

DEEPER DIVE: HOUSING AFFORDABILITY

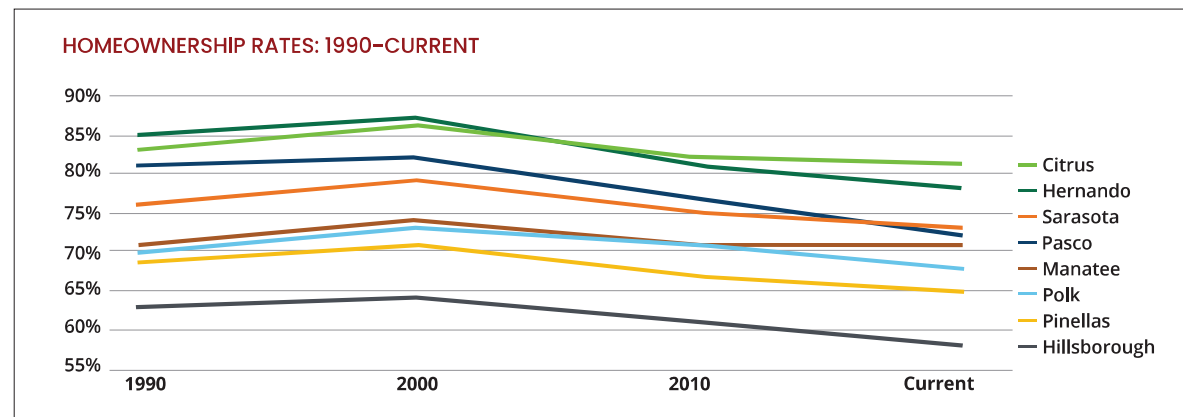
HIGHLIGHTS OF THIS DEEPER DIVE:

- Low-income, cost-burdened households are generally less prevalent in Tampa Bay, compared to the state.
- Despite this, there is an acute undersupply of affordable rental housing across a variety of income levels.
- More than 111,000 new affordable units are needed – a 57% increase compared to current stock – to close the gap of affordable rental housing available to the current population of households earning 60% of the median income.

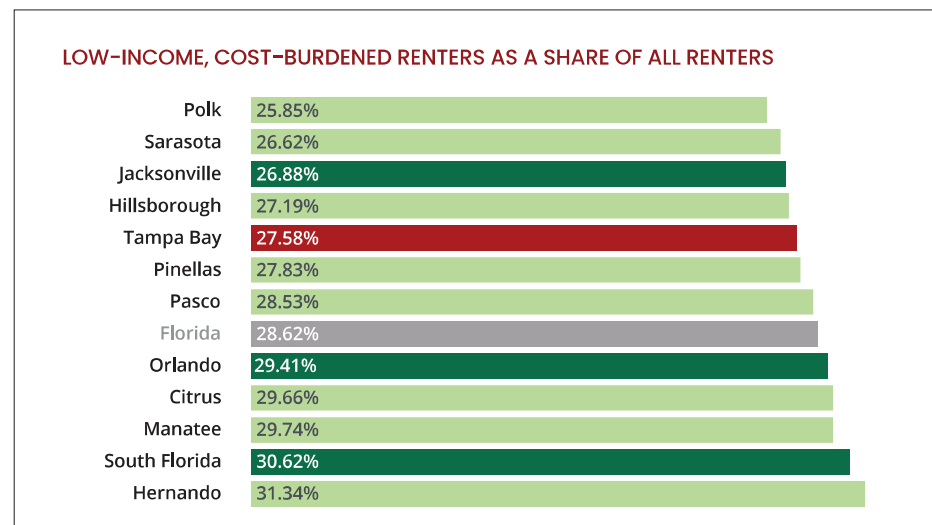
Residential real estate is the basis of several indicators in the *Regional Competitiveness Report*. As a measure of Economic Vitality, we measure the growth rate of home sales prices. As a measure of Civic Quality, we measure aggregate housing affordability – comparing a central measure of households’ housing-related expenses to household income. Indirectly, commute times, crime rates, Florida K-12 Talent indicators and others are affected by or affect housing costs. For many households, and for many reasons, “unaffordable” housing is a choice, a trade off between housing costs and other benefits. Yet for an increasing number of Tampa Bay residents, especially for the growing share of residents who rent, affordable housing is not an option.

The University of Florida’s Shimberg Center for Housing Studies conducts research into housing policy and planning, with a special focus on housing affordability for Florida residents. Its 2019 Rental Market Study (May 2019), provides a special focus on low-income (less than 60% of the local median income), cost-burdened (housing costs exceed 40% of income) households. This deeper dive highlights four key housing affordability issues for Tampa Bay.

1. Homeownership is declining, and renters are increasing. Renting can be an attractive option for many households, but renters lack long-term control over housing costs.



2. Tampa Bay communities generally have a smaller share of low-income, cost-burdened renters, compared to the Orlando and South Florida MSAs and the state average.



3. The supply of affordable rental housing at is not sufficient for the number of renter households across a variety of lower income levels. In the Tampa-St. Petersburg-Clearwater MSA, for example, only 53 affordable housing units are available for every 100 households at or below the 60% area median income.

AFFORDABLE AND AVAILABLE HOUSING UNITS PER 100 RENTERS, BY AREA MEDIAN INCOME LEVEL OF RENTER

Area	Area Median Income Level					
	30%	40%	50%	60%	80%	120%
Homosassa Springs	26	33	39	62	95	106
Lakeland- Winter Haven	21	28	38	54	87	106
North Port- Bradenton-Sarasota	19	26	38	59	88	102
Tampa - St. Petersburg - Clearwater	22	26	34	53	89	105
Tampa Bay	22	26	35	54	89	105
Florida	23	27	35	49	79	102

4. To solve for the deficit of affordable housing at the 60% area median income, the Tampa Bay region requires more than 111,000 affordable units to be made available, an increase of 57% to the current stock of affordable rental units.

