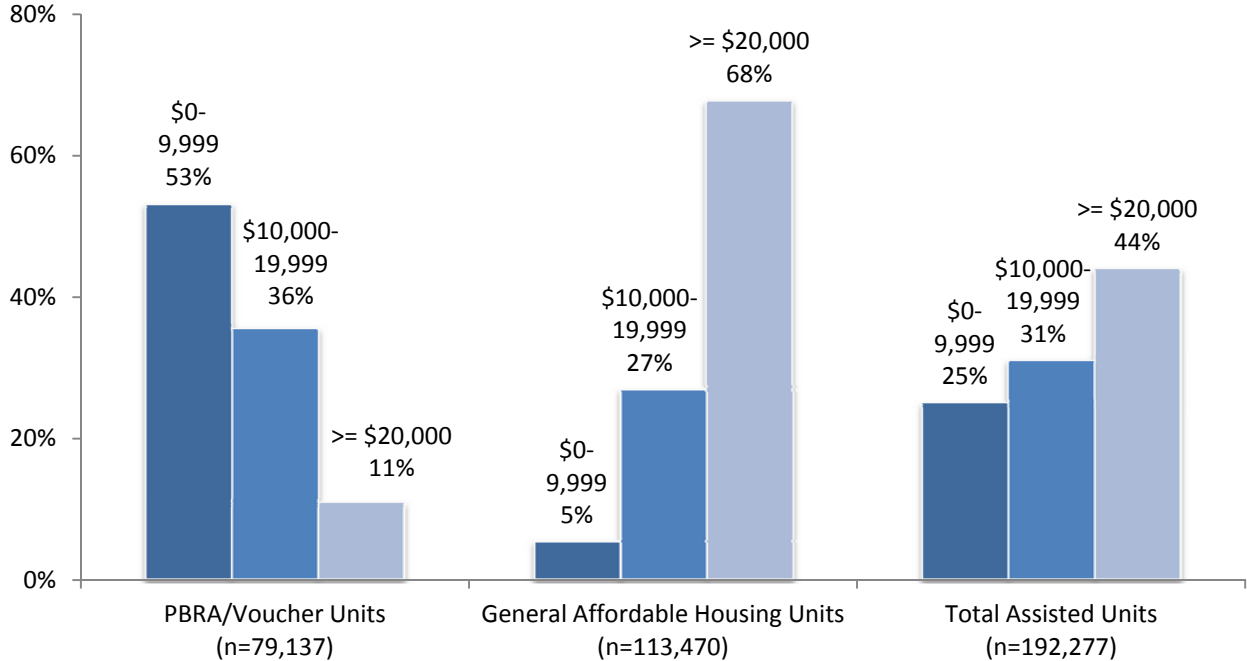
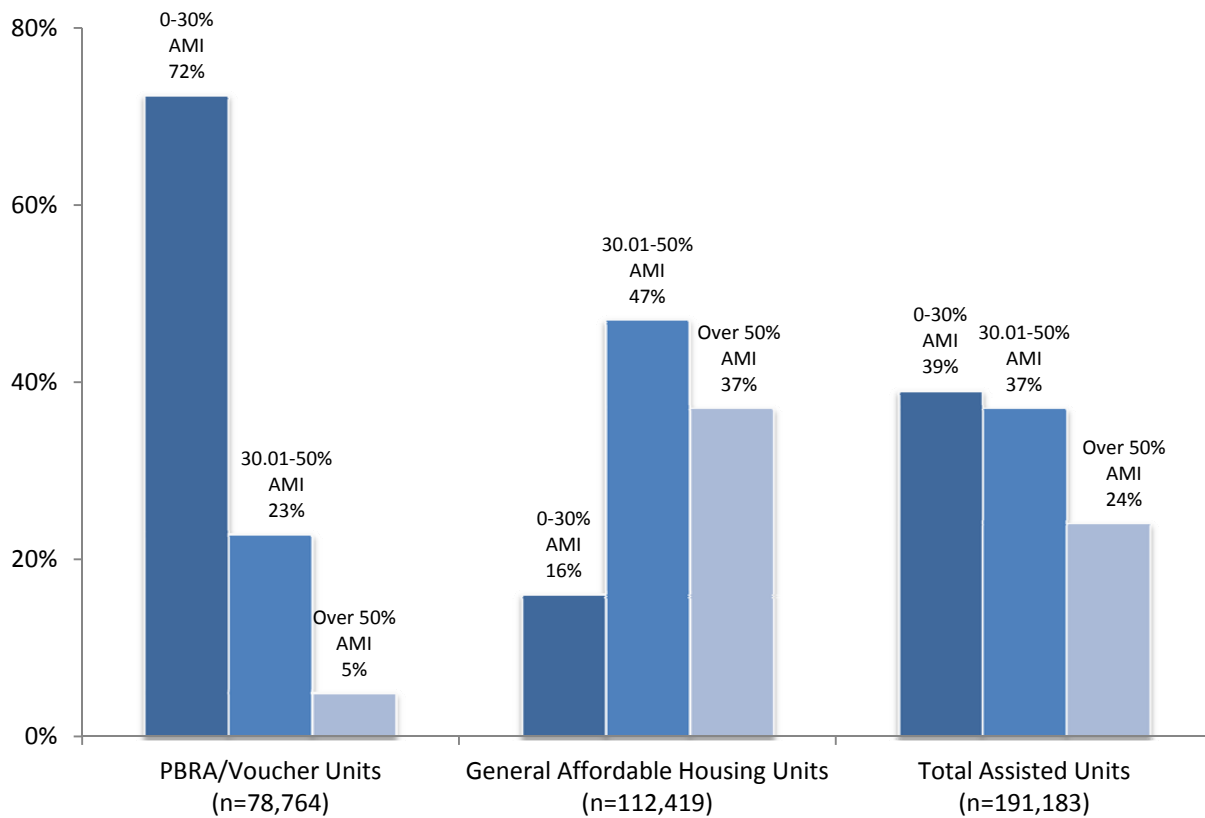


Figure 2. Assisted Units by Household Income as a Percentage of AMI



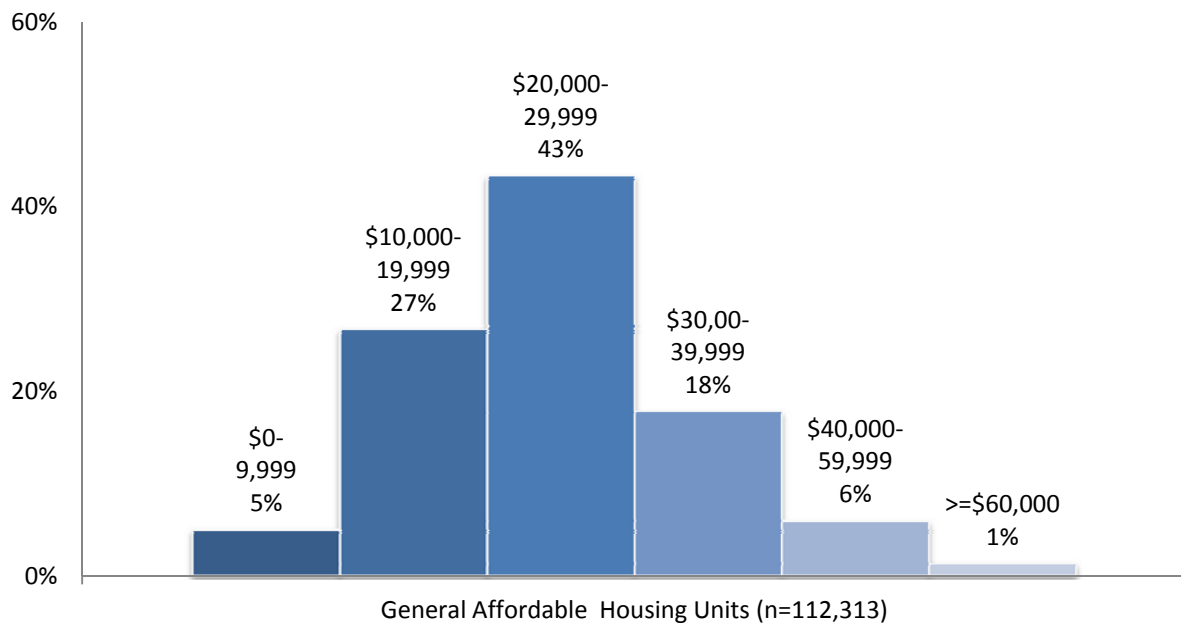
Average income in PBRA/Voucher units is just \$11,542 per year, or 24 percent of area median income (AMI). The vast majority of tenants (89 percent) have incomes below \$20,000 per year, and more than half (53 percent) have incomes below \$10,000 (see Figure 1). Nearly three-fourths of tenants in PBRA/Voucher units reported incomes at or below 30 percent of AMI (see Figure 2). An additional 23 percent of households reported incomes of 30-50 percent of AMI. This income targeting is part of the programs' design. HUD and RD regulations direct property owners and voucher administrators to target assistance to extremely low-income households (less than 30 percent of AMI). Moreover, since rent is pegged to tenants' incomes, rental assistance provides deep affordability to households with the lowest incomes in a way that the private market and other, less heavily subsidized housing programs cannot. Conversely, rents increase as income increases, making rental assistance less attractive to tenants with higher incomes.

In General Affordable Housing units, incomes are considerably more diverse, although still well below area median incomes. Most households have incomes above \$20,000, and average income is \$24,890, or 46 percent of AMI. As Figure 3 shows, most households with incomes above \$20,000 in the General Affordable Housing units are still at the lower end of the scale, with

incomes between \$20,000 and \$30,000 the most common.³ Overall, 93 percent of households in the General Affordable Housing units have incomes below \$40,000.

While most tenants have more moderate incomes, there are still a number of the lowest income tenants living in General Affordable Housing units. Twenty-seven percent of households have incomes below \$20,000; 16 percent are considered extremely low-income (below 30 percent of AMI).

Figure 3. General Affordable Housing Units by Household Income in Dollars, Florida Housing and RD Developments, Detail



Target Population

Many assisted housing developments are reserved for special needs populations, such as elderly residents or persons with disabilities. Others are known as “family” housing, a catch-all term that includes single persons and unrelated individuals as well as related adults and children. Family housing is open to special needs populations but is not limited to them.

This section describes Florida’s assisted housing units in terms of target population. Because the target population is designated by development and not by tenant household data, we cannot separate households with vouchers from the General Affordable Housing units. Therefore, units

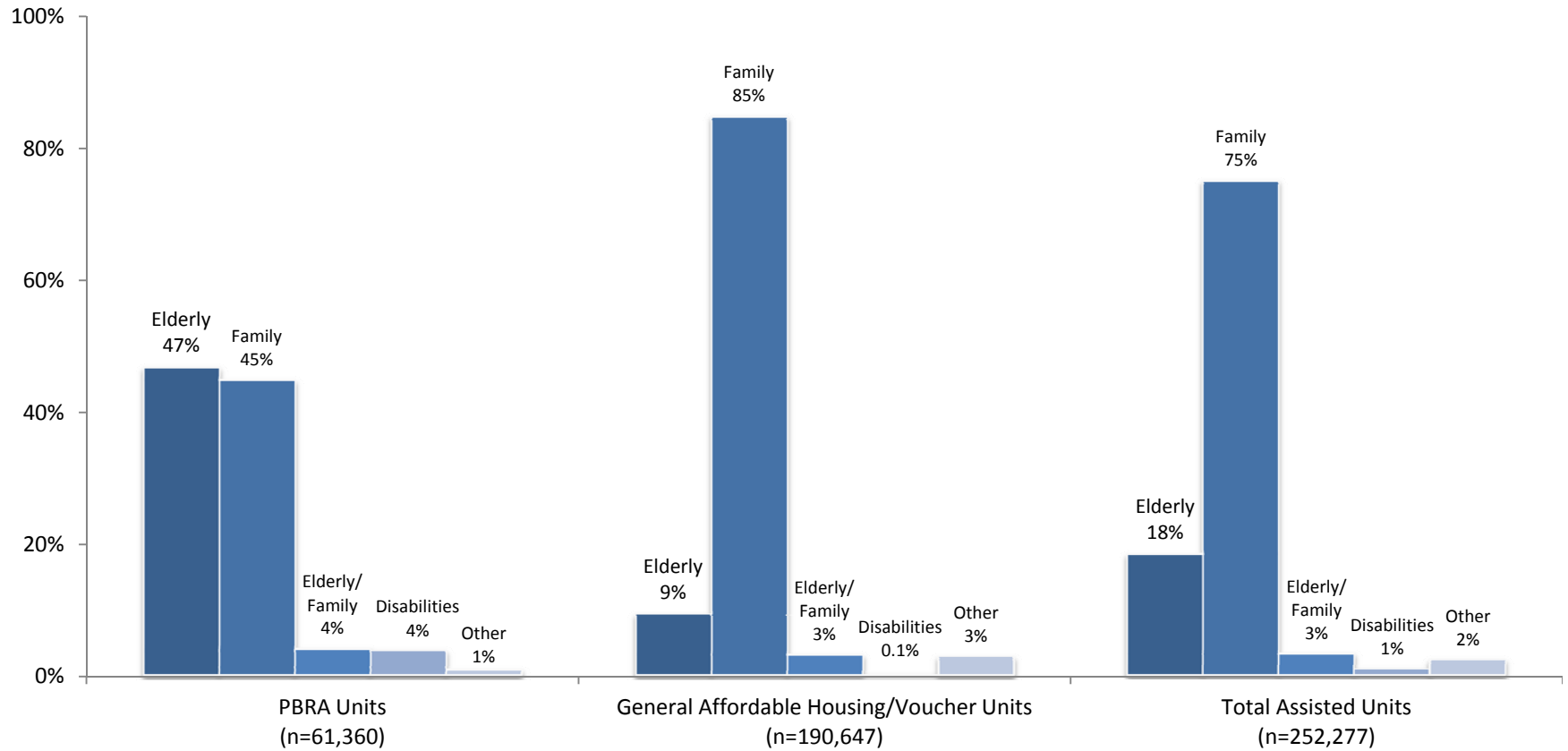
³ Detailed data on incomes above \$20,000 are available only from Florida Housing and RD. These funders’ data cover 95 percent of the General Affordable Housing units. Because HUD does not provide data breaking the \$20,000 and over category into more detail, we cannot provide this detail for the small number of households in HUD General Affordable Housing units (e.g. Section 236 units without Section 8 assistance) with incomes above \$20,000.

are classified as having PBRA units or in a combination General Affordable Housing/Voucher units category.

As Figure 4 shows, slightly over half of PBRA units are located in developments that serve special needs populations, particularly elderly residents. Forty-seven percent of Florida's PBRA units are located in elderly-only developments, four percent are located in mixed family/elderly developments, and four percent are in developments reserved for persons with disabilities. The other 45 percent of PBRA units are located in family developments.

Most General Affordable Housing/Voucher units (85 percent) are located in family developments. Just nine percent are located in elderly properties, although because the stock of General Affordable Housing/Voucher units is three times as large as the PBRA unit supply, this still constitutes more than a third of the state's elderly-only assisted units. The remaining six percent of General Affordable Housing/Voucher units are in developments reserved for other special needs populations, such as farmworkers or homeless persons, or in mixed elderly/family developments.

Figure 4. Assisted Units by Target Population⁴



⁴ Because target population designations are reported for whole developments, we assign that target population to all assisted (income/rent restricted) units in the property, not just units for which tenant-reported household data are available. Therefore, the unit counts in Figure 4 are somewhat higher than household counts used in the rest of the report.

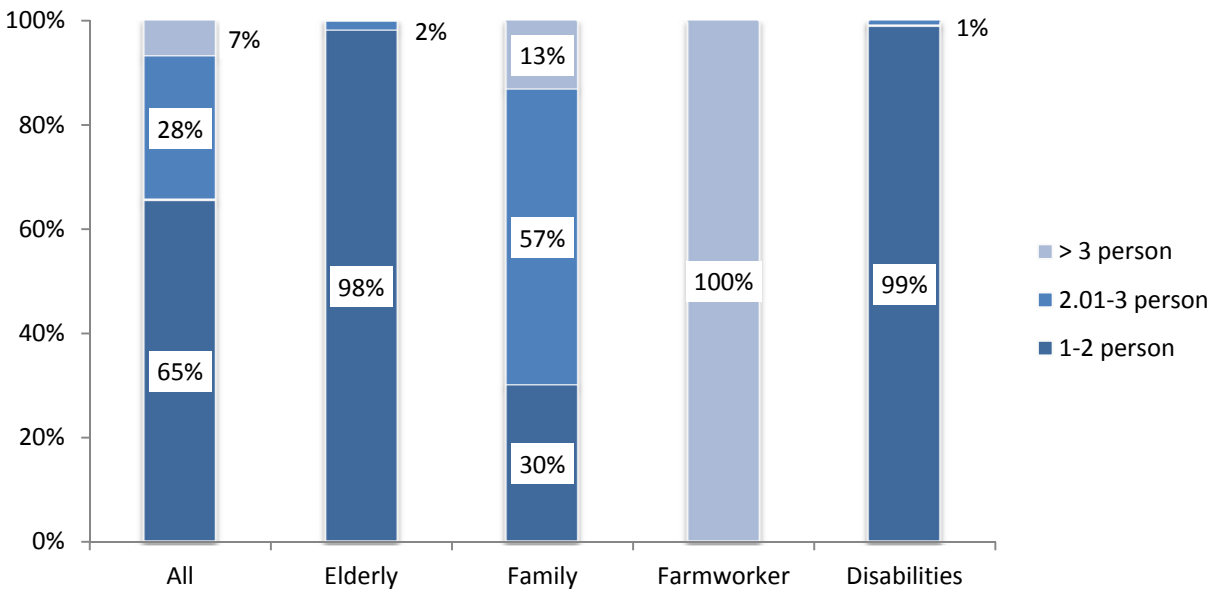
Household Size

Most households in assisted housing are small. Average household size is 1.8 persons for the PBRA units and 2.4 persons for the General Affordable Housing/Voucher units. The household sizes correspond closely to the target demographic for the development, with family units containing larger households and units for elderly and disabled tenants containing smaller households.

The emphasis on housing for small households corresponds to the state's continuing affordable rental housing needs, which are also concentrated among smaller households. The 2010 Rental Market Study for Florida found that 64 percent of low-income, cost-burdened renter households are 1-2 person households.⁵

As Figure 5 shows, among the developments with project-based rental assistance, two-thirds have an average household size of 1-2 persons. Nearly every development reserved for elderly residents or persons with disabilities has an average household size of 1-2. However, the majority of family developments (57 percent) have average household sizes of 2-3 members. Few developments of any type have average household sizes above three persons. The exception is farmworker developments, which are built for larger families. All of these have an average household size above three persons.

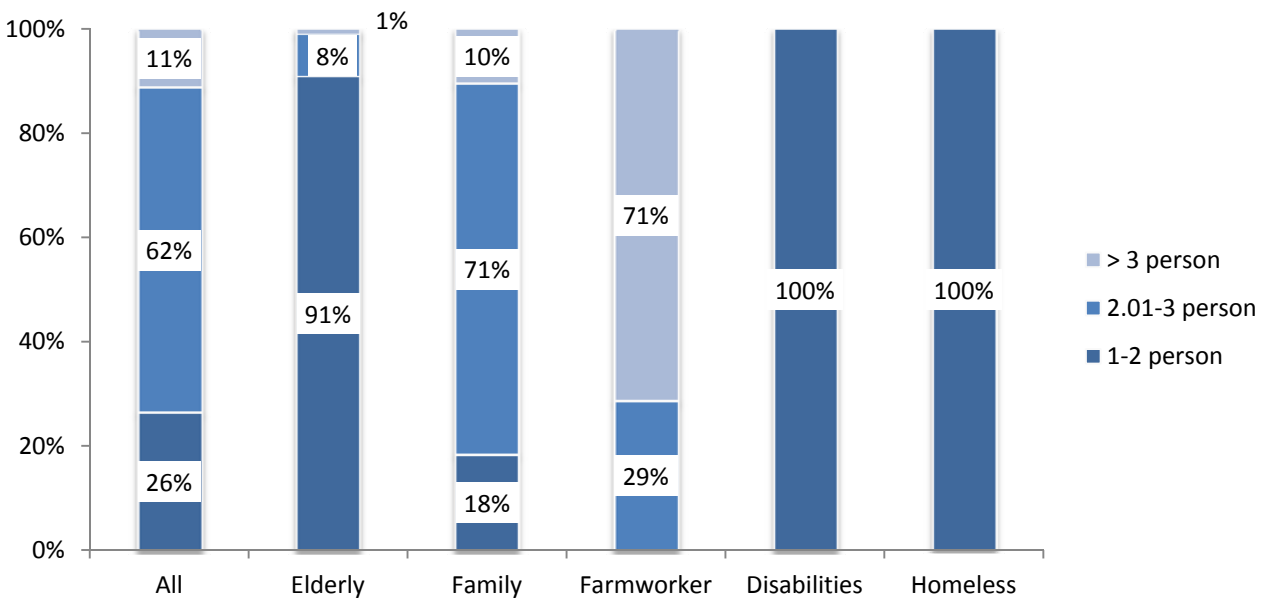
Figure 5. Developments with Project-Based Rental Assistance by Household Size



⁵ Shimberg Center for Housing Studies, *2010 Rental Market Study*, p. 23.
http://flhousingdata.shimberg.ufl.edu/docs/RMS_Rental_w_cover_v1.pdf.

Because most developments with General Affordable Housing units are targeted toward families, they tend to have higher average household sizes than the developments with PBRA. Figure 6 shows that nearly two-thirds of General Affordable Housing developments have an average household size of 2-3 persons (see Figure 5).⁶ Among family developments, 71 percent have household sizes of 2-3 persons. Again, most elderly-only developments and all developments for persons with disabilities attract 1-2 person households, while most farmworker developments (71 percent) have an average household size above three persons.

Figure 6. Developments with General Affordable Housing/Voucher Units by Household Size



Conclusion

In sum, most of Florida’s assisted housing units serve smaller households with very modest incomes. This pattern is most evident in the PBRA units, where units are most likely to house 1-2 person households with incomes under \$20,000, many of them elderly-headed. However, the General Affordable Housing units also serve relatively small households (2-3 person), and most households earn less than \$30,000 per year.

⁶ These developments may include voucher users.

Tenant-Paid Rent

Florida's assisted housing stock provides a wide range of housing and rent options. Tenants of 3-4 bedroom General Affordable Housing units may pay more than \$1,000 for rent, while PBRA/Voucher units often cost tenants \$200 per month or less, regardless of size.

This chapter examines tenants' housing costs in terms of **gross rent**, which includes both rent and utilities. Where tenants pay their own utilities, these costs are estimated and included in the rent value. It also examines the percentage of income that households devote to gross rent each month. Tenants paying more than 40 percent of income are considered **cost burdened**.⁷

This analysis is concerned with tenants' housing costs, not the full rent amount the owner receives each month. In units where there is project-based rental assistance or a voucher, the owner receives rent in two parts: the tenant payment and the subsidy payment from HUD or RD. The amounts below reflect only the tenant-paid portion of the rent.

We provide separate analyses for properties funded by two agencies—a detailed discussion of Florida Housing developments and a brief discussion of HUD properties—because of differences in the availability of data from each. RD does not provide sufficient data on tenant rent payments for its developments to be included.

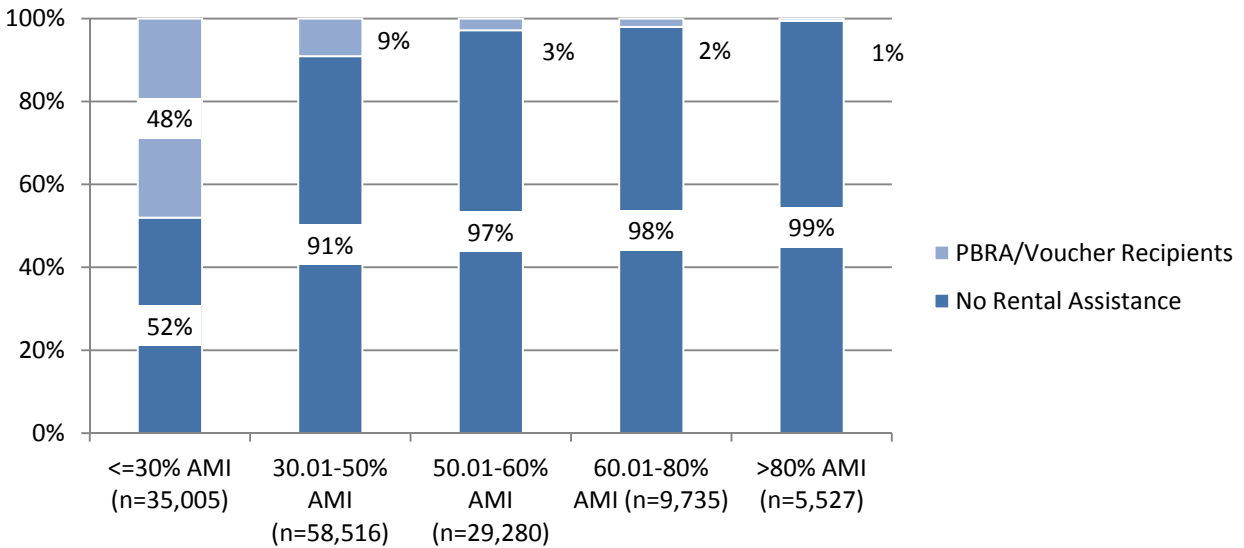
Florida Housing Finance Corporation

Data on tenant gross rent payments are available for approximately 138,000 Florida Housing-funded units. These units represent over 75 percent of all Florida Housing units and 55 percent of the state's entire assisted housing stock.

Most Florida Housing units do not include ongoing rental assistance. Of the 138,000 units for which data are available, 83 percent are General Affordable Housing units, 11 percent are occupied by tenants with vouchers, and six percent are Florida Housing units that also have HUD or RD project-based rental assistance. As Figure 7 shows, however, nearly half of tenants with incomes below 30 percent of AMI do receive PBRA or voucher assistance. Less than 10 percent of tenants in any other income group receive this assistance.

⁷ The 40 percent of income threshold is used here because it is consistent with the statewide rental market study prepared for Florida Housing by the Shimberg Center. This differs from the 30 percent threshold used by federal housing programs and, consequently, by most other housing subsidy programs and research studies. By using the 40 percent threshold, this study estimates lower rates of cost burden than would be found using the more typical 30 percent threshold.

Figure 7. Households by Income and Rental Assistance Receipt, Florida Housing Finance Corporation Units Only



Tenant-Paid Gross Rents

Most residents of Florida Housing’s General Affordable Housing units pay \$601-1,000 per month for their rent and utilities. Tenants in PBRA/Voucher units pay far less, most commonly under \$200.

Not surprisingly, rent ranges for the General Affordable Housing units depend on the number of bedrooms in the apartment. Tenants most commonly pay \$601-800 per month in gross rent for a studio or one bedroom apartment (64 percent of households; see Figure 8). For two-bedroom General Affordable Housing units, gross rents of \$801-1,000 are most common (50 percent of households; see Figure 9). Most others pay \$601-800 for a two-bedroom apartment. For General Affordable Housing units with three or more bedrooms, more than half of tenants pay \$801-1,000 per month for gross rent, and nearly a quarter pay more than \$1,000 per month (see Figure 10).

Because rents in PBRA/Voucher units are indexed to tenant incomes rather than the actual unit rent, these units show less variation in tenant payments by unit size. Gross rent payments below \$200 per month are the most common. As Figures 8-10 show, 48 percent of tenants in 0-1 bedroom units, 42 percent of tenants in 2 bedroom units, and 38 percent of tenants in units with three or more bedrooms pay \$0-200 per month. Most other tenants in PBRA/Voucher units pay \$201-400.

Figure 8. 0-1 Bedroom Units by Tenant Gross Rent Paid, Florida Housing Finance Corporation Units Only

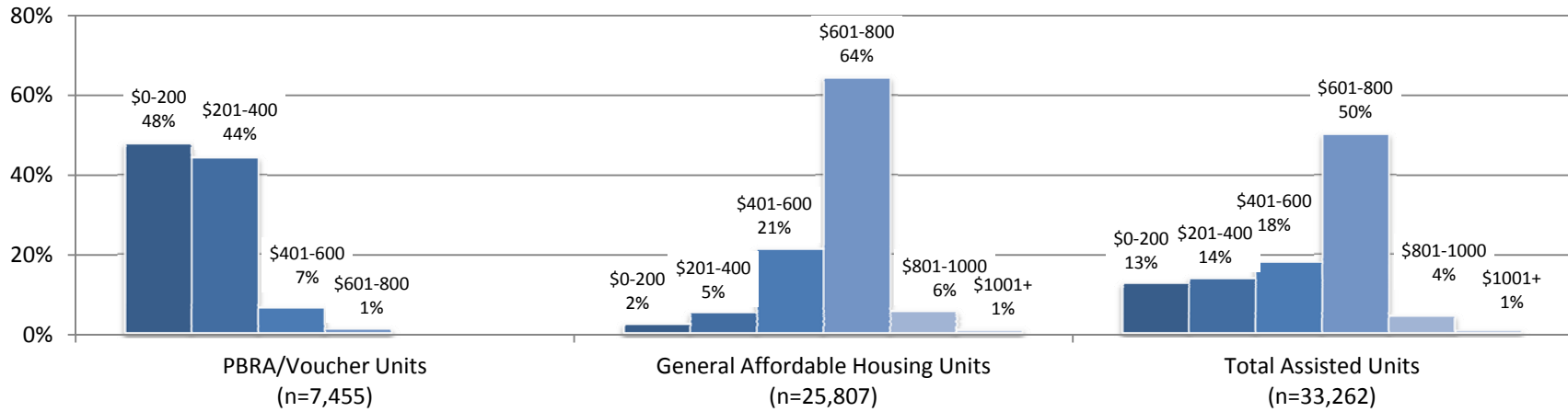


Figure 9. Two Bedroom Units by Tenant Gross Rent Paid, Florida Housing Finance Corporation Units Only

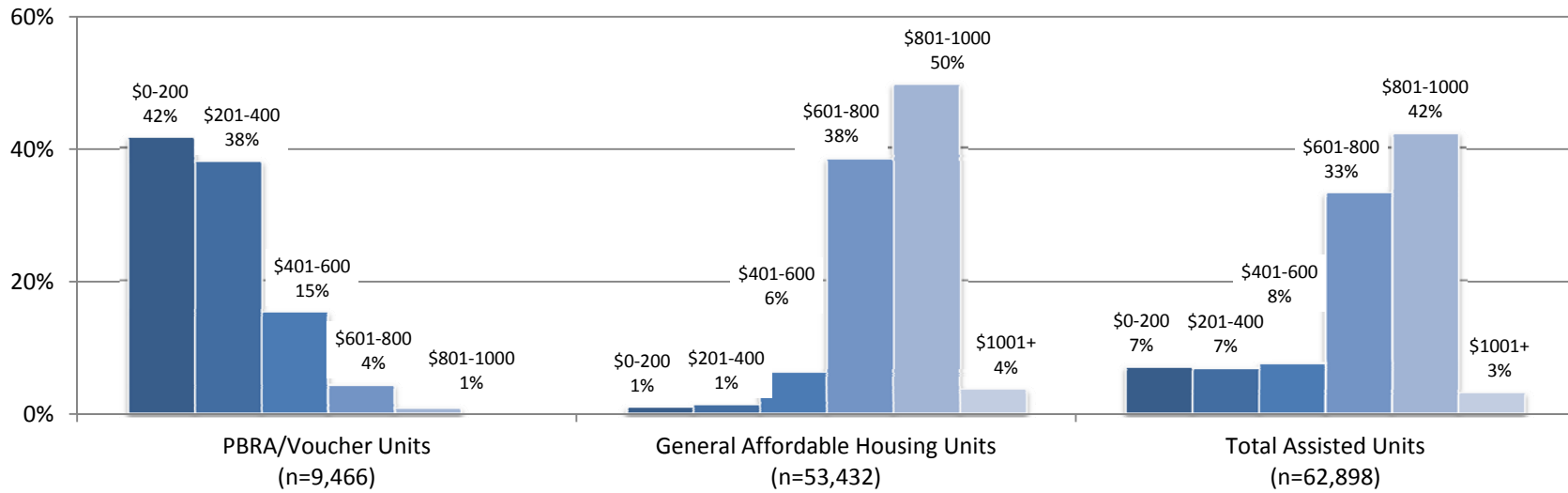
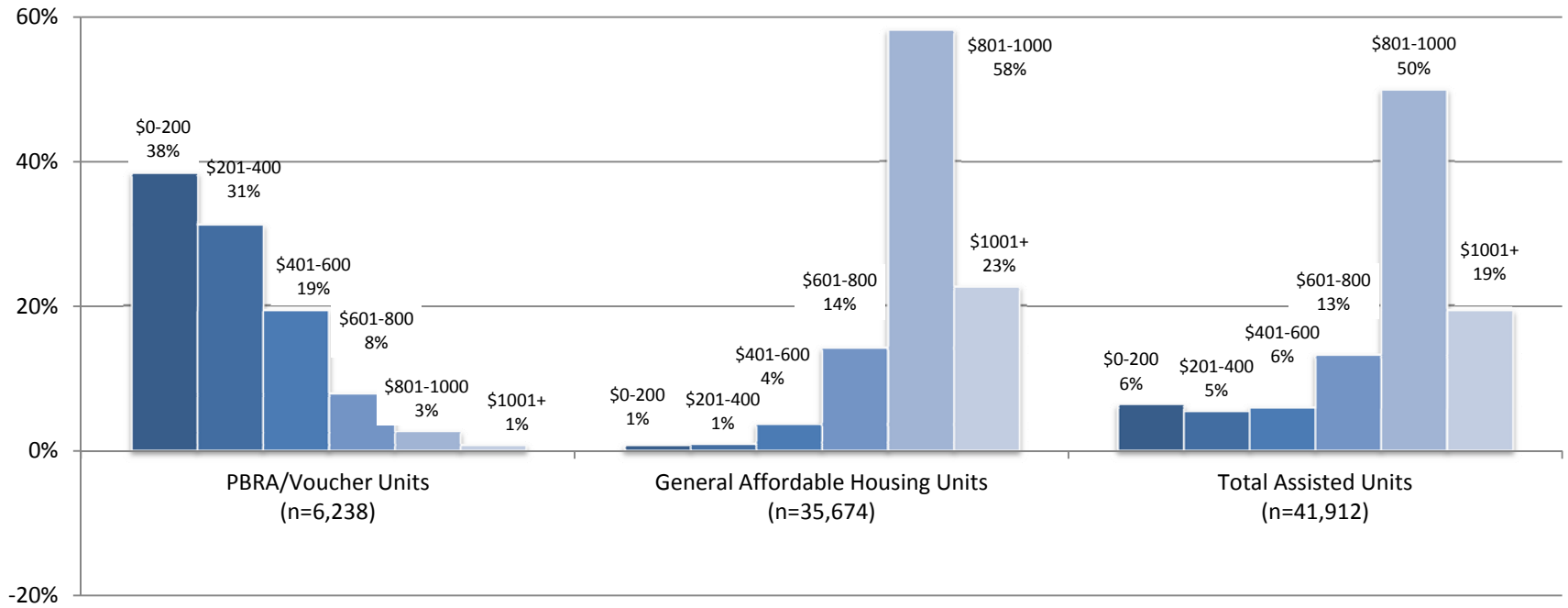


Figure 10. Three or More Bedroom Units by Tenant Gross Rent Paid, Florida Housing Finance Corporation Units Only

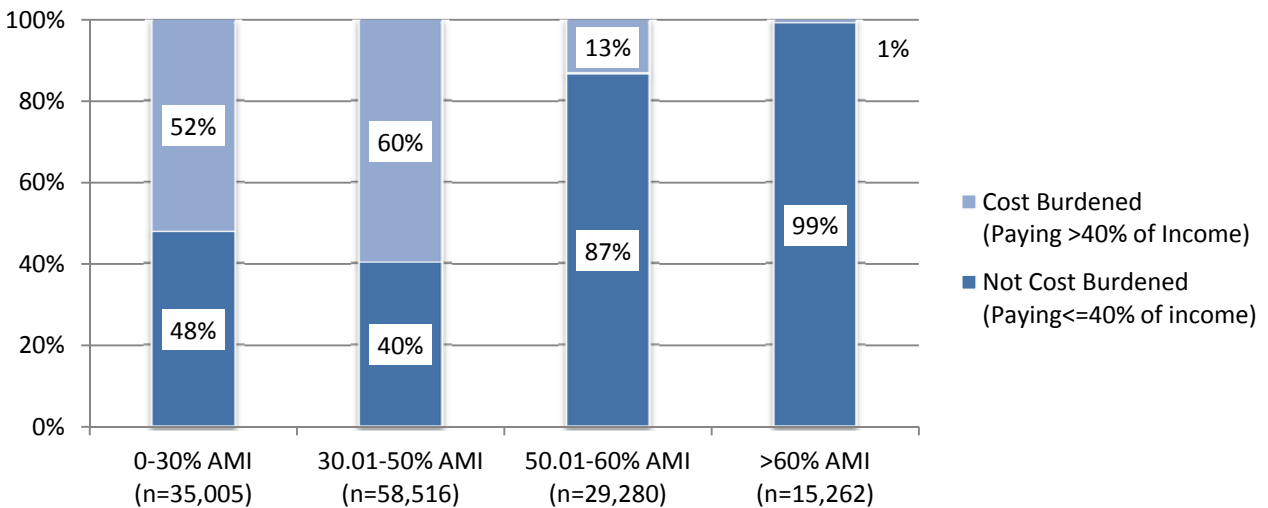


Cost Burden

Vouchers and project-based rental assistance are intended to ensure that even the lowest income tenants will not be cost burdened. In practice most tenants of PBRA/Voucher units pay 30 percent of their income for rent, although a few do pay more than 40 percent.⁸ Excessive cost burden is much more likely to affect residents of General Affordable Housing units, which do not index tenant payments to incomes.

Viewing General Affordable Housing units and PBRA/Voucher units together, most households with incomes of 50 percent AMI or less are cost burdened, while few households with incomes above 50 percent AMI are. In fact, Figure 11 shows that households with incomes from 30 to 50 percent of AMI are the most likely to be cost burdened. Because voucher assistance is so much more common for households with incomes at or below 30 percent of AMI, they are slightly less likely to be cost burdened than the 30-50 percent AMI group.

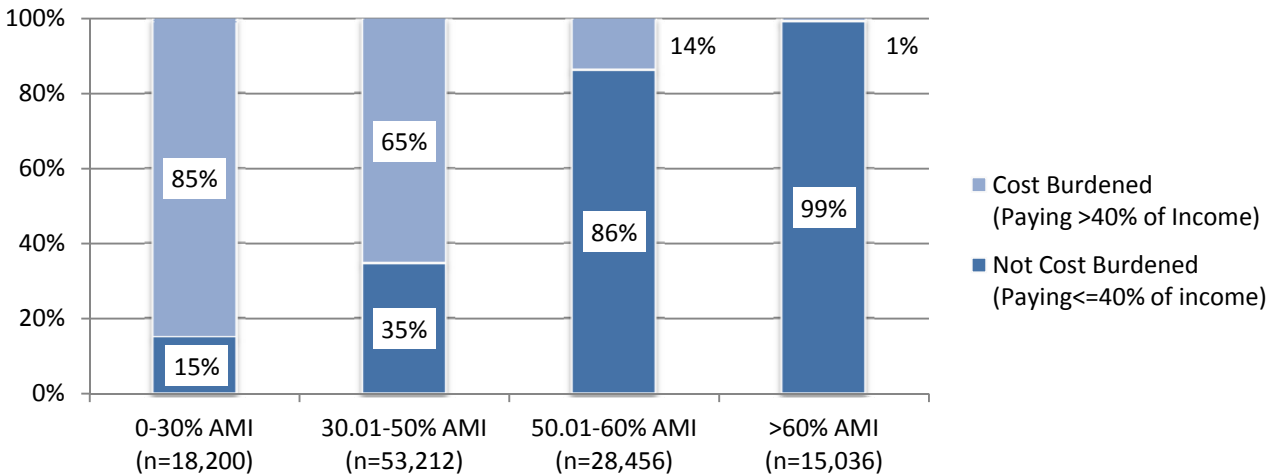
Figure 11. Cost Burden by Income, Total Assisted Units, Florida Housing Finance Corporation Developments Only



As Figure 12 shows, removing the households receiving rental assistance from these figures changes the balance dramatically for the lower income households. Eighty-five percent of extremely low income households in General Affordable Housing units pay more than 40 percent of their income for gross rent, as do 65 percent of households in the 30-50 percent AMI bracket. However, few households with incomes above 50 percent AMI are cost burdened.

⁸ If a tenant with a voucher chooses a unit with rent that exceeds limits set by HUD and the local public housing authority, the tenant may choose to pay up to 40 percent of income for rent to make up the difference. Under some circumstances, a tenant may end up paying more than 40 percent: if the tenant's income falls after move-in and rent has yet to be adjusted, if the public housing authority administering the vouchers sets a minimum rent for all voucher holders, or if the administering agency makes an error or receives a waiver from program rules. See Kirk McClure, "Rent Burden in the Housing Choice Voucher Program," *Cityscape* 8.2 (2005): 5-20. The Florida Housing data show that about 13 percent of households with vouchers or project-based rental assistance pay more than 40 percent of income, similar to the nationwide percentage included in the McClure article. Most of the Florida households paying above 40 percent have incomes below \$10,000 per year.

Figure 12. Cost Burden by Income, General Affordable Housing Units, Florida Housing Finance Corporation Developments Only



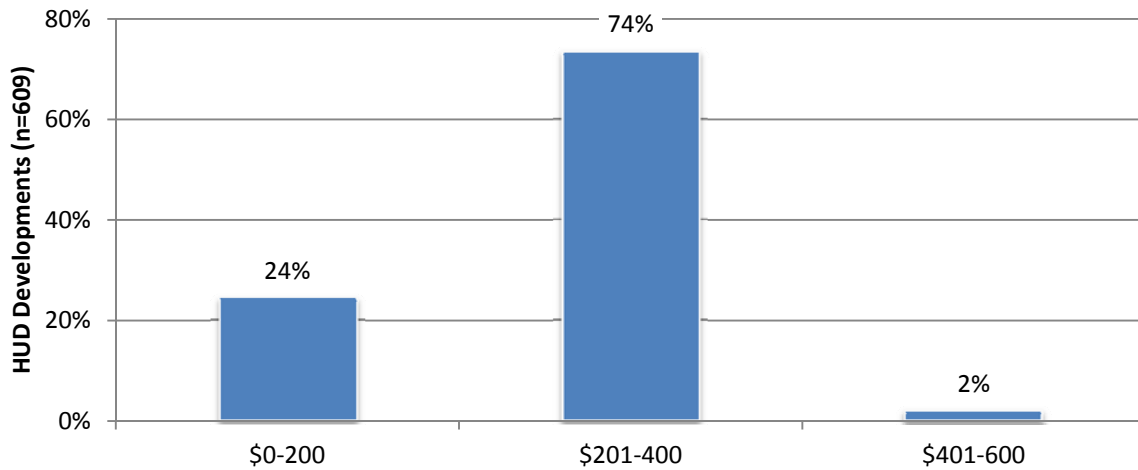
These percentages demonstrate a feature of affordable housing financing programs such as the LIHTC program: rent limits are set such that gross rents cannot exceed 30 percent of household income for the *top* income allowed in the unit. For the General Affordable Housing units, most units have a top income limit of 50 or 60 percent of AMI, although some are set lower. This means that most landlords are allowed to set rents that would exceed 30 percent of income for all but the tenants with the highest allowable incomes in the development. In practice, this leads to cost burden among many residents with incomes below 50 percent of AMI.

HUD Developments

HUD's *Picture of Subsidized Households 2008* provides data on tenant gross rent payments. These figures are averaged at the property level and do not include information about numbers of bedrooms or tenant cost burden. Nearly all of the developments for which HUD data are available have project-based rental assistance.

As Figure 12 shows, in most developments (74 percent), the average tenant payment falls between \$201 and \$400. Nearly all of the rest have average tenant payments of \$200 per month or less, and none has an average payment above \$600 per month.

Figure 13. HUD-Subsidized Developments by Average Monthly Tenant Gross Rent Payment



Conclusion

This analysis demonstrates the role of project-based rental assistance and vouchers in keeping assisted housing affordable for the lowest income tenants. Rents in the General Affordable Housing units are typically 2-3 times higher than tenant payments in PBRA/Voucher units, and most households with incomes below 50 percent of AMI are cost burdened unless rental assistance is in place. At the same time, the data show that the General Affordable Housing units are serving households at 50-60 percent of AMI and above appropriately. The vast majority of these households are not cost burdened.

Appendix. County Data Tables

Table A-1. Assisted Units by Household Income (\$)

County	PBRA/Voucher Units						General Affordable Housing Units					
	Households in Income Range					Average Income	Households in Income Range					Average Income
	\$0-4,999	\$5,000-9,999	\$10,000-14,999	\$15,000-19,999	\$20,000 and above		\$0-4,999	\$5,000-9,999	\$10,000-14,999	\$15,000-19,999	\$20,000 and above	
Alachua	23%	33%	18%	12%	13%	\$ 10,958	2%	3%	8%	17%	71%	\$ 26,788
Baker	20%	40%	23%	10%	8%	\$ 10,350	-	-	-	-	-	-
Bay	18%	31%	26%	14%	11%	\$ 11,226	1%	4%	11%	26%	58%	\$ 22,335
Bradford	7%	37%	20%	17%	18%	\$ 14,230	15%	20%	15%	13%	37%	\$ 16,739
Brevard	13%	33%	28%	16%	10%	\$ 11,708	1%	4%	12%	20%	64%	\$ 22,947
Broward	10%	43%	24%	12%	11%	\$ 11,741	0%	2%	6%	9%	83%	\$ 30,834
Calhoun	18%	40%	19%	18%	5%	\$ 10,039	-	-	-	-	-	-
Charlotte	3%	42%	37%	13%	5%	\$ 11,513	2%	10%	19%	27%	42%	\$ 19,071
Citrus	2%	36%	35%	16%	10%	\$ 12,627	0%	6%	24%	35%	35%	\$ 19,490
Clay	12%	32%	25%	15%	16%	\$ 13,061	0%	3%	9%	18%	70%	\$ 24,845
Collier	7%	27%	21%	17%	27%	\$ 15,772	1%	2%	6%	14%	77%	\$ 26,433
Columbia	11%	37%	23%	18%	10%	\$ 11,538	1%	7%	14%	23%	56%	\$ 21,260
DeSoto	1%	39%	27%	19%	15%	\$ 13,296	12%	11%	15%	32%	31%	\$ 16,208
Dixie	10%	45%	29%	10%	6%	\$ 10,676	-	-	-	-	-	-
Duval	28%	33%	19%	11%	9%	\$ 9,679	2%	8%	9%	16%	65%	\$ 23,602
Escambia	28%	35%	20%	11%	7%	\$ 9,381	2%	15%	21%	25%	38%	\$ 18,160
Flagler	1%	42%	31%	18%	8%	\$ 12,352	1%	3%	5%	34%	58%	\$ 22,139
Franklin	26%	31%	21%	15%	7%	\$ 10,021	-	-	-	-	-	-
Gadsden	26%	32%	18%	12%	11%	\$ 10,664	1%	9%	17%	18%	54%	\$ 21,059

Table A-1. Assisted Units by Household Income (\$)

County	PBRA/Voucher Units						General Affordable Housing Units					
	Households in Income Range					Average Income	Households in Income Range					Average Income
	\$0-4,999	\$5,000-9,999	\$10,000-14,999	\$15,000-19,999	\$20,000 and above		\$0-4,999	\$5,000-9,999	\$10,000-14,999	\$15,000-19,999	\$20,000 and above	
Gilchrist	16%	40%	18%	19%	7%	\$ 10,687	-	-	-	-	-	-
Glades	18%	32%	21%	11%	18%	\$ 11,888	-	-	-	-	-	-
Gulf	3%	48%	29%	15%	5%	\$ 11,315	-	-	-	-	-	-
Hamilton	20%	40%	25%	11%	5%	\$ 9,984	-	-	-	-	-	-
Hardee	11%	35%	22%	19%	14%	\$ 12,678	0%	7%	14%	35%	44%	\$ 20,086
Hendry	15%	31%	23%	16%	15%	\$ 13,573	0%	1%	12%	35%	52%	\$ 22,051
Hernando	5%	44%	25%	16%	9%	\$ 11,804	1%	1%	7%	22%	68%	\$ 23,514
Highlands	4%	40%	35%	14%	6%	\$ 11,662	0%	11%	24%	34%	30%	\$ 17,718
Hillsborough	11%	44%	22%	12%	11%	\$ 11,577	1%	4%	10%	16%	69%	\$ 25,289
Holmes	11%	39%	36%	9%	5%	\$ 10,731	-	-	-	-	-	-
Indian River	3%	32%	32%	18%	15%	\$ 13,327	0%	3%	12%	31%	54%	\$ 21,449
Jackson	23%	37%	24%	10%	6%	\$ 9,530	0%	15%	23%	34%	28%	\$ 17,356
Jefferson	26%	42%	24%	5%	3%	\$ 8,466	-	-	-	-	-	-
Lafayette	13%	41%	34%	9%	3%	\$ 10,200	-	-	-	-	-	-
Lake	7%	30%	29%	18%	16%	\$ 13,904	0%	4%	12%	23%	60%	\$ 22,477
Lee	18%	42%	23%	11%	6%	\$ 10,108	0%	5%	10%	20%	65%	\$ 24,862
Leon	18%	37%	22%	14%	10%	\$ 10,834	2%	4%	7%	18%	69%	\$ 24,147
Levy	10%	38%	30%	15%	7%	\$ 11,570	1%	9%	18%	33%	39%	\$ 19,135
Madison	20%	38%	18%	16%	8%	\$ 10,520	0%	9%	21%	37%	33%	\$ 18,715
Manatee	4%	34%	28%	17%	18%	\$ 13,287	1%	3%	8%	19%	69%	\$ 24,510
Marion	17%	38%	28%	12%	5%	\$ 10,342	5%	14%	22%	28%	32%	\$ 17,573
Martin	1%	26%	28%	23%	22%	\$ 15,825	1%	3%	7%	17%	72%	\$ 24,437
Miami-Dade	9%	56%	17%	10%	9%	\$ 10,638	0%	5%	9%	16%	69%	\$ 25,297
Monroe	7%	28%	20%	14%	32%	\$ 15,448	0%	2%	7%	10%	81%	\$ 28,827
Nassau	4%	33%	23%	22%	18%	\$ 14,262	1%	4%	14%	20%	61%	\$ 23,389

Table A-1. Assisted Units by Household Income (\$)

County	PBRA/Voucher Units						General Affordable Housing Units					
	Households in Income Range					Average Income	Households in Income Range					Average Income
	\$0-4,999	\$5,000-9,999	\$10,000-14,999	\$15,000-19,999	\$20,000 and above		\$0-4,999	\$5,000-9,999	\$10,000-14,999	\$15,000-19,999	\$20,000 and above	
Okaloosa	6%	29%	34%	21%	10%	\$ 12,839	0%	1%	7%	21%	71%	\$ 26,069
Okeechobee	0%	14%	29%	31%	25%	\$ 16,874	0%	21%	28%	28%	22%	\$ 16,582
Orange	11%	43%	23%	12%	10%	\$ 11,228	1%	3%	7%	17%	72%	\$ 25,175
Osceola	6%	39%	27%	17%	11%	\$ 12,397	0%	3%	7%	19%	70%	\$ 24,675
Palm Beach	8%	35%	21%	12%	23%	\$ 15,116	1%	2%	7%	12%	79%	\$ 27,716
Pasco	10%	35%	28%	16%	12%	\$ 12,061	0%	7%	16%	25%	51%	\$ 20,766
Pinellas	7%	43%	30%	12%	8%	\$ 11,016	1%	6%	16%	21%	57%	\$ 22,084
Polk	10%	36%	25%	14%	15%	\$ 12,871	1%	11%	17%	25%	46%	\$ 19,473
Putnam	8%	37%	30%	15%	9%	\$ 11,862	1%	19%	21%	22%	38%	\$ 19,294
Santa Rosa	11%	36%	31%	14%	9%	\$ 11,620	0%	9%	18%	24%	49%	\$ 20,351
Sarasota	3%	45%	32%	15%	5%	\$ 11,564	1%	4%	9%	19%	66%	\$ 26,709
Seminole	23%	37%	17%	13%	10%	\$ 10,919	1%	3%	8%	16%	73%	\$ 26,170
St. Johns	7%	42%	28%	13%	9%	\$ 11,498	0%	3%	8%	11%	78%	\$ 25,834
St. Lucie	29%	33%	18%	11%	9%	\$ 10,013	1%	4%	13%	24%	59%	\$ 22,304
Sumter	2%	39%	36%	14%	10%	\$ 12,279	2%	14%	15%	32%	37%	\$ 18,342
Suwannee	2%	33%	31%	17%	17%	\$ 13,655	0%	1%	17%	48%	34%	\$ 18,909
Taylor	11%	46%	23%	12%	8%	\$ 10,945	-	-	-	-	-	-
Union	11%	44%	25%	16%	4%	\$ 10,802	-	-	-	-	-	-
Volusia	11%	34%	31%	15%	8%	\$ 11,389	1%	5%	11%	21%	63%	\$ 23,746
Wakulla	0%	35%	35%	16%	13%	\$ 12,876	-	-	-	-	-	-
Walton	26%	30%	26%	10%	8%	\$ 9,917	-	-	-	-	-	-
Washington	7%	39%	35%	10%	9%	\$ 11,701	-	-	-	-	-	-
State Total	13%	40%	23%	13%	11%	\$ 11,542	1%	4%	9%	18%	68%	\$ 24,890

Table A-2. Assisted Units by Household Income (% AMI)

County	PBRA/Voucher Units				General Affordable Housing Units			
	Households in Income Range			Average Income (% AMI)	Households in Income Range			Average Income (% AMI)
	0-30% AMI	30.01-50% AMI	>50% AMI		0-30% AMI	30.01-50% AMI	>50% AMI	
Alachua	73%	23%	5%	22%	14%	41%	44%	53%
Baker	73%	22%	5%	24%	-	-	-	-
Bay	65%	29%	6%	25%	11%	48%	41%	48%
Bradford	56%	28%	16%	35%	43%	23%	34%	37%
Brevard	68%	29%	3%	25%	17%	51%	32%	44%
Broward	83%	16%	1%	20%	15%	48%	36%	47%
Calhoun	60%	33%	7%	28%	-	-	-	-
Charlotte	57%	37%	6%	30%	23%	46%	32%	43%
Citrus	41%	43%	16%	37%	9%	51%	40%	52%
Clay	71%	23%	6%	24%	13%	50%	37%	45%
Collier	70%	24%	7%	25%	19%	53%	28%	42%
Columbia	53%	34%	14%	31%	9%	28%	62%	53%
DeSoto	42%	41%	17%	36%	28%	43%	29%	39%
Dixie	68%	26%	6%	28%	-	-	-	-
Duval	80%	18%	2%	19%	23%	48%	29%	43%
Escambia	77%	19%	4%	21%	30%	45%	25%	40%
Flagler	66%	30%	4%	28%	13%	48%	39%	44%
Franklin	75%	22%	4%	24%	-	-	-	-
Gadsden	81%	15%	4%	20%	32%	40%	28%	39%
Gilchrist	72%	28%	0%	23%	-	-	-	-
Glades	57%	29%	14%	31%	-	-	-	-
Gulf	52%	36%	11%	32%	-	-	-	-
Hamilton	67%	26%	7%	27%	-	-	-	-
Hardee	53%	34%	13%	31%	11%	47%	42%	50%
Hendry	54%	32%	14%	32%	9%	52%	39%	49%
Hernando	74%	24%	2%	25%	7%	54%	39%	47%
Highlands	50%	41%	8%	32%	16%	47%	37%	45%
Hillsborough	73%	22%	5%	25%	15%	41%	44%	51%
Holmes	55%	36%	9%	30%	-	-	-	-
Indian River	59%	36%	6%	29%	13%	57%	30%	45%
Jackson	63%	29%	8%	26%	16%	49%	34%	46%
Jefferson	90%	10%	1%	17%	-	-	-	-
Lafayette	63%	37%	0%	27%	-	-	-	-
Lake	63%	30%	8%	28%	16%	50%	33%	44%
Lee	78%	20%	2%	21%	16%	44%	40%	49%

Table A-2. Assisted Units by Household Income (% AMI)

County	PBRA/Voucher Units				General Affordable Housing Units			
	Households in Income Range			Average Income (% AMI)	Households in Income Range			Average Income (% AMI)
	0-30% AMI	30.01-50% AMI	>50% AMI		0-30% AMI	30.01-50% AMI	>50% AMI	
Leon	75%	22%	3%	22%	12%	44%	43%	48%
Levy	52%	36%	12%	32%	14%	42%	44%	48%
Liberty	-	-	-	-	-	-	-	-
Madison	65%	24%	11%	28%	12%	49%	39%	48%
Manatee	62%	33%	5%	28%	16%	54%	30%	43%
Marion	64%	30%	6%	27%	26%	42%	31%	42%
Martin	52%	37%	10%	32%	9%	44%	46%	50%
Miami-Dade	84%	14%	2%	22%	21%	49%	30%	43%
Monroe	63%	31%	6%	26%	20%	52%	28%	44%
Nassau	60%	33%	7%	29%	23%	47%	29%	43%
Okaloosa	67%	31%	2%	26%	13%	44%	43%	49%
Okeechobee	19%	54%	26%	41%	25%	44%	31%	44%
Orange	75%	22%	3%	24%	12%	46%	42%	48%
Osceola	68%	29%	3%	26%	13%	49%	39%	47%
Palm Beach	71%	20%	9%	26%	15%	47%	38%	45%
Pasco	65%	29%	6%	27%	18%	53%	30%	43%
Pinellas	70%	26%	4%	26%	16%	46%	37%	45%
Polk	58%	30%	12%	30%	20%	45%	35%	44%
Putnam	50%	38%	12%	33%	21%	38%	42%	51%
Santa Rosa	67%	26%	7%	27%	22%	43%	35%	42%
Sarasota	70%	28%	2%	26%	15%	43%	42%	51%
Seminole	78%	19%	3%	21%	12%	42%	46%	51%
St. Johns	80%	18%	2%	23%	12%	45%	43%	47%
St. Lucie	79%	19%	2%	20%	18%	45%	37%	45%
Sumter	48%	42%	10%	33%	20%	43%	37%	44%
Suwannee	37%	38%	26%	40%	2%	61%	37%	48%
Taylor	60%	30%	10%	30%	-	-	-	-
Union	60%	32%	7%	29%	-	-	-	-
Volusia	59%	35%	5%	28%	13%	37%	49%	52%
Wakulla	54%	37%	9%	32%	-	-	-	-
Walton	67%	24%	9%	25%	-	-	-	-
Washington	45%	44%	11%	33%	-	-	-	-
State Total	72%	23%	5%	24%	16%	47%	37%	46%

Table A-3. Assisted Units by Target Population

County	Project-Based Rental Assistance									General Affordable Housing Units/Vouchers								
	Family		Elderly		Elderly/Family		Other/Mixed		Total	Family		Elderly		Elderly/Family		Other/Mixed		Total
	#	%	#	%	#	%	#	%		#	%	#	%	#	%	#	%	
Alachua	876	74%	217	18%	0	0%	88	7%	1,181	2,169	99.8%	4	0.2%	0	0%	1	0%	2,174
Baker	50	49%	52	51%	0	0%	0	0%	102	-	-	-	-	-	-	-	-	-
Bay	582	61%	216	23%	103	11%	50	5%	951	1,416	89%	150	9%	1	0%	26	2%	1,593
Bradford	146	100%	0	0%	0	0%	0	0%	146	336	100%	0	0%	0	0%	0	0%	336
Brevard	489	36%	757	56%	0	0%	95	7%	1,341	3,042	85%	533	15%	0	0%	10	0%	3,585
Broward	1,133	34%	2,162	64%	0	0%	70	2%	3,365	12,360	87%	436	3%	1,392	10%	77	1%	14,265
Calhoun	50	57%	38	43%	0	0%	0	0%	88	-	-	-	-	-	-	-	-	-
Charlotte	0	0%	348	93%	0	0%	26	7%	374	1,358	84%	225	14%	0	0%	31	2%	1,614
Citrus	171	33%	149	29%	70	14%	121	24%	511	278	69%	115	29%	8	2%	2	0%	403
Clay	224	75%	49	16%	25	8%	0	0%	298	850	91%	4	0%	77	8%	0	0%	931
Collier	530	52%	39	4%	287	28%	155	15%	1,011	3,988	85%	207	4%	0	0%	488	10%	4,683
Columbia	180	65%	86	31%	0	0%	13	5%	279	364	89%	11	3%	0	0%	32	8%	407
De Soto	54	43%	0	0%	72	57%	0	0%	126	460	82%	50	9%	1	0%	48	9%	559
Dixie	31	100%	0	0%	0	0%	0	0%	31	1	100%	0	0%	0	0%	0	0%	1
Duval	4,276	59%	2,828	39%	0	0%	103	1%	7,207	12,464	92%	895	7%	0	0%	208	2%	13,567
Escambia	1,463	69%	542	26%	39	2%	78	4%	2,122	1,343	74%	270	15%	161	9%	32	2%	1,806
Flagler	34	33%	0	0%	69	67%	0	0%	103	245	93%	0	0%	19	7%	0	0%	264
Franklin	117	100%	0	0%	0	0%	0	0%	117	3	100%	0	0%	0	0%	0	0%	3
Gadsden	591	85%	66	10%	36	5%	0	0%	693	352	98%	6	2%	2	1%	0	0%	360
Gilchrist	58	100%	0	0%	0	0%	0	0%	58	1	100%	0	0%	0	0%	0	0%	1
Glades	26	100%	0	0%	0	0%	0	0%	26	2	100%	0	0%	0	0%	0	0%	2
Gulf	65	63%	38	37%	0	0%	0	0%	103	8	100%	0	0%	0	0%	0	0%	8
Hamilton	100	75%	0	0%	33	25%	0	0%	133	10	71%	0	0%	4	29%	0	0%	14
Hardee	140	64%	48	22%	0	0%	30	14%	218	288	64%	2	0%	0	0%	159	35%	449
Hendry	218	73%	66	22%	0	0%	14	5%	298	54	19%	2	1%	0	0%	231	80%	287

Table A-3. Assisted Units by Target Population

County	Project-Based Rental Assistance									General Affordable Housing Units/Vouchers								
	Family		Elderly		Elderly/Family		Other/Mixed		Total	Family		Elderly		Elderly/Family		Other/Mixed		Total
	#	%	#	%	#	%	#	%		#	%	#	%	#	%	#	%	
Hernando	166	86%	14	7%	0	0%	14	7%	194	1,076	87%	160	13%	0	0%	1	0%	1,237
Highlands	305	45%	239	35%	128	19%	11	2%	683	305	45%	168	25%	23	3%	177	26%	673
Hillsborough	1,338	35%	2,250	59%	0	0%	255	7%	3,843	14,708	86%	1,437	8%	522	3%	396	2%	17,063
Holmes	45	60%	12	16%	18	24%	0	0%	75	5	100%	0	0%	0	0%	0	0%	5
Indian River	211	46%	242	52%	0	0%	8	2%	461	1,840	75%	298	12%	144	6%	168	7%	2,450
Jackson	422	71%	71	12%	62	10%	39	7%	594	151	67%	69	31%	3	1%	1	0%	224
Jefferson	105	66%	21	13%	34	21%	0	0%	160	8	80%	0	0%	2	20%	0	0%	10
Lafayette	36	100%	0	0%	0	0%	0	0%	36	-	-	-	-	-	-	-	-	-
Lake	595	48%	522	42%	91	7%	22	2%	1,230	2,677	84%	446	14%	53	2%	1	0%	3,177
Lee	525	43%	572	46%	0	0%	138	11%	1,235	3,101	71%	1,002	23%	0	0%	247	6%	4,350
Leon	693	51%	577	43%	0	0%	78	6%	1,348	2,502	92%	202	7%	0	0%	29	1%	2,733
Levy	143	56%	78	31%	34	13%	0	0%	255	186	99%	0	0%	2	1%	0	0%	188
Liberty	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Madison	211	87%	32	13%	0	0%	0	0%	243	89	96%	4	4%	0	0%	0	0%	93
Manatee	61	12%	390	77%	19	4%	35	7%	505	3,179	80%	398	10%	202	5%	211	5%	3,990
Marion	746	67%	297	27%	77	7%	0	0%	1,120	1,376	80%	209	12%	2	0%	124	7%	1,711
Martin	208	51%	137	33%	0	0%	64	16%	409	787	97%	3	0%	0	0%	20	2%	810
Miami-Dade	3,277	28%	7,616	65%	550	5%	286	2%	11,729	23,420	83%	1,967	7%	1,381	5%	1,379	5%	28,147
Monroe	251	93%	0	0%	0	0%	19	7%	270	448	79%	28	5%	0	0%	92	16%	568
Nassau	212	56%	92	24%	75	20%	0	0%	379	348	90%	14	4%	24	6%	0	0%	386
Okaloosa	162	41%	209	52%	28	7%	0	0%	399	556	99%	2	0%	4	1%	0	0%	562
Okeechobee	115	77%	0	0%	34	23%	0	0%	149	110	54%	80	39%	0	0%	15	7%	205
Orange	747	32%	1,383	60%	94	4%	99	4%	2,323	26,270	92%	1,811	6%	168	1%	184	1%	28,433
Osceola	183	47%	157	40%	50	13%	0	0%	390	4,944	96%	185	4%	20	0%	0	0%	5,149
Palm Beach	837	45%	1,009	54%	0	0%	16	1%	1,862	7,928	75%	1,174	11%	1,248	12%	222	2%	10,572

Table A-3. Assisted Units by Target Population

County	Project-Based Rental Assistance									General Affordable Housing Units/Vouchers								
	Family		Elderly		Elderly/Family		Other/Mixed		Total	Family		Elderly		Elderly/Family		Other/Mixed		Total
	#	%	#	%	#	%	#	%		#	%	#	%	#	%	#	%	
Pasco	594	59%	326	32%	20	2%	70	7%	1,010	1,376	63%	822	37%	0	0%	3	0%	2,201
Pinellas	466	17%	1,767	65%	106	4%	388	14%	2,727	4,789	66%	1,833	25%	420	6%	160	2%	7,202
Polk	1,252	56%	903	40%	33	1%	62	3%	2,250	2,812	74%	742	20%	0	0%	226	6%	3,780
Putnam	296	50%	147	25%	116	19%	36	6%	595	341	60%	208	37%	15	3%	1	0%	565
Santa Rosa	79	47%	90	53%	0	0%	0	0%	169	398	100%	2	1%	0	0%	0	0%	400
Sarasota	0	0%	341	68%	0	0%	158	32%	499	1,017	65%	400	26%	120	8%	16	1%	1,553
Seminole	108	51%	90	43%	0	0%	12	6%	210	5,631	97%	158	3%	24	0%	1	0%	5,814
St. Johns	129	49%	121	46%	0	0%	15	6%	265	799	69%	147	13%	216	19%	1	0%	1,163
St. Lucie	228	82%	49	18%	0	0%	0	0%	277	1,863	85%	237	11%	0	0%	104	5%	2,204
Sumter	116	49%	0	0%	122	51%	0	0%	238	113	93%	0	0%	8	7%	0	0%	121
Suwannee	117	37%	198	63%	0	0%	0	0%	315	210	93%	17	7%	0	0%	0	0%	227
Taylor	185	85%	0	0%	32	15%	0	0%	217	13	72%	0	0%	5	28%	0	0%	18
Union	77	100%	0	0%	0	0%	0	0%	77	3	100%	0	0%	0	0%	0	0%	3
Volusia	399	28%	933	67%	0	0%	71	5%	1,403	4,637	89%	521	10%	47	1%	19	0%	5,224
Wakulla	0	0%	27	56%	21	44%	0	0%	48	0	0%	3	19%	13	81%	0	0%	16
Walton	157	86%	25	14%	0	0%	0	0%	182	102	99%	1	1%	0	0%	0	0%	103
Washington	55	53%	20	19%	29	28%	0	0%	104	1	20%	0	0%	4	80%	0	0%	5
State Total	27,456	45%	28,658	47%	2,507	4%	2,739	4%	61,360	161,511	85%	17,658	9%	6,335	3%	5,143	3%	190,647

Table A-4. Assisted Developments by Average Household Size⁹

County	Project-Based Rental Assistance			General Affordable Housing Units/Vouchers		
	1-2 person	2.01-3 person	>3 person	1-2 person	2.01-3 person	>3 person
Alachua	55%	36%	9%	18%	73%	9%
Baker	50%	50%	0%	-	-	-
Bay	36%	57%	7%	40%	60%	0%
Bradford	50%	50%	0%	25%	25%	50%
Brevard	70%	30%	0%	19%	69%	13%
Broward	68%	23%	10%	32%	60%	8%
Calhoun	50%	50%	0%	-	-	-
Charlotte	100%	0%	0%	38%	63%	0%
Citrus	100%	0%	0%	57%	29%	14%
Clay	63%	38%	0%	50%	50%	0%
Collier	29%	43%	29%	4%	60%	36%
Columbia	71%	14%	14%	0%	100%	0%
De Soto	75%	25%	0%	17%	67%	17%
Dixie	0%	100%	0%	-	-	-
Duval	58%	34%	8%	32%	59%	10%
Escambia	62%	38%	0%	50%	50%	0%
Flagler	75%	25%	0%	0%	100%	0%
Franklin	0%	100%	0%	-	-	-
Gadsden	29%	50%	21%	25%	25%	50%
Gilchrist	50%	50%	0%	-	-	-
Glades	0%	100%	0%	-	-	-
Gulf	100%	0%	0%	-	-	-
Hamilton	20%	80%	0%	-	-	-
Hardee	40%	20%	40%	0%	100%	0%
Hendry	40%	40%	20%	0%	0%	100%
Hernando	75%	13%	13%	0%	100%	0%
Highlands	67%	22%	11%	33%	17%	50%
Hillsborough	63%	27%	10%	24%	60%	16%
Holmes	75%	25%	0%	-	-	-
Indian River	63%	25%	13%	40%	47%	13%
Jackson	47%	53%	0%	67%	33%	0%
Jefferson	50%	50%	0%	-	-	-
Lafayette	0%	100%	0%	-	-	-

⁹ The percentages in each column refer to the share of the county's *developments* with each average household size; for example, 55 percent of rental assistance developments in Alachua County have a household size of 1-2 persons.

Table A-4. Assisted Developments by Average Household Size⁹

County	Project-Based Rental Assistance			General Affordable Housing Units/Vouchers		
	1-2 person	2.01-3 person	>3 person	1-2 person	2.01-3 person	>3 person
Lake	61%	36%	3%	30%	61%	9%
Lee	73%	23%	5%	38%	48%	14%
Leon	60%	35%	5%	42%	50%	8%
Levy	67%	33%	0%	0%	100%	0%
Liberty	-	-	-	-	-	-
Madison	17%	83%	0%	0%	100%	0%
Manatee	90%	10%	0%	7%	64%	29%
Marion	63%	38%	0%	36%	36%	27%
Martin	56%	22%	22%	0%	100%	0%
Miami-Dade	81%	11%	8%	28%	68%	4%
Monroe	33%	67%	0%	29%	71%	0%
Nassau	85%	15%	0%	0%	100%	0%
Okaloosa	70%	30%	0%	33%	67%	0%
Okeechobee	33%	67%	0%	50%	0%	50%
Orange	71%	23%	6%	13%	75%	12%
Osceola	80%	20%	0%	18%	68%	14%
Palm Beach	78%	13%	9%	32%	55%	13%
Pasco	59%	22%	19%	50%	50%	0%
Pinellas	86%	11%	3%	41%	53%	6%
Polk	53%	34%	13%	22%	67%	11%
Putnam	67%	33%	0%	57%	43%	0%
Santa Rosa	83%	17%	0%	33%	67%	0%
Sarasota	100%	0%	0%	56%	33%	11%
Seminole	50%	50%	0%	9%	83%	9%
St. Johns	63%	25%	13%	0%	83%	17%
St. Lucie	25%	50%	25%	11%	67%	22%
Sumter	67%	33%	0%	0%	100%	0%
Suwannee	86%	14%	0%	0%	100%	0%
Taylor	40%	60%	0%	-	-	-
Union	50%	50%	0%	-	-	-
Volusia	72%	20%	8%	44%	56%	0%
Wakulla	100%	0%	0%	-	-	-
Walton	33%	67%	0%	-	-	-
Washington	75%	25%	0%	-	-	-
State Total	65%	28%	7%	26%	62%	11%

Table A-5. Median Rent for Florida Housing Finance Corporation Units by Number of Bedrooms

County	PBRA/Voucher Units			General Affordable Housing Units		
	0-1 Bedroom	2 Bedroom	3 or More Bedroom	0-1 Bedroom	2 Bedroom	3 or More Bedroom
Alachua	\$253	\$247	\$211	\$658	\$727	\$798
Baker	\$215	\$240	\$157	-	-	-
Bay	\$270	\$282	\$236	\$632	\$726	\$839
Bradford	-	\$119	\$241	-	\$577	\$647
Brevard	\$236	\$242	\$325	\$663	\$726	\$856
Broward	\$203	\$262	\$320	\$800	\$968	\$1,110
Calhoun	-	-	-	-	-	-
Charlotte	\$250	\$274	\$231	\$612	\$670	\$793
Citrus	\$252	\$254	\$258	\$443	\$531	\$722
Clay	\$224	\$201	\$202	\$684	\$829	\$951
Collier	\$205	\$297	\$369	\$721	\$800	\$918
Columbia	\$252	\$236	\$271	\$492	\$599	\$690
De Soto	\$217	\$239	-	\$435	\$531	\$663
Dixie	-	-	-	-	-	-
Duval	\$192	\$186	\$186	\$571	\$722	\$834
Escambia	\$213	\$276	\$217	\$603	\$752	\$874
Flagler	\$245	\$265	\$308	\$651	\$798	\$922
Franklin	\$240	\$241	\$303	-	-	-
Gadsden	\$153	\$63	\$120	\$636	\$685	\$732
Gilchrist	-	-	-	-	-	-
Glades	-	-	-	-	-	-
Gulf	-	-	-	-	-	-
Hamilton	\$195	\$183	\$252	-	-	-
Hardee	\$199	\$206	\$271	\$524	\$629	\$728
Hendry	\$219	\$326	\$294	\$228	\$605	\$665
Hernando	\$226	\$251	\$213	\$656	\$696	\$842
Highlands	\$227	\$303	-	\$519	\$630	\$688
Hillsborough	\$201	\$240	\$300	\$664	\$799	\$914
Holmes	\$213	\$185	-	-	-	-
Indian River	\$240	\$267	\$248	\$582	\$704	\$763
Jackson	\$205	\$187	\$224	\$439	\$580	\$688
Jefferson	\$205	\$220	-	-	\$728	-
Lafayette	-	-	-	-	-	-
Lake	\$227	\$358	\$544	\$652	\$740	\$905
Lee	\$203	\$270	\$344	\$640	\$728	\$849

Table A-5. Median Rent for Florida Housing Finance Corporation Units by Number of Bedrooms

County	PBRA/Voucher Units			General Affordable Housing Units		
	0-1 Bedroom	2 Bedroom	3 or More Bedroom	0-1 Bedroom	2 Bedroom	3 or More Bedroom
Leon	\$151	\$148	\$183	\$615	\$780	\$861
Levy	\$277	\$270	\$297	\$554	\$637	\$736
Liberty	-	-	-	-	-	-
Madison	\$198	\$206	\$289	\$519	\$615	\$699
Manatee	\$230	\$272	\$351	\$661	\$798	\$929
Marion	\$194	\$163	\$218	\$513	\$583	\$759
Martin	\$198	\$289	\$397	\$672	\$807	\$881
Miami-Dade	\$198	\$204	\$265	\$717	\$870	\$1,001
Monroe	\$216	\$327	\$418	\$888	\$1,066	\$1,184
Nassau	\$237	\$297	\$492	\$741	\$889	\$1,026
Okaloosa	\$225	\$335	\$667	\$737	\$853	\$1,022
Okeechobee	\$392	\$384	\$503	\$327	\$577	\$613
Orange	\$204	\$221	\$281	\$688	\$819	\$947
Osceola	\$207	\$262	\$310	\$683	\$819	\$957
Palm Beach	\$209	\$240	\$310	\$775	\$918	\$1,060
Pasco	\$209	\$308	\$323	\$661	\$709	\$786
Pinellas	\$224	\$256	\$319	\$595	\$791	\$927
Polk	\$219	\$198	\$211	\$587	\$705	\$822
Putnam	\$225	\$273	\$222	\$444	\$630	\$728
Saint Johns	\$238	\$202	\$220	\$732	\$848	\$940
Saint Lucie	\$226	\$187	\$312	\$671	\$795	\$905
Santa Rosa	\$151	\$111	\$125	\$642	\$750	\$864
Sarasota	\$211	\$283	\$321	\$655	\$763	\$977
Seminole	\$176	\$192	\$202	\$683	\$819	\$956
Sumter	\$223	\$274	-	\$278	\$447	\$736
Suwannee	\$298	\$272	\$354	\$525	\$621	\$708
Taylor	\$199	-	-	\$482	-	-
Union	-	-	-	-	-	-
Volusia	\$221	\$230	\$218	\$630	\$745	\$861
Wakulla	\$235	\$417	-	\$641	-	-
Walton	\$221	\$248	\$130	-	-	-
Washington	\$221	-	-	\$576	-	-



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