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The Florida Housing Data Clearinghouse provides public access to data about housing needs and supply, subsidized rental housing, and household demographics in Florida communities.

Housing Needs Assessment for Alachua County

September 2024

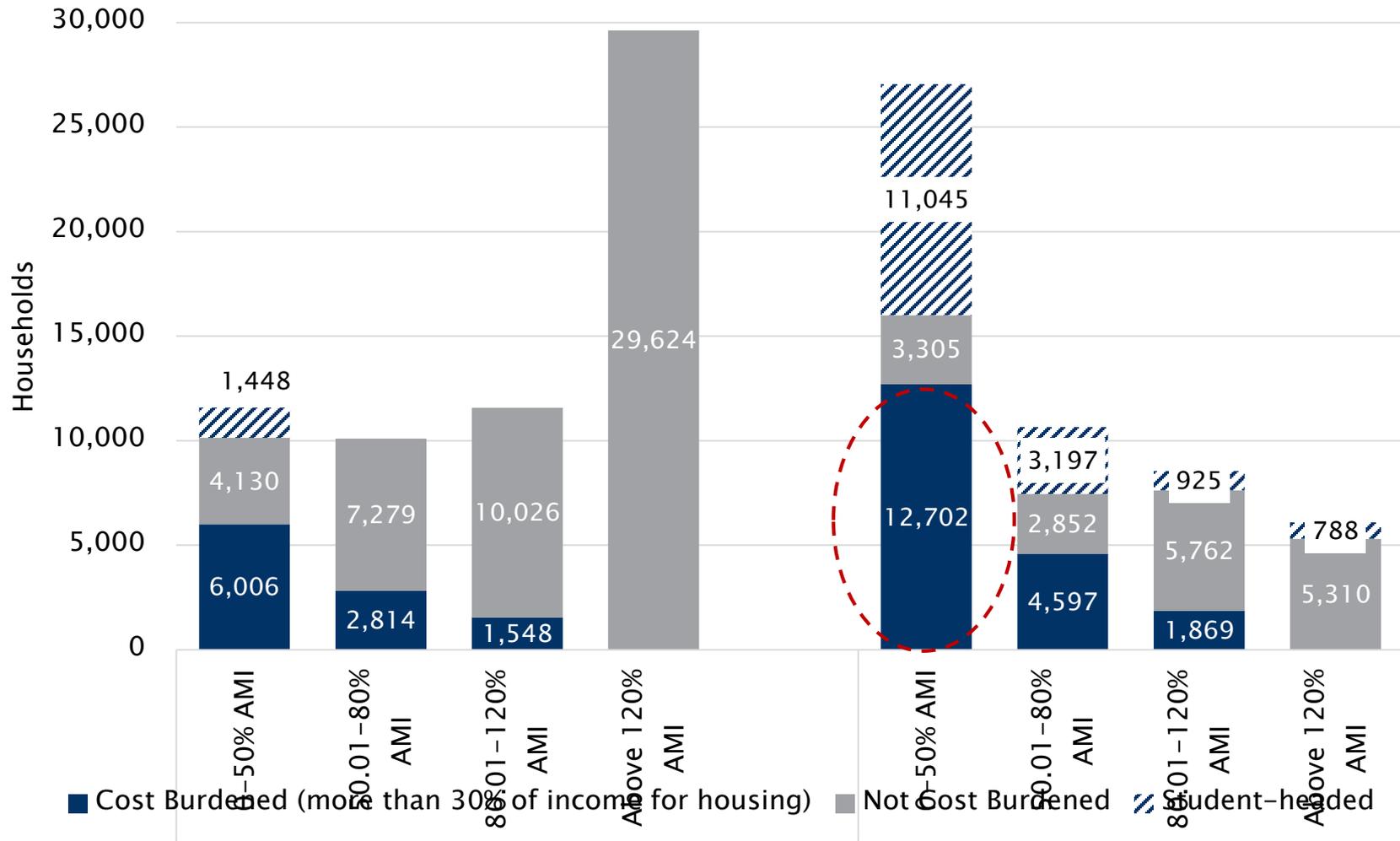
2024 Alachua County Income (% AMI) and Housing Cost Limits

| Income level | Annual income range (1–4 person household) | Hourly wage, 1 full-time job | Hourly wage, 2 full-time jobs | Max. affordable monthly housing cost (1–3 bedroom unit) |
|--------------|--|------------------------------|-------------------------------|---|
| 50% AMI | \$33,350–47,650 | \$16–\$23 | \$12 | \$833–1,239 |
| 80% AMI | \$53,360–76,240 | \$26–\$37 | \$13–18 | \$1,334–1,983 |
| 120% AMI | \$80,040–114,360 | \$38–\$55 | \$19–\$27 | \$2,145–2,974 |

<http://flhousingdata.shimberg.ufl.edu/income-and-rent-limits/>



Cost Burden, v. 1: 2022 American Community Survey Microdata



Households by Tenure, Income (% AMI), and Cost Burden, Alachua County, 2022

Notes: “Student-headed” refers to non-family renter households headed by a full-time student. Counts of cost-burdened households above 120% AMI and student-headed, owner households above 50% AMI are not statistically significant.

Source: Shimberg Center tabulation of U.S. Census Bureau, 2022 American Community Survey

Cost Burden, v. 2: Shimberg Affordable Housing Needs Assessment (AHNA)

Renter Households, Cost Burden by Income, 2022 Estimate (Summary)

| Geography | Household Income | Housing Cost Burden | | |
|----------------|-----------------------|---------------------|----------|---------------|
| | | 30% or less | 30.1-50% | More than 50% |
| Alachua County | 30% AMI or less | 1196 | 1024 | 12409 |
| Alachua County | 30.01-50% AMI | 1716 | 4085 | 3613 |
| Alachua County | 50.01-80% AMI | 5454 | 4680 | 670 |
| Alachua County | 80.01-100% AMI | 3934 | 1251 | 111 |
| Alachua County | Greater than 100% AMI | 9688 | 316 | 149 |

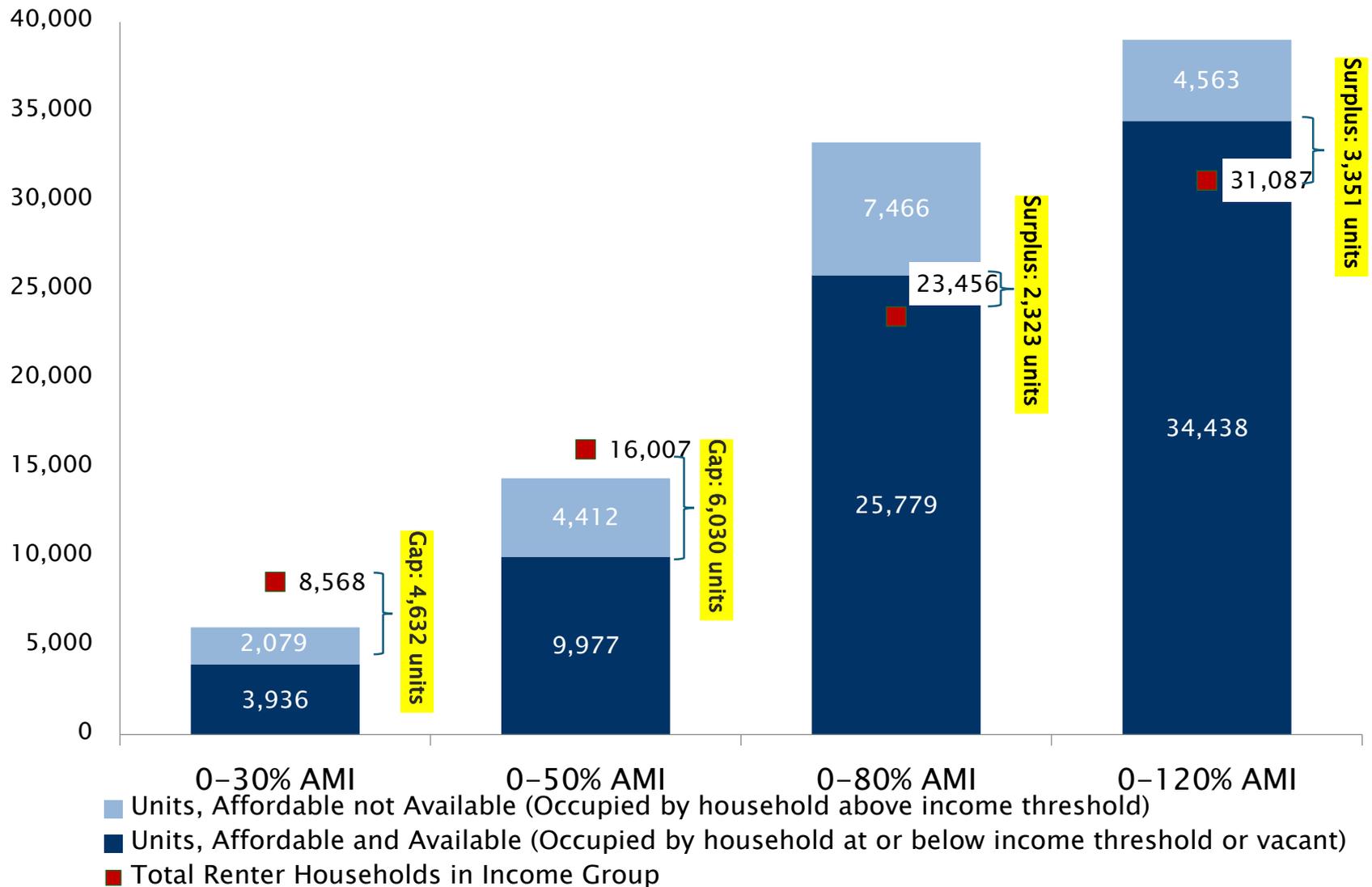
Sources: Estimates and projections by Shimberg Center for Housing Studies, based on U.S. Department of Housing Development, Comprehensive Housing Affordability Strategy (CHAS) dataset and population projections by the Bureau of Economic and Business Research, University of Florida

Owner-Occupied Households, Cost Burden by Income, 2022 Estimate (Summary)

| Geography | Household Income | Housing Cost Burden | | |
|----------------|-----------------------|---------------------|----------|---------------|
| | | 30% or less | 30.1-50% | More than 50% |
| Alachua County | 30% AMI or less | 1260 | 992 | 2322 |
| Alachua County | 30.01-50% AMI | 3329 | 1776 | 1309 |
| Alachua County | 50.01-80% AMI | 6690 | 1692 | 631 |
| Alachua County | 80.01-100% AMI | 5177 | 820 | 113 |
| Alachua County | Greater than 100% AMI | 33828 | 1210 | 159 |

Sources: 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/Available Units



Number of Affordable Units, Affordable/Available Units, and Renter Households by Income, Alachua County, 2022

Source: Shimborg Center tabulation of U.S. Census Bureau, 2022 American Community Survey

Contact & Links

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- Main site: <http://www.shimberg.ufl.edu>
- Data clearinghouse:
<http://flhousing.data.shimberg.ufl.edu>
- Alachua County AHNA:
<http://flhousingdata.shimberg.ufl.edu/affordability/results?nid=100>
- Shimberg Center Annual Report w/affordable/available:
http://shimberg.ufl.edu/publications/Shimberg_annual_report_Dec_2023.pdf
- Alachua County PowerPoint on housing trends:
http://www.shimberg.ufl.edu/publications/Alachua_presentation_062124.pptx