

9. Public and Assisted Housing

Florida’s public and assisted housing stock provides 273,034 units of affordable rental housing—approximately one in ten rental units in the state.

Public housing developments are owned by local housing authorities funded by the U.S. Department of Housing and Urban Development (HUD). Assisted housing developments may be owned by for-profit corporations, non-profit organizations, or public agencies. They receive subsidies such as low-interest development financing or ongoing rental assistance from HUD, U.S. Department of Agriculture’s Rural Development program (RD), Florida Housing Finance Corporation (Florida Housing), and local housing finance authorities (LHFAs). These two types of affordable housing can overlap, as public housing developments may also receive federal and state subsidies for preservation and redevelopment.

Table 9.1. Public and Assisted Housing Supply, Florida, 2016

	Developments	Units
Public Housing	228	34,791
Assisted Housing	2,391	243,409
Total	2,580	273,034

Notes: Unit counts include only rent- and income-restricted units. Public housing development that have received additional subsidies from assisted housing programs are listed in both categories. Therefore, the number of total developments and units is lower than the sum of these values for the two types of housing.

Source: Shimberg Center for Housing Studies, Assisted Housing Inventory

Public and assisted housing developments are subject to rent and income restrictions to ensure that their units are affordable and available to low-income tenants. In all public housing developments and in assisted housing developments with HUD or RD rental assistance, the federal government also provides a rent supplement that typically enables tenants to pay no more than 30 percent of their income for rent.

County Locations of Public and Assisted Housing

The county locations of public and assisted units closely mirror the locations of low-income, cost burdened renter households (see Table 9.2 and Figure 9.1 below). Most of the state’s units and cost burdened households are located in large counties (61 percent of public/assisted units, 60 percent of cost burdened renters). Miami-Dade County has particularly large concentrations of units (19 percent of state total) and cost burdened renters (17 percent). Medium-size counties contain most of the rest of the units (34 percent) and cost burdened renters (36 percent), while just six percent of units and five percent of cost burdened renters are located in small counties.

Table 9.2. Public and Assisted Housing Supply by County, Florida, 2016

	Public Housing		Assisted Housing				Total	
	Developments	Units	Developments	Units	Developments	Units	% of State's Public and Assisted Units	% of State's Low-Income, Cost Burdened Renters
Large Counties:								
Broward	9	887	139	18,453	144	18,894	7%	10%
Duval	18	3,214	129	17,953	145	20,503	8%	5%
Hillsborough	19	3,506	164	20,181	177	22,558	8%	8%
Miami-Dade	47	10,652	362	42,465	401	52,095	19%	17%
Orange	12	1,693	171	27,198	181	28,771	11%	8%
Palm Beach	10	1,231	95	12,094	105	13,325	5%	7%
Pinellas	11	1,363	121	9,937	129	10,848	4%	5%
Large Total	126	22,546	1,181	148,281	1,282	166,994	61%	60%
Medium Counties:								
Alachua	4	903	43	2,877	47	3,780	1%	1%
Bay	3	490	24	2,076	27	2,566	1%	0.9%
Brevard	6	1,131	51	4,477	57	5,608	2%	2%
Charlotte	2	200	18	2,107	19	2,137	1%	0.6%
Citrus	0	0	27	1,032	27	1,032	0.4%	0.5%
Clay	0	0	17	1,188	17	1,188	0.4%	0.6%
Collier	0	0	41	4,910	41	4,910	2%	1%
Escambia	4	603	48	3,875	52	4,478	2%	1%
Flagler	0	0	6	404	6	404	0.1%	0.4%
Hernando	1	124	23	1,625	24	1,749	1%	0.7%
Highlands	1	129	30	1,404	31	1,533	1%	0.3%
Indian River	0	0	26	2,690	26	2,690	1%	0.8%
Lake	1	60	67	4,523	68	4,583	2%	1%
Lee	10	970	58	5,643	64	6,271	2%	3%
Leon	3	537	37	3,633	40	4,170	2%	2%

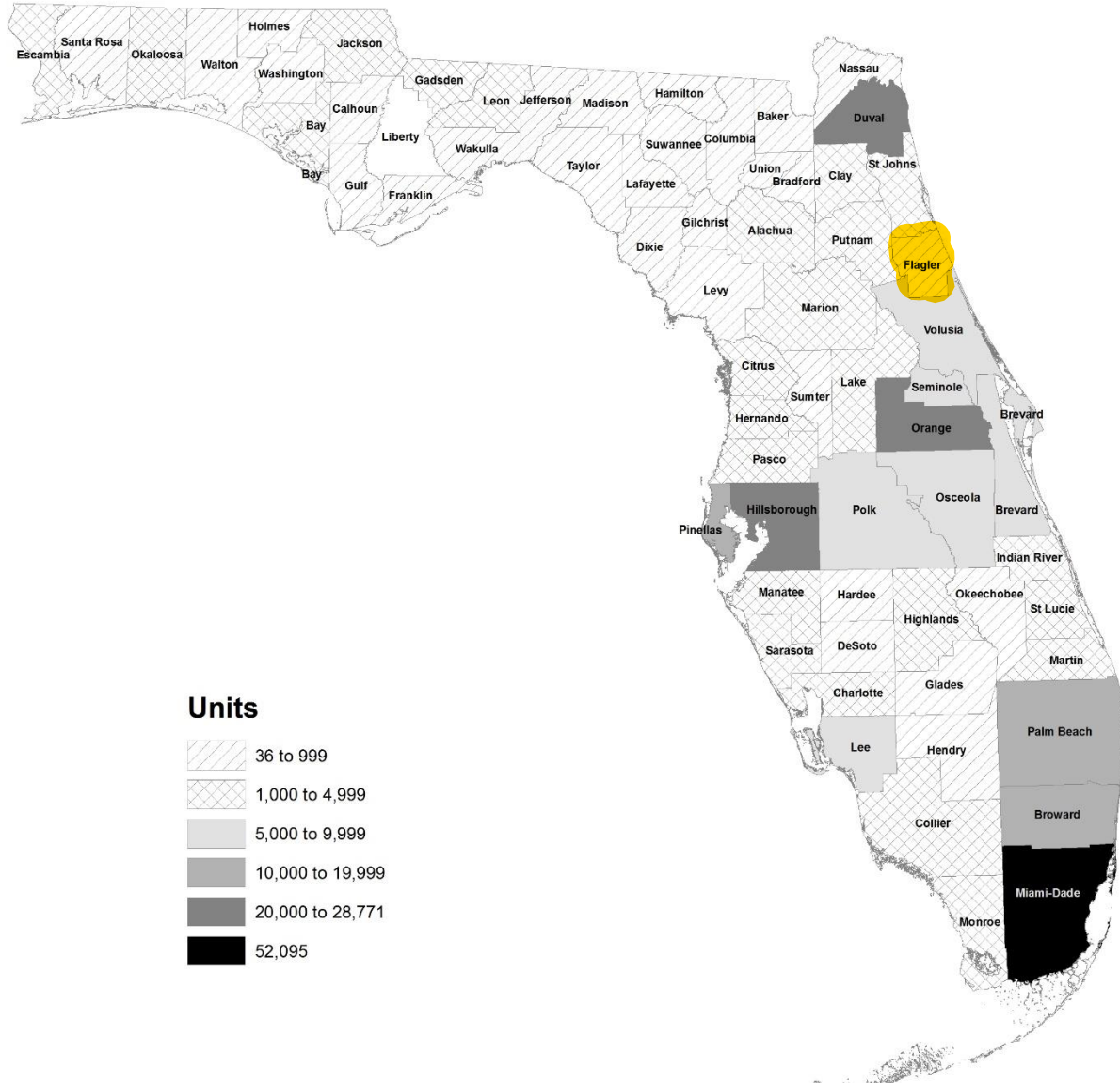
	Public Housing		Assisted Housing		Total			
	Developments	Units	Developments	Units	Developments	Units	% of State's Public and Assisted Units	% of State's Low-Income, Cost Burdened Renters
Manatee	6	477	32	3,535	36	3,735	1%	2%
Marion	1	186	28	2,324	29	2,510	1%	1%
Martin	1	70	14	1,176	15	1,246	0.5%	0.6%
Okaloosa	3	507	13	867	16	1,374	1%	1.0%
Osceola	0	0	43	6,252	43	6,252	2%	2%
Pasco	3	206	51	3,527	54	3,733	1%	2%
Polk	9	829	78	5,854	85	6,559	2%	3%
Santa Rosa	1	38	13	566	14	604	0.2%	0.4%
Sarasota	5	507	24	1,792	27	2,173	1%	2%
Seminole	2	154	36	5,090	38	5,244	2%	2%
St. Johns	0	0	19	1,329	19	1,329	0.5%	0.7%
St. Lucie	3	825	21	2,519	24	3,344	1%	1%
Sumter	0	0	10	359	10	359	0.1%	0.2%
Volusia	8	1,132	65	6,288	70	7,126	3%	2%
Medium Total	77	10,078	963	83,942	1,026	92,687	34%	37%
Small Counties:								
Baker	1	79	2	102	3	181	0.1%	0.1%
Bradford	0	0	8	386	8	386	0.1%	0.1%
Calhoun	0	0	2	88	2	88	0.03%	0.04%
Columbia	0	0	12	687	12	687	0.3%	0.2%
DeSoto	2	130	11	664	13	794	0.3%	0.1%
Dixie	1	26	1	32	2	58	0.02%	0.04%
Franklin	2	104	5	172	7	276	0.1%	0.04%
Gadsden	0	0	17	1,008	17	1,008	0.4%	0.2%
Gilchrist	1	10	2	59	3	69	0.03%	0.03%
Glades	0	0	2	78	2	78	0.03%	0.04%

	Public Housing		Assisted Housing		Total			
	Developments	Units	Developments	Units	Developments	Units	% of State's Public and Assisted Units	% of State's Low-Income, Cost Burdened Renters
Gulf	0	0	4	161	4	161	0.1%	0.05%
Hamilton	1	86	5	147	6	233	0.1%	0.04%
Hardee	0	0	10	622	10	622	0.2%	0.1%
Hendry	0	0	14	645	14	645	0.2%	0.1%
Holmes	1	56	4	80	5	136	0.05%	0.1%
Jackson	3	188	18	818	21	1,006	0.4%	0.2%
Jefferson	0	0	4	170	4	170	0.1%	0.05%
Lafayette	0	0	1	36	1	36	0.01%	0.02%
Levy	1	124	13	420	14	544	0.2%	0.1%
Liberty	0	0	0	0	0	0	0%	0%
Madison	0	0	7	336	7	336	0.1%	0.1%
Monroe	2	588	21	1,002	23	1,590	1%	0.6%
Nassau	1	57	16	765	17	822	0.3%	0.2%
Okeechobee	0	0	5	254	5	254	0.1%	0.1%
Putnam	4	335	28	1,161	32	1,496	1%	0.2%
Suwannee	2	124	11	492	13	616	0.2%	0.2%
Taylor	0	0	6	249	6	249	0.1%	0.1%
Union	1	122	2	80	3	202	0.1%	0%
Wakulla	0	0	2	64	2	64	0.02%	0.1%
Walton	1	50	7	285	8	335	0.1%	0.2%
Washington	1	88	7	123	8	211	0.1%	0.1%
Small Total	25	2,167	247	11,186	272	13,353	5%	3%
State Total	228	34,791	2,391	243,409	2,580	273,034	100%	100%

Notes: Unit counts include only rent- and income-restricted units. Public housing development that have received additional subsidies from assisted housing programs are listed in both categories. Therefore, the number of total developments and units is lower than the sum of these values for the two types of housing.

Source: Shimberg Center for Housing Studies, Assisted Housing Inventory

Figure 9.1. Public and Assisted Housing Units by County, Florida, 2016



Source: Shimberg Center for Housing Studies, Assisted Housing Inventory