



Affordable Housing Data Summary

HUD's FY 2018 and 2019 Fair Market Rents in Pinellas County ¹:

Unit Size / Year	0 bedroom FMR	1 bedroom FMR	2 bedroom FMR	3 bedroom FMR	4 bedroom FMR
2018	\$765	\$842	\$1,045	\$1,373	\$1,656
2019	\$860	\$916	\$1,133	\$1,485	\$1,794

HUD's FY 2018 Income Limits Summary for the Tampa-St. Petersburg-Clearwater Region ²:

Size / Income Category	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
Extremely Low	\$13,400	\$16,460	\$20,780	\$25,100	\$29,420	\$33,740	\$38,060	\$42,200
Very Low (50%)	\$22,400	\$25,600	\$28,880	\$31,950	\$34,550	\$37,100	\$39,650	\$42,200
Low (80%)	\$35,800	\$40,900	\$46,000	\$51,100	\$55,200	\$59,300	\$63,400	\$67,500

Minimum Wage Information³:

Florida Minimum Wage is \$8.25/hour.

Rent affordable with full-time job paying minimum wage: \$429.

Number of jobs/hours per week needed at minimum wage to afford:

0 bedroom FMR	1 bedroom FMR	2 bedroom FMR	3 bedroom FMR	4 bedroom FMR
1.78 (71 hours)	1.98 (79 hours)	2.43 (97 hours)	3.2 (128 hours)	3.85 (154 hours)

Mean Wage Information³:

Estimated MEAN renter wage for Pinellas County is \$17.05/hour.

Rent affordable with full-time job paying mean renter wage: \$886.

Number of jobs/hours per week needed at mean renter wage to afford:

0 bedroom FMR	1 bedroom FMR	2 bedroom FMR	3 bedroom FMR	4 bedroom FMR
0.88 (35 hours)	0.95 (38 hours)	1.18 (47 hours)	1.55 (62 hours)	1.88 (75 hours)

Housing Wage Necessary to Afford a 2 bedroom FMR in Pinellas County³:
\$20.10/hour or \$41,800/year

Affordable & Available Units Per 100 Renter Households in Tampa-St. Petersburg-Clearwater Region⁴:

At or Below ELI	At or Below 50% AMI	At or Below 80% AMI	At or Below 100% AMI
22	36	89	97

Vacancy Rates in the Tampa-St. Petersburg-Clearwater, Florida Housing Market⁵:

“the apartment vacancy rate was 4.9 percent, down from ... 8.0 percent in 2010”

Sources:

¹ HUD. *FY 2019 Fair Market Rent Documentation System*.
https://www.huduser.gov/portal/datasets/fmr/fmrs/FY2019_code/2019summary.odn?cbsasub=METRO45300M45300&year=2019&fmrtype=Final&dallas_sa_override=TRUE

² HUD. *FY 2018 Income Limits Documentation System*.
<https://www.huduser.gov/portal/datasets/il/il2018/2018summary.odn>

³ National Low Income Housing Coalition. *Out of Reach 2018*.
https://nlihc.org/sites/default/files/oor/files/reports/state/OOR_2018_FL.pdf

⁴ National Low Income Housing Coalition. *GAP A Short of Affordable Homes 2018*.
https://nlihc.org/sites/default/files/gap/Gap-Report_2018.pdf

⁵ HUD. *Comprehensive Housing Market Analysis Tampa-St. Petersburg-Clearwater, Florida*.
<https://www.huduser.gov/portal/publications/pdf/TampaFL-comp.pdf>

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October 31, 2018