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PLANPinellas_HOUSING
SUPPLEMENTAL

HOUSING SUPPLEMENTAL [HOU]

The availability of safe, quality housing is an essential component for improving quality of life in Pinellas County. Supporting opportunities for different sizes, types and costs for housing is necessary to ensure that we are equitably meeting the needs of all our residents. It is important that policies encourage housing options that are affordable at a range of household sizes and incomes that meet the needs of the community. In 2015, approximately 39% of the County’s population was 55 years of age or older, and approximately 23% was 65 or older. It is projected that by 2045, those age groups will grow to almost 50% and 35% of the population, respectively¹. As of 2018, 45% of households were non-family households, and 75% of households were one- two-person households².

Availability of housing needs to be coupled with affordability to minimize the number of cost-burdened households in our community (households that spend more than 30% of their income on housing). According to the U.S. Census 2017 5-year estimates, 35% of all County households, and 30% of all County households earning less than \$50,000, are cost-burdened and severely cost-burdened³ (paying more than 50% of income on housing). When you factor in transportation costs those with lower household incomes are impacted to a greater extent, as they have less disposable income to spend on non-housing needs (e.g., food; health care; education; savings for retirement; etc.)

The following summary is a simple example of how some of our essential workers may be impacted by housing costs.

AVERAGE SALARY FOR PINELLAS COUNTY ‘FRONTLINE’ WORKERS:

	Estimated Annual Salaries
	(based on hourly wage ⁴ x 40 hrs/wk) x 52 weeks
• Teacher/Librarian/Trainers	= \$49,300 (23.72 hourly wage)
• Protective Services (inc. firefighters; law enforcement officers; etc.)	= \$38,700 (18.61 hourly wage)
• Retail Associate	= \$23,200 (11.14 hourly wage)
• Food Preparation and Serving	= \$20,700 (9.95 hourly wage)
• Licensed Practical and Licensed Vocational Nurses	= \$47,540 (22.32 hourly wage)
• Nursing Assistants	= \$32,310 (15.53 hourly wage)
• Maids/Housekeeping Cleaners	= \$27,210 (12.98 hourly wage)
	Average Salary ⁵ = \$34,137

AFFORDABLE MONTHLY RENT/MORTGAGE

INCOME LEVEL	1 ADULT	AFFORDABLE MONTHLY RENT ¹	AFFORDABLE MORTGAGE ²
Average “Frontline” Salary	\$34,137	\$929	\$92,925
1. For calculating monthly rent affordability, the standard 30% Rent-to-Income Ratio was applied = (Gross Annual Income / 12) x 30%			
2. For calculating mortgage affordability, the 2.5X Rule was applied = Gross Annual Income x 2.5			

1. Age Pyramids/Population Distribution by Age and Gender (SE Data, Forward Pinellas)
2. Dwelling Units, Household Size, Household Type, Household Income and Cost- Burdened and Severely Cost-Burdened Households (U.S. Census American Community Survey, 2013-2017 Five Year Estimates)
3. *ibid.*
4. <https://www.pinellascountyeconomicdashboard.com/headlight/wageind>
5. Please note that this average is not weighted and does not account for the number of people who make up each of the individual positions. It shows a simple averaging of the estimated annual salaries for the identified occupation categories based on hourly wages.

INCOME LEVEL	2 ADULTS	AFFORDABLE MONTHLY RENT ¹	AFFORDABLE MORTGAGE ²
Average “Frontline” Salary	\$68,274	\$1,858	\$185,850
1. For calculating monthly rent affordability, the standard 30% Rent-to-Income Ratio was applied = (Gross Annual Income / 12) x 30%			
2. For calculating mortgage affordability, the 2.5X Rule was applied = Gross Annual Income x 2.5			

MEAN MONTHLY RENT AND MEDIAN HOME VALUE

MEAN RENT	MEDIAN HOME VALUE
\$1,528 ⁶	\$287,000 ⁷

Frontline workers

- Single adult home
 - o Cannot afford Median Rents or Median Home Values
- Two adult home
 - o Can afford the Median Rents
 - o Cannot afford homeownership at the Median Home Value

At minimum wage levels, a two adult home would earn an annual salary of \$35,610, generally consistent with a single earner of the average frontline worker addressed above and would not be able to afford median rents or the area’s median home values. According to the 2020 HUD Income Limits, the average median household income (100% AMI) was \$69,200⁸. That income is consistent with that of the average annual frontline salaries of a two adult home and would have similar limitations on housing affordability.

The above is just an illustrative example of the general ability for some the County’s frontline workers to afford median rents and mortgages. This summary does not account for other expenses (e.g., children in the home; health care; transportation/commuting costs; insurance; etc.) However, the exercise does provide a simple way to see that affordability is an issue for many who work essential jobs in our community. Often, affordable housing is thought of as housing for very low- , low- and moderate-income households, as defined by the United States Department of Housing and Urban Development (HUD). It is necessary to address quality housing for this population who have limited options, and it is also necessary to address general housing affordability for the county at-large.

The range of housing types, sizes, and costs should be available and affordable for all. One way these options can be addressed is through the provision of ‘missing middle’ housing, or the range of multi-unit or clustered housing types that are compatible in scale with single-family homes.⁹ How and where we site housing must allow for convenient access to schools, jobs, and daily conveniences (e.g. grocery stores; day care; doctors’ offices; etc.) These connections should account for the fact that not everyone has access to a car and may need to look to alternative means of commuting and moving around their neighborhoods.

PLANPinellas encourages quality preservation and development of our housing stock. It attempts to tackle affordability through supporting a range of funding strategies, collaboration across jurisdictions, and development incentives, and recognizes the relationship of housing with land use, transportation, and infrastructure. Ultimately, it emphasizes the importance of the availability of quality housing that is accessible to our all our residents.

6. Zillow Observed Rent Index (ZORI); Tampa, Florida Region, average of Fourth Quarter 2020 mean rental data.
7. Tampa–St. Petersburg –Clearwater Area, Local Market Report, Fourth Quarter 2020, National Association of Realtors.
8. 2020-2024 Five-Year Consolidated Plan, April 22, 2020, Page 39. Represents the Average Median Income (100% AMI) for a family of four persons.(AMI is based on the FY 2020 HUD Income Limits Documentation System.) <https://pinellas.gov/community-development-notices/>
9. <http://missingmiddlehousing.com>

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The following given data is from the Florida Housing Data Clearinghouse and produced by the Shimberg Center for Housing Studies. (Source: <http://flhousingdata.shimberg.ufl.edu/comprehensive-plan-data/results?nid=5200>)

TYPE:

HOUSING UNITS BY TYPE, 2013-2017 5-YEAR ESTIMATES					
Geography	Single Family (1 att./ detach.)	Multi-family (2 or more)	Mobile Home	Other	Total
Pinellas County	269,263	188,933	47,560	712	506,468
<div>Notes: Counts refer to the number of dwelling units in each type of structure. The ACS is based on an annual sample of US households. The margin of error (+/-) is based on a 90% confidence level; that is, there is a 90% probability that the actual value falls within the range provided by subtracting and then adding the margin of error to the estimate. If margin of error is greater than the estimate, result is not statistically significantly different than zero.</div> <div>Sources: U.S. Census Bureau, 2013-2017 American Community Survey 5-Year Estimates</div>					

TENURE:

HOUSEHOLDS BY TENURE, 2013-2017 5-YEAR ESTIMATES			
Geography	Owner	Renter	Total
Pinellas County	265,628	141,243	406,871
<div>Notes: Counts refer to the number of occupied units with each tenure type. The ACS is based on an annual sample of US households. The margin of error (+/-) is based on a 90% confidence level; that is, there is a 90% probability that the actual value falls within the range provided by subtracting and then adding the margin of error to the estimate. If margin of error is greater than the estimate, result is not statistically significantly different than zero.</div> <div>Sources: U.S. Census Bureau, 2013-2017 American Community Survey 5-Year Estimates.</div>			

AGE:

YEAR STRUCTURE BUILT, 2013-2017 5-YEAR ESTIMATES	
Year	Number of Housing Units
2010 or After	6,308
2000-2009	32,731
1990-1999	47,045
1980-1989	100,483
1970-1979	141,203
1960-1969	75,501
1950-1959	70,170
1940-1949	13,593
1939 or Earlier	19,434
Total	506,468
<div>Notes: Counts refer to number of units built in each year range. The ACS is based on an annual sample of US households. The margin of error (+/-) is based on a 90% confidence level; that is, there is a 90% probability that the actual value falls within the range provided by subtracting and then adding the margin of error to the estimate. If margin of error is greater than the estimate, result is not statistically significantly different than zero.</div> <div>Sources: U.S. Census Bureau, 2013-2017 American Community Survey 5-Year Estimates</div>	

RENT:

GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME, 2013-2017 5-YEAR ESTIMATES				
Geography	Less than 30%	30-49.9%	50% or More	Total - Not computed
Pinellas County	60,201	35,510	35,388	10,144
<div>Notes: Counts refer to number of households paying less than 30%, 30-49.9%, and 50% or more of income for gross rent. Gross rent includes contract rent and utilities. The ACS is based on an annual sample of US households. The margin of error (+/-) is based on a 90% confidence level; that is, there is a 90% probability that the actual value falls within the range provided by subtracting and then adding the margin of error to the estimate. If margin of error is greater than the estimate, result is not statistically significantly different than zero.</div> <div>Sources: U.S. Census Bureau, 2013-2017 American Community Survey 5-Year Estimates.</div>				

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VALUE:

OWNER-OCCUPIED UNITS BY VALUE, 2013-2017 5-YEAR ESTIMATES	
Value	Owner Occupied Units
<\$50,000	30,173
\$50,000-\$99,999	43,759
\$100,000-\$149,999	41,773
\$150,000-\$199,999	42,099
\$200,000-\$299,999	49,793
\$300,000-\$499,999	36,587
\$500,000-\$999,999	16,787
\$1,000,000-\$1,499,999	2,529
\$1,500,000-\$1,999,999	778
>\$2,000,000	1,350
Total	265,628
<div>Notes: Counts refer to number of owner-occupied units in each home value category. Values are self-reported. The ACS is based on an annual sample of US households. The margin of error (+/-) is based on a 90% confidence level; that is, there is a 90% probability that the actual value falls within the range provided by subtracting and then adding the margin of error to the estimate. If margin of error is greater than the estimate, result is not statistically significantly different than zero.</div> <div>Sources: U.S. Census Bureau, 2013-2017 American Community Survey 5-Year Estimates.</div>	

MONTHLY COST OF OWNER-OCCUPIED UNITS:

OWNER COSTS 2013-2017 5-YEAR ESTIMATES (WITH A MORTGAGE)	
Geography	Pinellas County
<\$200	28
\$200-\$299	212
\$300-\$399	730
\$400-\$499	1,511
\$500-\$599	2,222
\$600-\$699	4,260
\$700-\$799	6,142
\$800-\$899	8,322
\$900-\$999	9,115
\$1,000-\$1,249	24,883
\$1,250-\$1,499	21,395
\$1,500-\$1,999	30,013
\$2,000-\$2,499	14,632
\$2,500-\$2,999	7,747
\$3,000-\$3,499	4,439
\$3,500-\$3,999	2,367
>\$4,000	4,680
Total	142,698
<div>Notes: Monthly owner costs including mortgage (if any), taxes, insurance, utilities, and association fees. The ACS is based on an annual sample of US households. The margin of error (+/-) is based on a 90% confidence level; that is, there is a 90% probability that the actual value falls within the range provided by subtracting and then adding the margin of error to the estimate. If margin of error is greater than the estimate, result is not statistically significantly different than zero.</div> <div>Sources: U.S. Census Bureau, 2013-2017 American Community Survey 5-Year Estimates.</div>	

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RENT OR COST TO INCOME RATIO:

GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME, 2013-2017 5-YEAR ESTIMATES				
Geography	Less than 30%	30-49.9%	50% or More	Total - Not computed
Pinellas County	60,201	35,510	35,388	10,144
<div>Notes: Counts refer to number of households paying less than 30%, 30-49.9%, and 50% or more of income for gross rent. Gross rent includes contract rent and utilities. The ACS is based on an annual sample of US households. The margin of error (+/-) is based on a 90% confidence level; that is, there is a 90% probability that the actual value falls within the range provided by subtracting and then adding the margin of error to the estimate. If margin of error is greater than the estimate, result is not statistically significantly different than zero.</div> <div>Sources: U.S. Census Bureau, 2013-2017 American Community Survey 5-Year Estimates.</div>				

OWNER COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME, 2013-2017 5-YEAR ESTIMATES				
Geography	With Mortgage, Less than 30%	With Mortgage, More than 30%	Without Mortgage, Less than 30%	Without Mortgage, More than 30%
Pinellas County	91,719	49,677	96,621	23,103
<div>Notes: The ACS is based on an annual sample of US households. The margin of error (+/-) is based on a 90% confidence level; that is, there is a 90% probability that the actual value falls within the range provided by subtracting and then adding the margin of error to the estimate. If margin of error is greater than the estimate, result is not statistically significantly different than zero.</div> <div>Sources: U.S. Census Bureau, 2013-2017 American Community Survey 5-Year Estimates</div>				

NUMBER OF DWELLING UNITS THAT ARE SUBSTANDARD:

SUBSTANDARD HOUSING, 2013-2017 5-YEAR ESTIMATES	
Housing Condition	No. or Percentage of Housing Units
Overcrowded (1.01 or More Persons per Room)	6,885
% of Occupied Units Overcrowded	1.7
No Fuel Used	5,169
% of Occupied Units without Fuel	1.3
Lacking Complete Kitchen Facilities	10,284
% of Occupied Units without Complete Kitchen Facilities	2
Lacking Complete Plumbing Facilities	7,834
% of Occupied Units without Complete Plumbing Facilities	1.5
<div>Sources: U.S. Census Bureau, 2013-2017 American Community Survey 5-Year Estimates.</div>	

METHODOLOGY:

The given data is from the Florida Housing Data Clearinghouse and produced by the Shimberg Center for Housing Studies. The county-level housing estimates and projections are developed by Shimberg Center for Housing Studies, based on 2000 and 2010 U.S. Census data; 2013-2017 5-year American Community Survey estimates; and population projections by the Bureau of Economic and Business Research, University of Florida. The American Community Survey (ACS) data is based on an annual sample of US households. The margin of error (+/-) for ACS data is based on a 90% confidence level.

PROJECTION OF THE ANTICIPATED NUMBER OF HOUSEHOLDS BY SIZE:

This data is not provided by the U.S. Census Bureau, Housing and Urban Development or the Shimberg Center for Housing Studies. A wide range of factors contribute to household size including, but not limited to, income, housing costs, birth rates, immigration, migration, cultural and personal preferences, household and family structure. Due to a lack of available data and the wide range of variables, household size projections are not included as a subset of population projections and housing need data. The variety of housing sizes within a community is largely dictated by market demand. Pinellas County’s Department of Housing and Community Development works with the public and developers to provide quality housing in the community. The updates to the Goals, Objectives, Policies and Strategies in several chapters of PLANPinellas promotes development patterns to support a range of housing units as it relates to size, type and cost in order to meet the needs of the County’s residents and workforce.

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PROJECTION OF THE ANTICIPATED NUMBER OF HOUSEHOLDS BY INCOME RANGE AND AGE OF RESIDENTS DERIVED FROM THE POPULATION PROJECTIONS:

HOUSEHOLDS BY TENURE & INCOME (% AMI), 2010-2040 ESTIMATES AND PROJECTIONS (DETAIL)			
Year	Tenure	Income	Households
2040	Owner	30% AMI or less	23,090
		30.1-50% AMI	30,373
		50.1-80% AMI	50,303
		80.1-120% AMI	59,844
		more than 120% AMI	171,630
	Renter	30% AMI or less	22,550
		30.1-50% AMI	21,629
		50.1-80% AMI	28,275
		80.1-120% AMI	28,530
		more than 120% AMI	44,469
2035	Owner	30% AMI or less	22,835
		30.1-50% AMI	30,054
		50.1-80% AMI	49,742
		80.1-120% AMI	59,360
		more than 120% AMI	169,786
	Renter	30% AMI or less	22,399
		50.1-80% AMI	21,458
		50.1-80% AMI	28,147
		80.1-120% AMI	28,480
		more than 120% AMI	44,348
2030	Owner	30% AMI or less	22,282
		30.1-50% AMI	29,146
		50.1-80% AMI	48,383
		80.1-120% AMI	58,223
		more than 120% AMI	168,274
	Renter	30% AMI or less	22,113
		30.1-50% AMI	21,052
		50.1-80% AMI	27,804
		80.1-120% AMI	28,336
		more than 120% AMI	44,237
Notes: Counts refer to the estimated or projected number of households of each income and tenure type. Sources: Estimates and projections by Shimberg Center for Housing Studies, based on 2000 and 2010 U.S. Census data and population projections by the Bureau of Economic and Business Research, University of Florida.			

PROJECTION OF THE ANTICIPATED NUMBER OF HOUSEHOLDS BY INCOME RANGE AND AGE OF RESIDENTS DERIVED FROM THE POPULATION PROJECTIONS CONTINUED:

HOUSEHOLDS BY TENURE & INCOME (% AMI), 2010-2040 ESTIMATES AND PROJECTIONS (DETAIL) (CONTINUED)			
Year	Tenure	Income	Households
2025	Owner	30% AMI or less	21,271
		30.1-50% AMI	27,380
		50.1-80% AMI	45,911
		80.1-120% AMI	56,107
		more than 120% AMI	167,334
	Renter	30% AMI or less	21,822
		30.1-50% AMI	20,463
		50.1-80% AMI	27,477
		80.1-120% AMI	28,390
		more than 120% AMI	44,760
2020	Owner	30% AMI or less	20,195
		30.1-50% AMI	25,440
		50.1-80% AMI	43,165
		80.1-120% AMI	53,736
		more than 120% AMI	166,251
	Renter	30% AMI or less	21,477
		30.1-50% AMI	19,783
		50.1-80% AMI	27,023
		80.1-120% AMI	28,278
		more than 120% AMI	44,885
2016	Owner	30% AMI or less	19,387
		30.1-50% AMI	24,064
		50.1-80% AMI	41,163
		80.1-120% AMI	51,804
		more than 120% AMI	163,618
	Renter	30% AMI or less	21,184
		30.1-50% AMI	19,292
		50.1-80% AMI	26,652
		80.1-120% AMI	28,063
		more than 120% AMI	44,532
Notes: Counts refer to the estimated or projected number of households of each income and tenure type. Sources: Estimates and projections by Shimberg Center for Housing Studies, based on 2000 and 2010 U.S. Census data and population projections by the Bureau of Economic and Business Research, University of Florida.			

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PROJECTION OF THE ANTICIPATED NUMBER OF HOUSEHOLDS BY INCOME RANGE AND AGE OF RESIDENTS DERIVED FROM THE POPULATION PROJECTIONS CONTINUED:

HOUSEHOLDS BY TENURE & INCOME (% AMI), 2010-2040 ESTIMATES AND PROJECTIONS (DETAIL) (CONTINUED)			
Year	Tenure	Income	Households
2010	Owner	30% AMI or less	17,829
		30.1-50% AMI	21,781
		50.1-80% AMI	37,619
		80.1-120% AMI	47,875
		more than 120% AMI	155,341
	Renter	30% AMI or less	20,264
		30.1-50% AMI	18,213
		50.1-80% AMI	25,636
		80.1-120% AMI	27,207
		more than 120% AMI	43,331
<i>Notes: Counts refer to the estimated or projected number of households of each income and tenure type. Sources: Estimates and projections by Shimberg Center for Housing Studies, based on 2000 and 2010 U.S. Census data and population projections by the Bureau of Economic and Business Research, University of Florida.</i>			

HOUSEHOLD PROJECTIONS BY TENURE, AGE, INCOME (%AMI) AND COST BURDEN, 2000-2040

HOUSEHOLD PROJECTIONS BY TENURE, AGE, INCOME (%AMI) AND COST BURDEN, 2000-2040					
Year	Tenure	Age of Householder	Household Income	Housing Cost Burden	Household Count
2000	Owner	15-24	30% AMI or less	more than 50%	305
2000	Owner	15-24	30.1-50% AMI	30% or less	16
2000	Owner	15-24	30.1-50% AMI	30.1-50%	16
2000	Owner	15-24	30.1-50% AMI	more than 50%	67
2000	Owner	15-24	50.1-80% AMI	30% or less	132
2000	Owner	15-24	50.1-80% AMI	30.1-50%	62
2000	Owner	15-24	50.1-80% AMI	more than 50%	89
2000	Owner	15-24	80.1-120% AMI	30% or less	230
2000	Owner	15-24	80.1-120% AMI	30.1-50%	232
2000	Owner	15-24	80.1-120% AMI	more than 50%	35
2000	Owner	15-24	more than 120% AMI	30% or less	375
2000	Owner	15-24	more than 120% AMI	30.1-50%	53
2000	Owner	15-24	more than 120% AMI	more than 50%	23
2000	Owner	25-44	30% AMI or less	30% or less	63
2000	Owner	25-44	30% AMI or less	30.1-50%	76
2000	Owner	25-44	30% AMI or less	more than 50%	2,175
2000	Owner	25-44	30.1-50% AMI	30% or less	426
2000	Owner	25-44	30.1-50% AMI	30.1-50%	602
2000	Owner	25-44	30.1-50% AMI	more than 50%	1,821
2000	Owner	25-44	50.1-80% AMI	30% or less	1,054
2000	Owner	25-44	50.1-80% AMI	30.1-50%	2,425
2000	Owner	25-44	50.1-80% AMI	more than 50%	3,061
2000	Owner	25-44	80.1-120% AMI	30% or less	5,475
2000	Owner	25-44	80.1-120% AMI	30.1-50%	5,609
2000	Owner	25-44	80.1-120% AMI	more than 50%	1,502
2000	Owner	25-44	more than 120% AMI	30% or less	28,417
2000	Owner	25-44	more than 120% AMI	30.1-50%	7,437
2000	Owner	25-44	more than 120% AMI	more than 50%	1,114
<i>Sources: Estimates and projections by Shimberg Center for Housing Studies, based on 2000 and 2010 U.S. Census data and population projections by the Bureau of Economic and Business Research, University of Florida.</i>					

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HOUSEHOLD PROJECTIONS BY TENURE, AGE, INCOME (%AMI) AND COST BURDEN, 2000-2040 CONTINUED:

HOUSEHOLD PROJECTIONS BY TENURE, AGE, INCOME (%AMI) AND COST BURDEN, 2000-2040 (CONTINUED)					
Year	Tenure	Age of Householder	Household Income	Housing Cost Burden	Household Count
2000	Owner	45-64	30% AMI or less	30% or less	311
2000	Owner	45-64	30% AMI or less	30.1-50%	395
2000	Owner	45-64	30% AMI or less	more than 50%	5,599
2000	Owner	45-64	30.1-50% AMI	30% or less	1,129
2000	Owner	45-64	30.1-50% AMI	30.1-50%	1,506
2000	Owner	45-64	30.1-50% AMI	more than 50%	3,058
2000	Owner	45-64	50.1-80% AMI	30% or less	4,047
2000	Owner	45-64	50.1-80% AMI	30.1-50%	3,527
2000	Owner	45-64	50.1-80% AMI	more than 50%	3,822
2000	Owner	45-64	80.1-120% AMI	30% or less	7,829
2000	Owner	45-64	80.1-120% AMI	30.1-50%	5,335
2000	Owner	45-64	80.1-120% AMI	more than 50%	2,681
2000	Owner	45-64	more than 120% AMI	30% or less	46,999
2000	Owner	45-64	more than 120% AMI	30.1-50%	9,015
2000	Owner	45-64	more than 120% AMI	more than 50%	2,221
2000	Owner	65 or more	30% AMI or less	30% or less	1,257
2000	Owner	65 or more	30% AMI or less	30.1-50%	1,369
2000	Owner	65 or more	30% AMI or less	more than 50%	7,277
2000	Owner	65 or more	30.1-50% AMI	30% or less	5,774
2000	Owner	65 or more	30.1-50% AMI	30.1-50%	6,994
2000	Owner	65 or more	30.1-50% AMI	more than 50%	4,499
2000	Owner	65 or more	50.1-80% AMI	30% or less	15,912
2000	Owner	65 or more	50.1-80% AMI	30.1-50%	4,947
2000	Owner	65 or more	50.1-80% AMI	more than 50%	2,596
2000	Owner	65 or more	80.1-120% AMI	30% or less	18,187
2000	Owner	65 or more	80.1-120% AMI	30.1-50%	3,702
2000	Owner	65 or more	80.1-120% AMI	more than 50%	1,659
2000	Owner	65 or more	more than 120% AMI	30% or less	34,681
Sources: Estimates and projections by Shimberg Center for Housing Studies, based on 2000 and 2010 U.S. Census data and population projections by the Bureau of Economic and Business Research, University of Florida.					

HOUSEHOLD PROJECTIONS BY TENURE, AGE, INCOME (%AMI) AND COST BURDEN, 2000-2040 CONTINUED:

HOUSEHOLD PROJECTIONS BY TENURE, AGE, INCOME (%AMI) AND COST BURDEN, 2000-2040 (CONTINUED)					
Year	Tenure	Age of Householder	Household Income	Housing Cost Burden	Household Count
2000	Owner	65 or more	more than 120% AMI	30.1-50%	3,002
2000	Owner	65 or more	more than 120% AMI	more than 50%	1,047
2000	Renter	15-24	30% AMI or less	30% or less	85
2000	Renter	15-24	30% AMI or less	30.1-50%	57
2000	Renter	15-24	30% AMI or less	more than 50%	1,771
2000	Renter	15-24	30.1-50% AMI	30% or less	214
2000	Renter	15-24	30.1-50% AMI	30.1-50%	494
2000	Renter	15-24	30.1-50% AMI	more than 50%	1,234
2000	Renter	15-24	50.1-80% AMI	30% or less	708
2000	Renter	15-24	50.1-80% AMI	30.1-50%	1,909
2000	Renter	15-24	50.1-80% AMI	more than 50%	179
2000	Renter	15-24	80.1-120% AMI	30% or less	1,509
2000	Renter	15-24	80.1-120% AMI	30.1-50%	432
2000	Renter	25-44	80.1-120% AMI	more than 50%	6
2000	Renter	25-44	more than 120% AMI	30% or less	1,132
2000	Renter	25-44	more than 120% AMI	30.1-50%	95
2000	Renter	25-44	more than 120% AMI	more than 50%	6
2000	Renter	25-44	30% AMI or less	30% or less	604
2000	Renter	25-44	30% AMI or less	30.1-50%	377
2000	Renter	25-44	30% AMI or less	more than 50%	7,623
2000	Renter	25-44	30.1-50% AMI	30% or less	785
2000	Renter	25-44	30.1-50% AMI	30.1-50%	2,332
2000	Renter	25-44	30.1-50% AMI	more than 50%	5,177
2000	Renter	25-44	50.1-80% AMI	30% or less	3,708
2000	Renter	25-44	50.1-80% AMI	30.1-50%	8,753
2000	Renter	25-44	50.1-80% AMI	more than 50%	1,881
2000	Renter	25-44	80.1-120% AMI	30% or less	10,506
2000	Renter	25-44	80.1-120% AMI	30.1-50%	4,346
Sources: Estimates and projections by Shimberg Center for Housing Studies, based on 2000 and 2010 U.S. Census data and population projections by the Bureau of Economic and Business Research, University of Florida.					

HOUSING SUPPLEMENTAL [HOU]

HOUSEHOLD PROJECTIONS BY TENURE, AGE, INCOME (%AMI) AND COST BURDEN, 2000-2040 CONTINUED:

HOUSEHOLD PROJECTIONS BY TENURE, AGE, INCOME (%AMI) AND COST BURDEN, 2000-2040 (CONTINUED)					
Year	Tenure	Age of Householder	Household Income	Housing Cost Burden	Household Count
2000	Renter	25-44	80.1-120% AMI	more than 50%	259
2000	Renter	25-44	more than 120% AMI	30% or less	17,908
2000	Renter	25-44	more than 120% AMI	30.1-50%	764
2000	Renter	25-44	more than 120% AMI	more than 50%	120
2000	Renter	45-64	30% AMI or less	30% or less	538
2000	Renter	45-64	30% AMI or less	30.1-50%	367
2000	Renter	45-64	30% AMI or less	more than 50%	5,581
2000	Renter	45-64	30.1-50% AMI	30% or less	436
2000	Renter	45-64	30.1-50% AMI	30.1-50%	1,471
2000	Renter	45-64	30.1-50% AMI	more than 50%	3,225
2000	Renter	45-64	50.1-80% AMI	30% or less	2,294
2000	Renter	45-64	50.1-80% AMI	30.1-50%	3,991
2000	Renter	45-64	50.1-80% AMI	more than 50%	838
2000	Renter	45-64	80.1-120% AMI	30% or less	5,147
2000	Renter	45-64	80.1-120% AMI	30.1-50%	2,224
2000	Renter	45-64	80.1-120% AMI	more than 50%	127
2000	Renter	45-64	more than 120% AMI	30% or less	9,017
2000	Renter	45-64	more than 120% AMI	30.1-50%	754
2000	Renter	45-64	more than 120% AMI	more than 50%	150
2000	Renter	65 or more	30% AMI or less	30% or less	1,406
2000	Renter	65 or more	30% AMI or less	30.1-50%	527
2000	Renter	65 or more	30% AMI or less	more than 50%	3,669
2000	Renter	65 or more	30.1-50% AMI	30% or less	1,169
2000	Renter	65 or more	30.1-50% AMI	30.1-50%	2,095
2000	Renter	65 or more	30.1-50% AMI	more than 50%	3,623
2000	Renter	65 or more	50.1-80% AMI	30% or less	1,601
2000	Renter	65 or more	50.1-80% AMI	30.1-50%	2,579
Sources: Estimates and projections by Shimberg Center for Housing Studies, based on 2000 and 2010 U.S. Census data and population projections by the Bureau of Economic and Business Research, University of Florida.					

HOUSEHOLD PROJECTIONS BY TENURE, AGE, INCOME (%AMI) AND COST BURDEN, 2000-2040 CONTINUED:

HOUSEHOLD PROJECTIONS BY TENURE, AGE, INCOME (%AMI) AND COST BURDEN, 2000-2040 (CONTINUED)					
Year	Tenure	Age of Householder	Household Income	Housing Cost Burden	Household Count
2000	Renter	65 or more	50.1-80% AMI	more than 50%	1,442
2000	Renter	65 or more	80.1-120% AMI	30% or less	2,192
2000	Renter	65 or more	80.1-120% AMI	30.1-50%	996
2000	Renter	65 or more	80.1-120% AMI	more than 50%	582
2000	Renter	65 or more	more than 120% AMI	30% or less	3,261
2000	Renter	65 or more	more than 120% AMI	30.1-50%	781
2000	Renter	65 or more	more than 120% AMI	more than 50%	331
2010	Owner	15-24	30% AMI or less	more than 50%	316
2010	Owner	15-24	30.1-50% AMI	30% or less	4
2010	Owner	15-24	30.1-50% AMI	more than 50%	97
2010	Owner	15-24	50.1-80% AMI	30% or less	124
2010	Owner	15-24	50.1-80% AMI	30.1-50%	60
2010	Owner	15-24	50.1-80% AMI	more than 50%	26
2010	Owner	15-24	80.1-120% AMI	30% or less	463
2010	Owner	15-24	80.1-120% AMI	30.1-50%	179
2010	Owner	15-24	80.1-120% AMI	more than 50%	16
2010	Owner	15-24	more than 120% AMI	30% or less	522
2010	Owner	15-24	more than 120% AMI	30.1-50%	11
2010	Owner	15-24	more than 120% AMI	more than 50%	10
2010	Owner	25-44	30% AMI or less	30% or less	78
2010	Owner	25-44	30% AMI or less	30.1-50%	78
2010	Owner	25-44	30% AMI or less	more than 50%	1,630
2010	Owner	25-44	30.1-50% AMI	30% or less	303
2010	Owner	25-44	30.1-50% AMI	30.1-50%	330
2010	Owner	25-44	30.1-50% AMI	more than 50%	1,077
2010	Owner	25-44	50.1-80% AMI	30% or less	1,193
2010	Owner	25-44	50.1-80% AMI	30.1-50%	1,436
Sources: Estimates and projections by Shimberg Center for Housing Studies, based on 2000 and 2010 U.S. Census data and population projections by the Bureau of Economic and Business Research, University of Florida.					

HOUSING SUPPLEMENTAL [HOU]

HOUSEHOLD PROJECTIONS BY TENURE, AGE, INCOME (%AMI) AND COST BURDEN, 2000-2040 CONTINUED:

HOUSEHOLD PROJECTIONS BY TENURE, AGE, INCOME (%AMI) AND COST BURDEN, 2000-2040 (CONTINUED)					
Year	Tenure	Age of Householder	Household Income	Housing Cost Burden	Household Count
2010	Owner	25-44	50.1-80% AMI	more than 50%	1,746
2010	Owner	25-44	80.1-120% AMI	30% or less	3,829
2010	Owner	25-44	80.1-120% AMI	30.1-50%	3,418
2010	Owner	25-44	80.1-120% AMI	more than 50%	932
2010	Owner	25-44	more than 120% AMI	30% or less	29,476
2010	Owner	25-44	more than 120% AMI	30.1-50%	4,905
2010	Owner	25-44	more than 120% AMI	more than 50%	473
2010	Owner	45-64	30% AMI or less	more than 50%	555
2010	Owner	45-64	30% AMI or less	30% or less	380
2010	Owner	45-64	30.1-50% AMI	more than 50%	5,594
2010	Owner	45-64	50.1-80% AMI	30% or less	1,532
2010	Owner	45-64	50.1-80% AMI	30.1-50%	1,458
2010	Owner	45-64	50.1-80% AMI	more than 50%	3,051
2010	Owner	45-64	80.1-120% AMI	30% or less	4,645
2010	Owner	45-64	80.1-120% AMI	30.1-50%	3,386
2010	Owner	45-64	80.1-120% AMI	more than 50%	2,842
2010	Owner	45-64	more than 120% AMI	30% or less	67,815
2010	Owner	45-64	more than 120% AMI	30.1-50%	9,591
2010	Owner	45-64	more than 120% AMI	more than 50%	2,240
2010	Owner	65 or more	30% AMI or less	30% or less	887
2010	Owner	65 or more	30% AMI or less	30.1-50%	1,035
2010	Owner	65 or more	30% AMI or less	more than 50%	7,276
2010	Owner	65 or more	30.1-50% AMI	30% or less	3,796
2010	Owner	65 or more	30.1-50% AMI	30.1-50%	5,774
2010	Owner	65 or more	30.1-50% AMI	more than 50%	4,359
2010	Owner	65 or more	50.1-80% AMI	30% or less	11,738
2010	Owner	65 or more	50.1-80% AMI	30.1-50%	6,098
Sources: Estimates and projections by Shimberg Center for Housing Studies, based on 2000 and 2010 U.S. Census data and population projections by the Bureau of Economic and Business Research, University of Florida.					

HOUSEHOLD PROJECTIONS BY TENURE, AGE, INCOME (%AMI) AND COST BURDEN, 2000-2040 CONTINUED:

HOUSEHOLD PROJECTIONS BY TENURE, AGE, INCOME (%AMI) AND COST BURDEN, 2000-2040 (CONTINUED)					
Year	Tenure	Age of Householder	Household Income	Housing Cost Burden	Household Count
2010	Owner	65 or more	50.1-80% AMI	more than 50%	3,064
2010	Owner	65 or more	80.1-120% AMI	30% or less	15,452
2010	Owner	65 or more	80.1-120% AMI	30.1-50%	4,089
2010	Owner	65 or more	80.1-120% AMI	more than 50%	1,787
2010	Owner	65 or more	more than 120% AMI	30% or less	34,219
2010	Owner	65 or more	more than 120% AMI	30.1-50%	4,802
2010	Owner	65 or more	more than 120% AMI	more than 50%	1,277
2010	Renter	15-24	30% AMI or less	30% or less	109
2010	Renter	15-24	30% AMI or less	30.1-50%	57
2010	Renter	15-24	30% AMI or less	more than 50%	2,140
2010	Renter	15-24	30.1-50% AMI	30% or less	144
2010	Renter	15-24	30.1-50% AMI	30.1-50%	379
2010	Renter	15-24	30.1-50% AMI	more than 50%	1,038
2010	Renter	15-24	50.1-80% AMI	30% or less	620
2010	Renter	15-24	50.1-80% AMI	30.1-50%	1,995
2010	Renter	15-24	50.1-80% AMI	more than 50%	319
2010	Renter	15-24	80.1-120% AMI	30% or less	1,909
2010	Renter	15-24	80.1-120% AMI	30.1-50%	626
2010	Renter	15-24	80.1-120% AMI	more than 50%	5
2010	Renter	25-44	more than 120% AMI	30% or less	1,470
2010	Renter	25-44	more than 120% AMI	30.1-50%	75
2010	Renter	25-44	more than 120% AMI	more than 50%	4
2010	Renter	25-44	30% AMI or less	30% or less	397
2010	Renter	25-44	30% AMI or less	30.1-50%	291
2010	Renter	25-44	30% AMI or less	more than 50%	5,835
2010	Renter	25-44	30.1-50% AMI	30% or less	384
2010	Renter	25-44	30.1-50% AMI	30.1-50%	1,105
Sources: Estimates and projections by Shimberg Center for Housing Studies, based on 2000 and 2010 U.S. Census data and population projections by the Bureau of Economic and Business Research, University of Florida.					

HOUSEHOLD PROJECTIONS BY TENURE, AGE, INCOME (%AMI) AND COST BURDEN, 2000-2040 CONTINUED:

HOUSEHOLD PROJECTIONS BY TENURE, AGE, INCOME (%AMI) AND COST BURDEN, 2000-2040 (CONTINUED)					
Year	Tenure	Age of Householder	Household Income	Housing Cost Burden	Household Count
2010	Renter	25-44	30.1-50% AMI	more than 50%	3,422
2010	Renter	25-44	50.1-80% AMI	30% or less	2,462
2010	Renter	25-44	50.1-80% AMI	30.1-50%	5,704
2010	Renter	25-44	50.1-80% AMI	more than 50%	1,462
2010	Renter	25-44	80.1-120% AMI	30% or less	8,283
2010	Renter	25-44	80.1-120% AMI	30.1-50%	3,222
2010	Renter	25-44	80.1-120% AMI	more than 50%	384
2010	Renter	25-44	more than 120% AMI	30% or less	20,169
2010	Renter	25-44	more than 120% AMI	30.1-50%	1,011
2010	Renter	25-44	more than 120% AMI	more than 50%	90
2010	Renter	45-64	30% AMI or less	30% or less	579
2010	Renter	45-64	30% AMI or less	30.1-50%	311
2010	Renter	45-64	30% AMI or less	more than 50%	5,885
2010	Renter	45-64	30.1-50% AMI	30% or less	450
2010	Renter	45-64	30.1-50% AMI	30.1-50%	1,036
2010	Renter	45-64	30.1-50% AMI	more than 50%	4,034
2010	Renter	45-64	50.1-80% AMI	30% or less	1,945
2010	Renter	45-64	50.1-80% AMI	30.1-50%	4,226
2010	Renter	45-64	50.1-80% AMI	more than 50%	1,448
2010	Renter	45-64	80.1-120% AMI	30% or less	6,108
2010	Renter	45-64	80.1-120% AMI	30.1-50%	2,611
2010	Renter	45-64	80.1-120% AMI	more than 50%	244
2010	Renter	45-64	more than 120% AMI	30% or less	14,950
2010	Renter	45-64	more than 120% AMI	30.1-50%	1,140
2010	Renter	45-64	more than 120% AMI	more than 50%	203
2010	Renter	65 or more	30% AMI or less	30% or less	679
2010	Renter	65 or more	30% AMI or less	30.1-50%	416
Sources: Estimates and projections by Shimberg Center for Housing Studies, based on 2000 and 2010 U.S. Census data and population projections by the Bureau of Economic and Business Research, University of Florida.					

HOUSEHOLD PROJECTIONS BY TENURE, AGE, INCOME (%AMI) AND COST BURDEN, 2000-2040 CONTINUED:

HOUSEHOLD PROJECTIONS BY TENURE, AGE, INCOME (%AMI) AND COST BURDEN, 2000-2040 (CONTINUED)					
Year	Tenure	Age of Householder	Household Income	Housing Cost Burden	Household Count
2010	Renter	65 or more	30% AMI or less	more than 50%	3,565
2010	Renter	65 or more	30.1-50% AMI	30% or less	700
2010	Renter	65 or more	30.1-50% AMI	30.1-50%	1,887
2010	Renter	65 or more	30.1-50% AMI	more than 50%	3,634
2010	Renter	65 or more	50.1-80% AMI	30% or less	851
2010	Renter	65 or more	50.1-80% AMI	30.1-50%	2,743
2010	Renter	65 or more	50.1-80% AMI	more than 50%	1,861
2010	Renter	65 or more	80.1-120% AMI	30% or less	2,018
2010	Renter	65 or more	80.1-120% AMI	30.1-50%	1,359
2010	Renter	65 or more	80.1-120% AMI	more than 50%	458
2010	Renter	65 or more	more than 120% AMI	30% or less	3,135
2010	Renter	65 or more	more than 120% AMI	30.1-50%	746
2010	Renter	65 or more	more than 120% AMI	more than 50%	338
2016	Owner	15-24	30% AMI or less	more than 50%	315
2016	Owner	15-24	30.1-50% AMI	30% or less	4
2016	Owner	15-24	30.1-50% AMI	more than 50%	96
2016	Owner	15-24	50.1-80% AMI	30% or less	123
2016	Owner	15-24	50.1-80% AMI	30.1-50%	59
2016	Owner	15-24	50.1-80% AMI	more than 50%	26
2016	Owner	15-24	80.1-120% AMI	30% or less	463
2016	Owner	15-24	80.1-120% AMI	30.1-50%	177
2016	Owner	15-24	80.1-120% AMI	more than 50%	16
2016	Owner	15-24	more than 120% AMI	30% or less	521
2016	Owner	15-24	more than 120% AMI	30.1-50%	11
2016	Owner	15-24	more than 120% AMI	more than 50%	10
2016	Owner	25-44	30% AMI or less	30% or less	77
2016	Owner	25-44	30% AMI or less	30.1-50%	77
Sources: Estimates and projections by Shimberg Center for Housing Studies, based on 2000 and 2010 U.S. Census data and population projections by the Bureau of Economic and Business Research, University of Florida.					

HOUSEHOLD PROJECTIONS BY TENURE, AGE, INCOME (%AMI) AND COST BURDEN, 2000-2040 CONTINUED:

HOUSEHOLD PROJECTIONS BY TENURE, AGE, INCOME (%AMI) AND COST BURDEN, 2000-2040 (CONTINUED)					
Year	Tenure	Age of Householder	Household Income	Housing Cost Burden	Household Count
2016	Owner	25-44	30% AMI or less	more than 50%	1,614
2016	Owner	25-44	30.1-50% AMI	30% or less	303
2016	Owner	25-44	30.1-50% AMI	30.1-50%	325
2016	Owner	25-44	30.1-50% AMI	more than 50%	1,067
2016	Owner	25-44	50.1-80% AMI	30% or less	1,191
2016	Owner	25-44	50.1-80% AMI	30.1-50%	1,424
2016	Owner	25-44	50.1-80% AMI	more than 50%	1,731
2016	Owner	25-44	80.1-120% AMI	30% or less	3,829
2016	Owner	25-44	80.1-120% AMI	30.1-50%	3,401
2016	Owner	25-44	80.1-120% AMI	more than 50%	922
2016	Owner	25-44	more than 120% AMI	30% or less	29,471
2016	Owner	25-44	more than 120% AMI	30.1-50%	4,880
2016	Owner	25-44	more than 120% AMI	more than 50%	468
2016	Owner	45-64	30% AMI or less	30% or less	566
2016	Owner	45-64	30% AMI or less	30.1-50%	383
2016	Owner	45-64	30% AMI or less	more than 50%	5,654
2016	Owner	45-64	30.1-50% AMI	30% or less	1,565
2016	Owner	45-64	30.1-50% AMI	30.1-50%	1,472
2016	Owner	45-64	30.1-50% AMI	more than 50%	3,066
2016	Owner	45-64	50.1-80% AMI	30% or less	4,738
2016	Owner	45-64	50.1-80% AMI	30.1-50%	3,419
2016	Owner	45-64	50.1-80% AMI	more than 50%	4,142
2016	Owner	45-64	80.1-120% AMI	30% or less	9,812
2016	Owner	45-64	80.1-120% AMI	30.1-50%	5,274
2016	Owner	45-64	80.1-120% AMI	more than 50%	2,861
2016	Owner	45-64	more than 120% AMI	30% or less	68,949
2016	Owner	45-64	more than 120% AMI	30.1-50%	9,706
Sources: Estimates and projections by Shimberg Center for Housing Studies, based on 2000 and 2010 U.S. Census data and population projections by the Bureau of Economic and Business Research, University of Florida.					

HOUSEHOLD PROJECTIONS BY TENURE, AGE, INCOME (%AMI) AND COST BURDEN, 2000-2040 CONTINUED:

HOUSEHOLD PROJECTIONS BY TENURE, AGE, INCOME (%AMI) AND COST BURDEN, 2000-2040 (CONTINUED)					
Year	Tenure	Age of Householder	Household Income	Housing Cost Burden	Household Count
2016	Owner	45-64	more than 120% AMI	more than 50%	2,247
2016	Owner	65 or more	30% AMI or less	30% or less	1,040
2016	Owner	65 or more	30% AMI or less	30.1-50%	1,197
2016	Owner	65 or more	30% AMI or less	more than 50%	8,464
2016	Owner	65 or more	30.1-50% AMI	30% or less	4,432
2016	Owner	65 or more	30.1-50% AMI	30.1-50%	6,668
2016	Owner	65 or more	30.1-50% AMI	more than 50%	5,066
2016	Owner	65 or more	50.1-80% AMI	30% or less	13,661
2016	Owner	65 or more	50.1-80% AMI	30.1-50%	7,068
2016	Owner	65 or more	50.1-80% AMI	more than 50%	3,581
2016	Owner	65 or more	80.1-120% AMI	30% or less	18,143
2016	Owner	65 or more	80.1-120% AMI	30.1-50%	4,809
2016	Owner	65 or more	80.1-120% AMI	more than 50%	2,097
2016	Owner	65 or more	more than 120% AMI	30% or less	40,264
2016	Owner	65 or more	more than 120% AMI	30.1-50%	5,594
2016	Owner	65 or more	more than 120% AMI	more than 50%	1,497
2016	Renter	15-24	30% AMI or less	30% or less	110
2016	Renter	15-24	30% AMI or less	30.1-50%	56
2016	Renter	15-24	30% AMI or less	more than 50%	2,160
2016	Renter	15-24	30.1-50% AMI	30% or less	140
2016	Renter	15-24	30.1-50% AMI	30.1-50%	384
2016	Renter	15-24	30.1-50% AMI	more than 50%	1,047
2016	Renter	15-24	50.1-80% AMI	30% or less	618
2016	Renter	15-24	50.1-80% AMI	30.1-50%	2,012
2016	Renter	15-24	50.1-80% AMI	more than 50%	316
2016	Renter	15-24	80.1-120% AMI	30% or less	1,917
2016	Renter	15-24	80.1-120% AMI	30.1-50%	637
Sources: Estimates and projections by Shimberg Center for Housing Studies, based on 2000 and 2010 U.S. Census data and population projections by the Bureau of Economic and Business Research, University of Florida.					

HOUSEHOLD PROJECTIONS BY TENURE, AGE, INCOME (%AMI) AND COST BURDEN, 2000-2040 CONTINUED:

HOUSEHOLD PROJECTIONS BY TENURE, AGE, INCOME (%AMI) AND COST BURDEN, 2000-2040 (CONTINUED)					
Year	Tenure	Age of Householder	Household Income	Housing Cost Burden	Household Count
2016	Renter	15-24	80.1-120% AMI	more than 50%	5
2016	Renter	15-24	more than 120% AMI	30% or less	1,485
2016	Renter	15-24	more than 120% AMI	30.1-50%	77
2016	Renter	15-24	more than 120% AMI	more than 50%	4
2016	Renter	25-44	30% AMI or less	30% or less	400
2016	Renter	25-44	30% AMI or less	30.1-50%	290
2016	Renter	25-44	30% AMI or less	more than 50%	5,848
2016	Renter	25-44	30.1-50% AMI	30% or less	383
2016	Renter	25-44	30.1-50% AMI	30.1-50%	1,111
2016	Renter	25-44	30.1-50% AMI	more than 50%	3,415
2016	Renter	25-44	50.1-80% AMI	30% or less	2,479
2016	Renter	25-44	50.1-80% AMI	30.1-50%	5,706
2016	Renter	25-44	50.1-80% AMI	more than 50%	1,459
2016	Renter	25-44	80.1-120% AMI	30% or less	8,324
2016	Renter	25-44	80.1-120% AMI	30.1-50%	3,219
2016	Renter	25-44	80.1-120% AMI	more than 50%	377
2016	Renter	25-44	more than 120% AMI	30% or less	20,299
2016	Renter	25-44	more than 120% AMI	30.1-50%	1,006
2016	Renter	25-44	more than 120% AMI	more than 50%	89
2016	Renter	45-64	30% AMI or less	30% or less	593
2016	Renter	45-64	30% AMI or less	30.1-50%	314
2016	Renter	45-64	30% AMI or less	more than 50%	5,986
2016	Renter	45-64	30.1-50% AMI	30% or less	458
2016	Renter	45-64	30.1-50% AMI	30.1-50%	1,055
2016	Renter	45-64	30.1-50% AMI	more than 50%	4,085
2016	Renter	45-64	50.1-80% AMI	30% or less	1,991
2016	Renter	45-64	50.1-80% AMI	30.1-50%	4,285
Sources: Estimates and projections by Shimberg Center for Housing Studies, based on 2000 and 2010 U.S. Census data and population projections by the Bureau of Economic and Business Research, University of Florida.					

HOUSEHOLD PROJECTIONS BY TENURE, AGE, INCOME (%AMI) AND COST BURDEN, 2000-2040 CONTINUED:

HOUSEHOLD PROJECTIONS BY TENURE, AGE, INCOME (%AMI) AND COST BURDEN, 2000-2040 (CONTINUED)					
Year	Tenure	Age of Householder	Household Income	Housing Cost Burden	Household Count
2016	Renter	45-64	50.1-80% AMI	more than 50%	1,467
2016	Renter	45-64	80.1-120% AMI	30% or less	6,239
2016	Renter	45-64	80.1-120% AMI	30.1-50%	2,639
2016	Renter	45-64	80.1-120% AMI	more than 50%	224
2016	Renter	45-64	more than 120% AMI	30% or less	15,319
2016	Renter	45-64	more than 120% AMI	30.1-50%	1,155
2016	Renter	45-64	more than 120% AMI	more than 50%	207
2016	Renter	65 or more	30% AMI or less	30% or less	784
2016	Renter	65 or more	30% AMI or less	30.1-50%	489
2016	Renter	65 or more	30% AMI or less	more than 50%	4,154
2016	Renter	65 or more	30.1-50% AMI	30% or less	817
2016	Renter	65 or more	30.1-50% AMI	30.1-50%	2,166
2016	Renter	65 or more	30.1-50% AMI	more than 50%	4,231
2016	Renter	65 or more	50.1-80% AMI	30% or less	980
2016	Renter	65 or more	50.1-80% AMI	30.1-50%	3,194
2016	Renter	65 or more	50.1-80% AMI	more than 50%	2,146
2016	Renter	65 or more	80.1-120% AMI	30% or less	2,368
2016	Renter	65 or more	80.1-120% AMI	30.1-50%	1,584
2016	Renter	65 or more	80.1-120% AMI	more than 50%	530
2016	Renter	65 or more	more than 120% AMI	30% or less	3,659
2016	Renter	65 or more	more than 120% AMI	30.1-50%	862
2016	Renter	65 or more	more than 120% AMI	more than 50%	370
2020	Owner	15-24	30% AMI or less	more than 50%	296
2020	Owner	15-24	30.1-50% AMI	30% or less	4
2020	Owner	15-24	30.1-50% AMI	more than 50%	90
2020	Owner	15-24	50.1-80% AMI	30% or less	117
2020	Owner	15-24	50.1-80% AMI	30.1-50%	56
Sources: Estimates and projections by Shimberg Center for Housing Studies, based on 2000 and 2010 U.S. Census data and population projections by the Bureau of Economic and Business Research, University of Florida.					

HOUSEHOLD PROJECTIONS BY TENURE, AGE, INCOME (%AMI) AND COST BURDEN, 2000-2040 CONTINUED:

HOUSEHOLD PROJECTIONS BY TENURE, AGE, INCOME (%AMI) AND COST BURDEN, 2000-2040 (CONTINUED)					
Year	Tenure	Age of Householder	Household Income	Housing Cost Burden	Household Count
2020	Owner	15-24	50.1-80% AMI	more than 50%	24
2020	Owner	15-24	80.1-120% AMI	30% or less	438
2020	Owner	15-24	80.1-120% AMI	30.1-50%	165
2020	Owner	15-24	80.1-120% AMI	more than 50%	15
2020	Owner	15-24	more than 120% AMI	30% or less	493
2020	Owner	15-24	more than 120% AMI	30.1-50%	10
2020	Owner	15-24	more than 120% AMI	more than 50%	10
2020	Owner	25-44	30% AMI or less	30% or less	79
2020	Owner	25-44	30% AMI or less	30.1-50%	78
2020	Owner	25-44	30% AMI or less	more than 50%	1,637
2020	Owner	25-44	30.1-50% AMI	30% or less	313
2020	Owner	25-44	30.1-50% AMI	30.1-50%	332
2020	Owner	25-44	30.1-50% AMI	more than 50%	1,082
2020	Owner	25-44	50.1-80% AMI	30% or less	1,219
2020	Owner	25-44	50.1-80% AMI	30.1-50%	1,444
2020	Owner	25-44	50.1-80% AMI	more than 50%	1,756
2020	Owner	25-44	80.1-120% AMI	30% or less	3,903
2020	Owner	25-44	80.1-120% AMI	30.1-50%	3,445
2020	Owner	25-44	80.1-120% AMI	more than 50%	934
2020	Owner	25-44	more than 120% AMI	30% or less	30,015
2020	Owner	25-44	more than 120% AMI	30.1-50%	4,947
2020	Owner	25-44	more than 120% AMI	more than 50%	473
2020	Owner	45-64	30% AMI or less	30% or less	551
2020	Owner	45-64	30% AMI or less	30.1-50%	369
2020	Owner	45-64	30% AMI or less	more than 50%	5,443
2020	Owner	45-64	30.1-50% AMI	30% or less	1,525
2020	Owner	45-64	30.1-50% AMI	30.1-50%	1,422
Sources: Estimates and projections by Shimberg Center for Housing Studies, based on 2000 and 2010 U.S. Census data and population projections by the Bureau of Economic and Business Research, University of Florida.					

HOUSEHOLD PROJECTIONS BY TENURE, AGE, INCOME (%AMI) AND COST BURDEN, 2000-2040 CONTINUED:

HOUSEHOLD PROJECTIONS BY TENURE, AGE, INCOME (%AMI) AND COST BURDEN, 2000-2040 (CONTINUED)					
Year	Tenure	Age of Householder	Household Income	Housing Cost Burden	Household Count
2020	Owner	45-64	30.1-50% AMI	more than 50%	2,944
2020	Owner	45-64	50.1-80% AMI	30% or less	4,617
2020	Owner	45-64	50.1-80% AMI	30.1-50%	3,290
2020	Owner	45-64	50.1-80% AMI	more than 50%	3,979
2020	Owner	45-64	80.1-120% AMI	30% or less	9,488
2020	Owner	45-64	80.1-120% AMI	30.1-50%	5,067
2020	Owner	45-64	80.1-120% AMI	more than 50%	2,733
2020	Owner	45-64	more than 120% AMI	30% or less	66,700
2020	Owner	45-64	more than 120% AMI	30.1-50%	9,337
2020	Owner	45-64	more than 120% AMI	more than 50%	2,148
2020	Owner	65 or more	30% AMI or less	30% or less	1,146
2020	Owner	65 or more	30% AMI or less	30.1-50%	1,312
2020	Owner	65 or more	30% AMI or less	more than 50%	9,284
2020	Owner	65 or more	30.1-50% AMI	30% or less	4,871
2020	Owner	65 or more	30.1-50% AMI	30.1-50%	7,308
2020	Owner	65 or more	30.1-50% AMI	more than 50%	5,549
2020	Owner	65 or more	50.1-80% AMI	30% or less	14,991
2020	Owner	65 or more	50.1-80% AMI	30.1-50%	7,736
2020	Owner	65 or more	50.1-80% AMI	more than 50%	3,936
2020	Owner	65 or more	80.1-120% AMI	30% or less	19,945
2020	Owner	65 or more	80.1-120% AMI	30.1-50%	5,295
2020	Owner	65 or more	80.1-120% AMI	more than 50%	2,308
2020	Owner	65 or more	more than 120% AMI	30% or less	44,332
2020	Owner	65 or more	more than 120% AMI	30.1-50%	6,141
2020	Owner	65 or more	more than 120% AMI	more than 50%	1,645
2020	Renter	15-24	30% AMI or less	30% or less	105
2020	Renter	15-24	30% AMI or less	30.1-50%	53
Sources: Estimates and projections by Shimberg Center for Housing Studies, based on 2000 and 2010 U.S. Census data and population projections by the Bureau of Economic and Business Research, University of Florida.					

HOUSEHOLD PROJECTIONS BY TENURE, AGE, INCOME (%AMI) AND COST BURDEN, 2000-2040 CONTINUED:

HOUSEHOLD PROJECTIONS BY TENURE, AGE, INCOME (%AMI) AND COST BURDEN, 2000-2040 (CONTINUED)					
Year	Tenure	Age of Householder	Household Income	Housing Cost Burden	Household Count
2020	Renter	15-24	30% AMI or less	more than 50%	2,049
2020	Renter	15-24	30.1-50% AMI	30% or less	130
2020	Renter	15-24	30.1-50% AMI	30.1-50%	368
2020	Renter	15-24	30.1-50% AMI	more than 50%	995
2020	Renter	15-24	50.1-80% AMI	30% or less	584
2020	Renter	15-24	50.1-80% AMI	30.1-50%	1,911
2020	Renter	15-24	50.1-80% AMI	more than 50%	298
2020	Renter	15-24	80.1-120% AMI	30% or less	1,813
2020	Renter	15-24	80.1-120% AMI	30.1-50%	608
2020	Renter	15-24	80.1-120% AMI	more than 50%	5
2020	Renter	15-24	more than 120% AMI	30% or less	1,406
2020	Renter	15-24	more than 120% AMI	30.1-50%	75
2020	Renter	15-24	more than 120% AMI	more than 50%	4
2020	Renter	25-44	30% AMI or less	30% or less	407
2020	Renter	25-44	30% AMI or less	30.1-50%	294
2020	Renter	25-44	30% AMI or less	more than 50%	5,960
2020	Renter	25-44	30.1-50% AMI	30% or less	390
2020	Renter	25-44	30.1-50% AMI	30.1-50%	1,135
2020	Renter	25-44	30.1-50% AMI	more than 50%	3,472
2020	Renter	25-44	50.1-80% AMI	30% or less	2,540
2020	Renter	25-44	50.1-80% AMI	30.1-50%	5,809
2020	Renter	25-44	50.1-80% AMI	more than 50%	1,490
2020	Renter	25-44	80.1-120% AMI	30% or less	8,482
2020	Renter	25-44	80.1-120% AMI	30.1-50%	3,273
2020	Renter	25-44	80.1-120% AMI	more than 50%	381
2020	Renter	25-44	more than 120% AMI	30% or less	20,725
2020	Renter	25-44	more than 120% AMI	30.1-50%	1,022
Sources: Estimates and projections by Shimberg Center for Housing Studies, based on 2000 and 2010 U.S. Census data and population projections by the Bureau of Economic and Business Research, University of Florida.					

HOUSEHOLD PROJECTIONS BY TENURE, AGE, INCOME (%AMI) AND COST BURDEN, 2000-2040 CONTINUED:

HOUSEHOLD PROJECTIONS BY TENURE, AGE, INCOME (%AMI) AND COST BURDEN, 2000-2040 (CONTINUED)					
Year	Tenure	Age of Householder	Household Income	Housing Cost Burden	Household Count
2020	Renter	25-44	more than 120% AMI	more than 50%	90
2020	Renter	45-64	30% AMI or less	30% or less	573
2020	Renter	45-64	30% AMI or less	30.1-50%	304
2020	Renter	45-64	30% AMI or less	more than 50%	5,783
2020	Renter	45-64	30.1-50% AMI	30% or less	447
2020	Renter	45-64	30.1-50% AMI	30.1-50%	1,016
2020	Renter	45-64	30.1-50% AMI	more than 50%	3,938
2020	Renter	45-64	50.1-80% AMI	30% or less	1,928
2020	Renter	45-64	50.1-80% AMI	30.1-50%	4,133
2020	Renter	45-64	50.1-80% AMI	more than 50%	1,415
2020	Renter	45-64	80.1-120% AMI	30% or less	6,044
2020	Renter	45-64	80.1-120% AMI	30.1-50%	2,540
2020	Renter	45-64	80.1-120% AMI	more than 50%	214
2020	Renter	45-64	more than 120% AMI	30% or less	14,879
2020	Renter	45-64	more than 120% AMI	30.1-50%	1,114
2020	Renter	45-64	more than 120% AMI	more than 50%	205
2020	Renter	65 or more	30% AMI or less	30% or less	858
2020	Renter	65 or more	30% AMI or less	30.1-50%	540
2020	Renter	65 or more	30% AMI or less	more than 50%	4,551
2020	Renter	65 or more	30.1-50% AMI	30% or less	898
2020	Renter	65 or more	30.1-50% AMI	30.1-50%	2,357
2020	Renter	65 or more	30.1-50% AMI	more than 50%	4,637
2020	Renter	65 or more	50.1-80% AMI	30% or less	1,066
2020	Renter	65 or more	50.1-80% AMI	30.1-50%	3,501
2020	Renter	65 or more	50.1-80% AMI	more than 50%	2,348
2020	Renter	65 or more	80.1-120% AMI	30% or less	2,600
2020	Renter	65 or more	80.1-120% AMI	30.1-50%	1,737
Sources: Estimates and projections by Shimberg Center for Housing Studies, based on 2000 and 2010 U.S. Census data and population projections by the Bureau of Economic and Business Research, University of Florida.					

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HOUSEHOLD PROJECTIONS BY TENURE, AGE, INCOME (%AMI) AND COST BURDEN, 2000-2040 CONTINUED:

HOUSEHOLD PROJECTIONS BY TENURE, AGE, INCOME (%AMI) AND COST BURDEN, 2000-2040 (CONTINUED)					
Year	Tenure	Age of Householder	Household Income	Housing Cost Burden	Household Count
2020	Renter	65 or more	80.1-120% AMI	more than 50%	581
2020	Renter	65 or more	more than 120% AMI	30% or less	4,019
2020	Renter	65 or more	more than 120% AMI	30.1-50%	944
2020	Renter	65 or more	more than 120% AMI	more than 50%	402
2025	Owner	15-24	30% AMI or less	more than 50%	286
2025	Owner	15-24	30.1-50% AMI	30% or less	4
2025	Owner	15-24	30.1-50% AMI	more than 50%	87
2025	Owner	15-24	50.1-80% AMI	30% or less	115
2025	Owner	15-24	50.1-80% AMI	30.1-50%	53
2025	Owner	15-24	50.1-80% AMI	more than 50%	24
2025	Owner	15-24	80.1-120% AMI	30% or less	429
2025	Owner	15-24	80.1-120% AMI	30.1-50%	160
2025	Owner	15-24	80.1-120% AMI	more than 50%	14
2025	Owner	15-24	more than 120% AMI	30% or less	481
2025	Owner	15-24	more than 120% AMI	30.1-50%	10
2025	Owner	15-24	more than 120% AMI	more than 50%	9
2025	Owner	25-44	30% AMI or less	30% or less	81
2025	Owner	25-44	30% AMI or less	30.1-50%	80
2025	Owner	25-44	30% AMI or less	more than 50%	1,660
2025	Owner	25-44	30.1-50% AMI	30% or less	321
2025	Owner	25-44	30.1-50% AMI	30.1-50%	337
2025	Owner	25-44	30.1-50% AMI	more than 50%	1,100
2025	Owner	25-44	50.1-80% AMI	30% or less	1,245
2025	Owner	25-44	50.1-80% AMI	30.1-50%	1,471
2025	Owner	25-44	50.1-80% AMI	more than 50%	1,782
2025	Owner	25-44	80.1-120% AMI	30% or less	3,980
2025	Owner	25-44	80.1-120% AMI	30.1-50%	3,491
Sources: Estimates and projections by Shimberg Center for Housing Studies, based on 2000 and 2010 U.S. Census data and population projections by the Bureau of Economic and Business Research, University of Florida.					

HOUSEHOLD PROJECTIONS BY TENURE, AGE, INCOME (%AMI) AND COST BURDEN, 2000-2040 CONTINUED:

HOUSEHOLD PROJECTIONS BY TENURE, AGE, INCOME (%AMI) AND COST BURDEN, 2000-2040 (CONTINUED)					
Year	Tenure	Age of Householder	Household Income	Housing Cost Burden	Household Count
2025	Owner	25-44	80.1-120% AMI	more than 50%	945
2025	Owner	25-44	more than 120% AMI	30% or less	30,579
2025	Owner	25-44	more than 120% AMI	30.1-50%	5,026
2025	Owner	25-44	more than 120% AMI	more than 50%	479
2025	Owner	45-64	30% AMI or less	30% or less	506
2025	Owner	45-64	30% AMI or less	30.1-50%	330
2025	Owner	45-64	30% AMI or less	more than 50%	4,947
2025	Owner	45-64	30.1-50% AMI	30% or less	1,407
2025	Owner	45-64	30.1-50% AMI	30.1-50%	1,289
2025	Owner	45-64	30.1-50% AMI	more than 50%	2,658
2025	Owner	45-64	50.1-80% AMI	30% or less	4,253
2025	Owner	45-64	50.1-80% AMI	30.1-50%	2,985
2025	Owner	45-64	50.1-80% AMI	more than 50%	3,607
2025	Owner	45-64	80.1-120% AMI	30% or less	8,673
2025	Owner	45-64	80.1-120% AMI	30.1-50%	4,601
2025	Owner	45-64	80.1-120% AMI	more than 50%	2,464
2025	Owner	45-64	more than 120% AMI	30% or less	60,966
2025	Owner	45-64	more than 120% AMI	30.1-50%	8,475
2025	Owner	45-64	more than 120% AMI	more than 50%	1,930
2025	Owner	65 or more	30% AMI or less	30% or less	1,310
2025	Owner	65 or more	30% AMI or less	30.1-50%	1,489
2025	Owner	65 or more	30% AMI or less	more than 50%	10,582
2025	Owner	65 or more	30.1-50% AMI	30% or less	5,555
2025	Owner	65 or more	30.1-50% AMI	30.1-50%	8,324
2025	Owner	65 or more	30.1-50% AMI	more than 50%	6,298
2025	Owner	65 or more	50.1-80% AMI	30% or less	17,062
2025	Owner	65 or more	50.1-80% AMI	30.1-50%	8,818
Sources: Estimates and projections by Shimberg Center for Housing Studies, based on 2000 and 2010 U.S. Census data and population projections by the Bureau of Economic and Business Research, University of Florida.					

HOUSEHOLD PROJECTIONS BY TENURE, AGE, INCOME (%AMI) AND COST BURDEN, 2000-2040 CONTINUED:

HOUSEHOLD PROJECTIONS BY TENURE, AGE, INCOME (%AMI) AND COST BURDEN, 2000-2040 (CONTINUED)					
Year	Tenure	Age of Householder	Household Income	Housing Cost Burden	Household Count
2025	Owner	65 or more	50.1-80% AMI	more than 50%	4,496
2025	Owner	65 or more	80.1-120% AMI	30% or less	22,675
2025	Owner	65 or more	80.1-120% AMI	30.1-50%	6,048
2025	Owner	65 or more	80.1-120% AMI	more than 50%	2,627
2025	Owner	65 or more	more than 120% AMI	30% or less	50,490
2025	Owner	65 or more	more than 120% AMI	30.1-50%	7,023
2025	Owner	65 or more	more than 120% AMI	more than 50%	1,866
2025	Renter	15-24	30% AMI or less	30% or less	102
2025	Renter	15-24	30% AMI or less	30.1-50%	52
2025	Renter	15-24	30% AMI or less	more than 50%	2,011
2025	Renter	15-24	30.1-50% AMI	30% or less	124
2025	Renter	15-24	30.1-50% AMI	30.1-50%	364
2025	Renter	15-24	30.1-50% AMI	more than 50%	974
2025	Renter	15-24	50.1-80% AMI	30% or less	576
2025	Renter	15-24	50.1-80% AMI	30.1-50%	1,878
2025	Renter	15-24	50.1-80% AMI	more than 50%	293
2025	Renter	15-24	80.1-120% AMI	30% or less	1,770
2025	Renter	15-24	80.1-120% AMI	30.1-50%	598
2025	Renter	15-24	80.1-120% AMI	more than 50%	5
2025	Renter	15-24	more than 120% AMI	30% or less	1,388
2025	Renter	15-24	more than 120% AMI	30.1-50%	72
2025	Renter	15-24	more than 120% AMI	more than 50%	4
2025	Renter	25-44	30% AMI or less	30% or less	418
2025	Renter	25-44	30% AMI or less	30.1-50%	298
2025	Renter	25-44	30% AMI or less	more than 50%	6,067
2025	Renter	25-44	30.1-50% AMI	30% or less	398
2025	Renter	25-44	30.1-50% AMI	30.1-50%	1,160
Sources: Estimates and projections by Shimberg Center for Housing Studies, based on 2000 and 2010 U.S. Census data and population projections by the Bureau of Economic and Business Research, University of Florida.					

HOUSEHOLD PROJECTIONS BY TENURE, AGE, INCOME (%AMI) AND COST BURDEN, 2000-2040 CONTINUED:

HOUSEHOLD PROJECTIONS BY TENURE, AGE, INCOME (%AMI) AND COST BURDEN, 2000-2040 (CONTINUED)					
Year	Tenure	Age of Householder	Household Income	Housing Cost Burden	Household Count
2025	Renter	25-44	30.1-50% AMI	more than 50%	3,531
2025	Renter	25-44	50.1-80% AMI	30% or less	2,594
2025	Renter	25-44	50.1-80% AMI	30.1-50%	5,914
2025	Renter	25-44	50.1-80% AMI	more than 50%	1,524
2025	Renter	25-44	80.1-120% AMI	30% or less	8,634
2025	Renter	25-44	80.1-120% AMI	30.1-50%	3,338
2025	Renter	25-44	80.1-120% AMI	more than 50%	385
2025	Renter	25-44	more than 120% AMI	30% or less	21,119
2025	Renter	25-44	more than 120% AMI	30.1-50%	1,045
2025	Renter	25-44	more than 120% AMI	more than 50%	95
2025	Renter	45-64	30% AMI or less	30% or less	527
2025	Renter	45-64	30% AMI or less	30.1-50%	278
2025	Renter	45-64	30% AMI or less	more than 50%	5,316
2025	Renter	45-64	30.1-50% AMI	30% or less	409
2025	Renter	45-64	30.1-50% AMI	30.1-50%	932
2025	Renter	45-64	30.1-50% AMI	more than 50%	3,604
2025	Renter	45-64	50.1-80% AMI	30% or less	1,778
2025	Renter	45-64	50.1-80% AMI	30.1-50%	3,781
2025	Renter	45-64	50.1-80% AMI	more than 50%	1,285
2025	Renter	45-64	80.1-120% AMI	30% or less	5,563
2025	Renter	45-64	80.1-120% AMI	30.1-50%	2,313
2025	Renter	45-64	80.1-120% AMI	more than 50%	193
2025	Renter	45-64	more than 120% AMI	30% or less	13,729
2025	Renter	45-64	more than 120% AMI	30.1-50%	1,018
2025	Renter	45-64	more than 120% AMI	more than 50%	185
2025	Renter	65 or more	30% AMI or less	30% or less	965
2025	Renter	65 or more	30% AMI or less	30.1-50%	615
Sources: Estimates and projections by Shimberg Center for Housing Studies, based on 2000 and 2010 U.S. Census data and population projections by the Bureau of Economic and Business Research, University of Florida.					

HOUSEHOLD PROJECTIONS BY TENURE, AGE, INCOME (%AMI) AND COST BURDEN, 2000-2040 CONTINUED:

HOUSEHOLD PROJECTIONS BY TENURE, AGE, INCOME (%AMI) AND COST BURDEN, 2000-2040 (CONTINUED)					
Year	Tenure	Age of Householder	Household Income	Housing Cost Burden	Household Count
2025	Renter	65 or more	30% AMI or less	more than 50%	5,173
2025	Renter	65 or more	30.1-50% AMI	30% or less	1,027
2025	Renter	65 or more	30.1-50% AMI	30.1-50%	2,666
2025	Renter	65 or more	30.1-50% AMI	more than 50%	5,274
2025	Renter	65 or more	50.1-80% AMI	30% or less	1,204
2025	Renter	65 or more	50.1-80% AMI	30.1-50%	3,986
2025	Renter	65 or more	50.1-80% AMI	more than 50%	2,664
2025	Renter	65 or more	80.1-120% AMI	30% or less	2,958
2025	Renter	65 or more	80.1-120% AMI	30.1-50%	1,975
2025	Renter	65 or more	80.1-120% AMI	more than 50%	658
2025	Renter	65 or more	more than 120% AMI	30% or less	4,574
2025	Renter	65 or more	more than 120% AMI	30.1-50%	1,070
2025	Renter	65 or more	more than 120% AMI	more than 50%	462
2030	Owner	15-24	30% AMI or less	more than 50%	292
2030	Owner	15-24	30.1-50% AMI	30% or less	4
2030	Owner	15-24	30.1-50% AMI	more than 50%	89
2030	Owner	15-24	50.1-80% AMI	30% or less	118
2030	Owner	15-24	50.1-80% AMI	30.1-50%	53
2030	Owner	15-24	50.1-80% AMI	more than 50%	23
2030	Owner	15-24	80.1-120% AMI	30% or less	443
2030	Owner	15-24	80.1-120% AMI	30.1-50%	163
2030	Owner	15-24	80.1-120% AMI	more than 50%	15
2030	Owner	15-24	more than 120% AMI	30% or less	494
2030	Owner	15-24	more than 120% AMI	30.1-50%	10
2030	Owner	15-24	more than 120% AMI	more than 50%	9
2030	Owner	25-44	30% AMI or less	30% or less	81
2030	Owner	25-44	30% AMI or less	30.1-50%	78
Sources: Estimates and projections by Shimberg Center for Housing Studies, based on 2000 and 2010 U.S. Census data and population projections by the Bureau of Economic and Business Research, University of Florida.					

HOUSEHOLD PROJECTIONS BY TENURE, AGE, INCOME (%AMI) AND COST BURDEN, 2000-2040 CONTINUED:

HOUSEHOLD PROJECTIONS BY TENURE, AGE, INCOME (%AMI) AND COST BURDEN, 2000-2040 (CONTINUED)					
Year	Tenure	Age of Householder	Household Income	Housing Cost Burden	Household Count
2030	Owner	25-44	30% AMI or less	more than 50%	1,624
2030	Owner	25-44	30.1-50% AMI	30% or less	317
2030	Owner	25-44	30.1-50% AMI	30.1-50%	334
2030	Owner	25-44	30.1-50% AMI	more than 50%	1,080
2030	Owner	25-44	50.1-80% AMI	30% or less	1,228
2030	Owner	25-44	50.1-80% AMI	30.1-50%	1,445
2030	Owner	25-44	50.1-80% AMI	more than 50%	1,747
2030	Owner	25-44	80.1-120% AMI	30% or less	3,924
2030	Owner	25-44	80.1-120% AMI	30.1-50%	3,422
2030	Owner	25-44	80.1-120% AMI	more than 50%	924
2030	Owner	25-44	more than 120% AMI	30% or less	30,086
2030	Owner	25-44	more than 120% AMI	30.1-50%	4,926
2030	Owner	25-44	more than 120% AMI	more than 50%	470
2030	Owner	45-64	30% AMI or less	30% or less	474
2030	Owner	45-64	30% AMI or less	30.1-50%	308
2030	Owner	45-64	30% AMI or less	more than 50%	4,584
2030	Owner	45-64	30.1-50% AMI	30% or less	1,320
2030	Owner	45-64	30.1-50% AMI	30.1-50%	1,195
2030	Owner	45-64	30.1-50% AMI	more than 50%	2,452
2030	Owner	45-64	50.1-80% AMI	30% or less	3,999
2030	Owner	45-64	50.1-80% AMI	30.1-50%	2,761
2030	Owner	45-64	50.1-80% AMI	more than 50%	3,338
2030	Owner	45-64	80.1-120% AMI	30% or less	8,088
2030	Owner	45-64	80.1-120% AMI	30.1-50%	4,258
2030	Owner	45-64	80.1-120% AMI	more than 50%	2,266
2030	Owner	45-64	more than 120% AMI	30% or less	56,849
2030	Owner	45-64	more than 120% AMI	30.1-50%	7,840
Sources: Estimates and projections by Shimberg Center for Housing Studies, based on 2000 and 2010 U.S. Census data and population projections by the Bureau of Economic and Business Research, University of Florida.					

HOUSEHOLD PROJECTIONS BY TENURE, AGE, INCOME (%AMI) AND COST BURDEN, 2000-2040 CONTINUED:

HOUSEHOLD PROJECTIONS BY TENURE, AGE, INCOME (%AMI) AND COST BURDEN, 2000-2040 (CONTINUED)					
Year	Tenure	Age of Householder	Household Income	Housing Cost Burden	Household Count
2030	Owner	45-64	more than 120% AMI	more than 50%	1,767
2030	Owner	65 or more	30% AMI or less	30% or less	1,458
2030	Owner	65 or more	30% AMI or less	30.1-50%	1,647
2030	Owner	65 or more	30% AMI or less	more than 50%	11,736
2030	Owner	65 or more	30.1-50% AMI	30% or less	6,167
2030	Owner	65 or more	30.1-50% AMI	30.1-50%	9,226
2030	Owner	65 or more	30.1-50% AMI	more than 50%	6,962
2030	Owner	65 or more	50.1-80% AMI	30% or less	18,902
2030	Owner	65 or more	50.1-80% AMI	30.1-50%	9,779
2030	Owner	65 or more	50.1-80% AMI	more than 50%	4,990
2030	Owner	65 or more	80.1-120% AMI	30% or less	25,090
2030	Owner	65 or more	80.1-120% AMI	30.1-50%	6,722
2030	Owner	65 or more	80.1-120% AMI	more than 50%	2,908
2030	Owner	65 or more	more than 120% AMI	30% or less	55,957
2030	Owner	65 or more	more than 120% AMI	30.1-50%	7,801
2030	Owner	65 or more	more than 120% AMI	more than 50%	2,065
2030	Renter	15-24	30% AMI or less	30% or less	105
2030	Renter	15-24	30% AMI or less	30.1-50%	52
2030	Renter	15-24	30% AMI or less	more than 50%	2,077
2030	Renter	15-24	30.1-50% AMI	30% or less	123
2030	Renter	15-24	30.1-50% AMI	30.1-50%	379
2030	Renter	15-24	30.1-50% AMI	more than 50%	1,007
2030	Renter	15-24	50.1-80% AMI	30% or less	597
2030	Renter	15-24	50.1-80% AMI	30.1-50%	1,942
2030	Renter	15-24	50.1-80% AMI	more than 50%	302
2030	Renter	15-24	80.1-120% AMI	30% or less	1,825
2030	Renter	15-24	80.1-120% AMI	30.1-50%	619
Sources: Estimates and projections by Shimberg Center for Housing Studies, based on 2000 and 2010 U.S. Census data and population projections by the Bureau of Economic and Business Research, University of Florida.					

HOUSEHOLD PROJECTIONS BY TENURE, AGE, INCOME (%AMI) AND COST BURDEN, 2000-2040 CONTINUED:

HOUSEHOLD PROJECTIONS BY TENURE, AGE, INCOME (%AMI) AND COST BURDEN, 2000-2040 (CONTINUED)					
Year	Tenure	Age of Householder	Household Income	Housing Cost Burden	Household Count
2030	Renter	15-24	80.1-120% AMI	more than 50%	5
2030	Renter	15-24	more than 120% AMI	30% or less	1,438
2030	Renter	15-24	more than 120% AMI	30.1-50%	75
2030	Renter	15-24	more than 120% AMI	more than 50%	4
2030	Renter	25-44	30% AMI or less	30% or less	412
2030	Renter	25-44	30% AMI or less	30.1-50%	294
2030	Renter	25-44	30% AMI or less	more than 50%	5,963
2030	Renter	25-44	30.1-50% AMI	30% or less	392
2030	Renter	25-44	30.1-50% AMI	30.1-50%	1,147
2030	Renter	25-44	30.1-50% AMI	more than 50%	3,468
2030	Renter	25-44	50.1-80% AMI	30% or less	2,563
2030	Renter	25-44	50.1-80% AMI	30.1-50%	5,816
2030	Renter	25-44	50.1-80% AMI	more than 50%	1,510
2030	Renter	25-44	80.1-120% AMI	30% or less	8,483
2030	Renter	25-44	80.1-120% AMI	30.1-50%	3,284
2030	Renter	25-44	80.1-120% AMI	more than 50%	377
2030	Renter	25-44	more than 120% AMI	30% or less	20,781
2030	Renter	25-44	more than 120% AMI	30.1-50%	1,031
2030	Renter	25-44	more than 120% AMI	more than 50%	95
2030	Renter	45-64	30% AMI or less	30% or less	494
2030	Renter	45-64	30% AMI or less	30.1-50%	259
2030	Renter	45-64	30% AMI or less	more than 50%	4,992
2030	Renter	45-64	30.1-50% AMI	30% or less	383
2030	Renter	45-64	30.1-50% AMI	30.1-50%	873
2030	Renter	45-64	30.1-50% AMI	more than 50%	3,368
2030	Renter	45-64	50.1-80% AMI	30% or less	1,674
2030	Renter	45-64	50.1-80% AMI	30.1-50%	3,532
Sources: Estimates and projections by Shimberg Center for Housing Studies, based on 2000 and 2010 U.S. Census data and population projections by the Bureau of Economic and Business Research, University of Florida.					

HOUSEHOLD PROJECTIONS BY TENURE, AGE, INCOME (%AMI) AND COST BURDEN, 2000-2040 CONTINUED:

HOUSEHOLD PROJECTIONS BY TENURE, AGE, INCOME (%AMI) AND COST BURDEN, 2000-2040 (CONTINUED)					
Year	Tenure	Age of Householder	Household Income	Housing Cost Burden	Household Count
2030	Renter	45-64	50.1-80% AMI	more than 50%	1,192
2030	Renter	45-64	80.1-120% AMI	30% or less	5,229
2030	Renter	45-64	80.1-120% AMI	30.1-50%	2,155
2030	Renter	45-64	80.1-120% AMI	more than 50%	174
2030	Renter	45-64	more than 120% AMI	30% or less	12,930
2030	Renter	45-64	more than 120% AMI	30.1-50%	950
2030	Renter	45-64	more than 120% AMI	more than 50%	173
2030	Renter	65 or more	30% AMI or less	30% or less	1,061
2030	Renter	65 or more	30% AMI or less	30.1-50%	681
2030	Renter	65 or more	30% AMI or less	more than 50%	5,723
2030	Renter	65 or more	30.1-50% AMI	30% or less	1,144
2030	Renter	65 or more	30.1-50% AMI	30.1-50%	2,936
2030	Renter	65 or more	30.1-50% AMI	more than 50%	5,832
2030	Renter	65 or more	50.1-80% AMI	30% or less	1,319
2030	Renter	65 or more	50.1-80% AMI	30.1-50%	4,415
2030	Renter	65 or more	50.1-80% AMI	more than 50%	2,942
2030	Renter	65 or more	80.1-120% AMI	30% or less	3,275
2030	Renter	65 or more	80.1-120% AMI	30.1-50%	2,185
2030	Renter	65 or more	80.1-120% AMI	more than 50%	725
2030	Renter	65 or more	more than 120% AMI	30% or less	5,065
2030	Renter	65 or more	more than 120% AMI	30.1-50%	1,183
2030	Renter	65 or more	more than 120% AMI	more than 50%	512
2035	Owner	15-24	30% AMI or less	30% or less	295
2035	Owner	15-24	30.1-50% AMI	30.1-50%	4
2035	Owner	15-24	30.1-50% AMI	more than 50%	90
2035	Owner	15-24	50.1-80% AMI	30% or less	122
2035	Owner	15-24	50.1-80% AMI	30.1-50%	55

Sources: Estimates and projections by Shimberg Center for Housing Studies, based on 2000 and 2010 U.S. Census data and population projections by the Bureau of Economic and Business Research, University of Florida.

HOUSEHOLD PROJECTIONS BY TENURE, AGE, INCOME (%AMI) AND COST BURDEN, 2000-2040 CONTINUED:

HOUSEHOLD PROJECTIONS BY TENURE, AGE, INCOME (%AMI) AND COST BURDEN, 2000-2040 (CONTINUED)					
Year	Tenure	Age of Householder	Household Income	Housing Cost Burden	Household Count
2035	Owner	15-24	50.1-80% AMI	more than 50%	24
2035	Owner	15-24	80.1-120% AMI	30% or less	452
2035	Owner	15-24	80.1-120% AMI	30.1-50%	166
2035	Owner	15-24	80.1-120% AMI	more than 50%	15
2035	Owner	15-24	more than 120% AMI	30% or less	513
2035	Owner	15-24	more than 120% AMI	30.1-50%	10
2035	Owner	15-24	more than 120% AMI	more than 50%	9
2035	Owner	25-44	30% AMI or less	30% or less	80
2035	Owner	25-44	30% AMI or less	30.1-50%	77
2035	Owner	25-44	30% AMI or less	more than 50%	1,603
2035	Owner	25-44	30.1-50% AMI	30% or less	316
2035	Owner	25-44	30.1-50% AMI	30.1-50%	332
2035	Owner	25-44	30.1-50% AMI	more than 50%	1,066
2035	Owner	25-44	50.1-80% AMI	30% or less	1,228
2035	Owner	25-44	50.1-80% AMI	30.1-50%	1,429
2035	Owner	25-44	50.1-80% AMI	more than 50%	1,724
2035	Owner	25-44	80.1-120% AMI	30% or less	3,897
2035	Owner	25-44	80.1-120% AMI	30.1-50%	3,373
2035	Owner	25-44	80.1-120% AMI	more than 50%	906
2035	Owner	25-44	more than 120% AMI	30% or less	28,859
2035	Owner	25-44	more than 120% AMI	30.1-50%	4,862
2035	Owner	25-44	more than 120% AMI	more than 50%	463
2035	Owner	45-64	30% AMI or less	30% or less	467
2035	Owner	45-64	30% AMI or less	30.1-50%	300
2035	Owner	45-64	30% AMI or less	more than 50%	4,487
2035	Owner	45-64	30.1-50% AMI	30% or less	1,307
2035	Owner	45-64	30.1-50% AMI	30.1-50%	1,166

Sources: Estimates and projections by Shimberg Center for Housing Studies, based on 2000 and 2010 U.S. Census data and population projections by the Bureau of Economic and Business Research, University of Florida.

HOUSEHOLD PROJECTIONS BY TENURE, AGE, INCOME (%AMI) AND COST BURDEN, 2000-2040 CONTINUED:

HOUSEHOLD PROJECTIONS BY TENURE, AGE, INCOME (%AMI) AND COST BURDEN, 2000-2040 (CONTINUED)					
Year	Tenure	Age of Householder	Household Income	Housing Cost Burden	Household Count
2035	Owner	45-64	30.1-50% AMI	more than 50%	2,396
2035	Owner	45-64	50.1-80% AMI	30% or less	3,961
2035	Owner	45-64	50.1-80% AMI	30.1-50%	2,705
2035	Owner	45-64	50.1-80% AMI	more than 50%	3,261
2035	Owner	45-64	80.1-120% AMI	30% or less	7,967
2035	Owner	45-64	80.1-120% AMI	30.1-50%	4,168
2035	Owner	45-64	80.1-120% AMI	more than 50%	2,212
2035	Owner	45-64	more than 120% AMI	30% or less	55,944
2035	Owner	45-64	more than 120% AMI	30.1-50%	7,667
2035	Owner	45-64	more than 120% AMI	more than 50%	1,719
2035	Owner	65 or more	30% AMI or less	30% or less	1,528
2035	Owner	65 or more	30% AMI or less	30.1-50%	1,723
2035	Owner	65 or more	30% AMI or less	more than 50%	12,275
2035	Owner	65 or more	30.1-50% AMI	30% or less	6,455
2035	Owner	65 or more	30.1-50% AMI	30.1-50%	9,658
2035	Owner	65 or more	30.1-50% AMI	more than 50%	7,264
2035	Owner	65 or more	50.1-80% AMI	30% or less	19,765
2035	Owner	65 or more	50.1-80% AMI	30.1-50%	10,231
2035	Owner	65 or more	50.1-80% AMI	more than 50%	5,237
2035	Owner	65 or more	80.1-120% AMI	30% or less	26,141
2035	Owner	65 or more	80.1-120% AMI	30.1-50%	7,026
2035	Owner	65 or more	80.1-120% AMI	more than 50%	3,037
2035	Owner	65 or more	more than 120% AMI	30% or less	58,396
2035	Owner	65 or more	more than 120% AMI	30.1-50%	8,189
2035	Owner	65 or more	more than 120% AMI	more than 50%	2,155
2035	Renter	15-24	30% AMI or less	30% or less	109
2035	Renter	15-24	30% AMI or less	30.1-50%	54
Sources: Estimates and projections by Shimberg Center for Housing Studies, based on 2000 and 2010 U.S. Census data and population projections by the Bureau of Economic and Business Research, University of Florida.					

HOUSEHOLD PROJECTIONS BY TENURE, AGE, INCOME (%AMI) AND COST BURDEN, 2000-2040 CONTINUED:

HOUSEHOLD PROJECTIONS BY TENURE, AGE, INCOME (%AMI) AND COST BURDEN, 2000-2040 (CONTINUED)					
Year	Tenure	Age of Householder	Household Income	Housing Cost Burden	Household Count
2035	Renter	15-24	30% AMI or less	more than 50%	2,126
2035	Renter	15-24	30.1-50% AMI	30% or less	126
2035	Renter	15-24	30.1-50% AMI	30.1-50%	390
2035	Renter	15-24	30.1-50% AMI	more than 50%	1,029
2035	Renter	15-24	50.1-80% AMI	30% or less	612
2035	Renter	15-24	50.1-80% AMI	30.1-50%	1,992
2035	Renter	15-24	50.1-80% AMI	more than 50%	311
2035	Renter	15-24	80.1-120% AMI	30% or less	1,873
2035	Renter	15-24	80.1-120% AMI	30.1-50%	641
2035	Renter	15-24	80.1-120% AMI	more than 50%	5
2035	Renter	15-24	more than 120% AMI	30% or less	1,478
2035	Renter	15-24	more than 120% AMI	30.1-50%	78
2035	Renter	15-24	more than 120% AMI	more than 50%	4
2035	Renter	25-44	30% AMI or less	30% or less	413
2035	Renter	25-44	30% AMI or less	30.1-50%	292
2035	Renter	25-44	30% AMI or less	more than 50%	5,942
2035	Renter	25-44	30.1-50% AMI	30% or less	392
2035	Renter	25-44	30.1-50% AMI	30.1-50%	1,152
2035	Renter	25-44	30.1-50% AMI	more than 50%	3,451
2035	Renter	25-44	50.1-80% AMI	30% or less	2,566
2035	Renter	25-44	50.1-80% AMI	30.1-50%	5,796
2035	Renter	25-44	50.1-80% AMI	more than 50%	1,506
2035	Renter	25-44	80.1-120% AMI	30% or less	8,432
2035	Renter	25-44	80.1-120% AMI	30.1-50%	3,271
2035	Renter	25-44	80.1-120% AMI	more than 50%	370
2035	Renter	25-44	more than 120% AMI	30% or less	20,709
2035	Renter	25-44	more than 120% AMI	30.1-50%	1,028
Sources: Estimates and projections by Shimberg Center for Housing Studies, based on 2000 and 2010 U.S. Census data and population projections by the Bureau of Economic and Business Research, University of Florida.					

HOUSEHOLD PROJECTIONS BY TENURE, AGE, INCOME (%AMI) AND COST BURDEN, 2000-2040 CONTINUED:

HOUSEHOLD PROJECTIONS BY TENURE, AGE, INCOME (%AMI) AND COST BURDEN, 2000-2040 (CONTINUED)					
Year	Tenure	Age of Householder	Household Income	Housing Cost Burden	Household Count
2035	Renter	25-44	more than 120% AMI	more than 50%	96
2035	Renter	45-64	30% AMI or less	30% or less	484
2035	Renter	45-64	30% AMI or less	30.1-50%	255
2035	Renter	45-64	30% AMI or less	more than 50%	4,916
2035	Renter	45-64	30.1-50% AMI	30% or less	374
2035	Renter	45-64	30.1-50% AMI	30.1-50%	858
2035	Renter	45-64	30.1-50% AMI	more than 50%	3,319
2035	Renter	45-64	50.1-80% AMI	30% or less	1,651
2035	Renter	45-64	50.1-80% AMI	30.1-50%	3,470
2035	Renter	45-64	50.1-80% AMI	more than 50%	1,171
2035	Renter	45-64	80.1-120% AMI	30% or less	5,163
2035	Renter	45-64	80.1-120% AMI	30.1-50%	2,115
2035	Renter	45-64	80.1-120% AMI	more than 50%	168
2035	Renter	45-64	more than 120% AMI	30% or less	12,772
2035	Renter	45-64	more than 120% AMI	30.1-50%	934
2035	Renter	45-64	more than 120% AMI	more than 50%	169
2035	Renter	65 or more	30% AMI or less	30% or less	1,106
2035	Renter	65 or more	30% AMI or less	30.1-50%	714
2035	Renter	65 or more	30% AMI or less	more than 50%	5,988
2035	Renter	65 or more	30.1-50% AMI	30% or less	1,205
2035	Renter	65 or more	30.1-50% AMI	30.1-50%	3,067
2035	Renter	65 or more	30.1-50% AMI	more than 50%	6,095
2035	Renter	65 or more	50.1-80% AMI	30% or less	1,374
2035	Renter	65 or more	50.1-80% AMI	30.1-50%	4,624
2035	Renter	65 or more	50.1-80% AMI	more than 50%	3,074
2035	Renter	65 or more	80.1-120% AMI	30% or less	3,411
2035	Renter	65 or more	80.1-120% AMI	30.1-50%	2,281
Sources: Estimates and projections by Shimberg Center for Housing Studies, based on 2000 and 2010 U.S. Census data and population projections by the Bureau of Economic and Business Research, University of Florida.					

HOUSEHOLD PROJECTIONS BY TENURE, AGE, INCOME (%AMI) AND COST BURDEN, 2000-2040 CONTINUED:

HOUSEHOLD PROJECTIONS BY TENURE, AGE, INCOME (%AMI) AND COST BURDEN, 2000-2040 (CONTINUED)					
Year	Tenure	Age of Householder	Household Income	Housing Cost Burden	Household Count
2035	Renter	45-64	80.1-120% AMI	more than 50%	750
2035	Renter	45-64	more than 120% AMI	30% or less	5,303
2035	Renter	45-64	more than 120% AMI	30.1-50%	1,234
2035	Renter	45-64	more than 120% AMI	more than 50%	543
2040	Owner	15-24	30% AMI or less	more than 50%	299
2040	Owner	15-24	30.1-50% AMI	30% or less	4
2040	Owner	15-24	30.1-50% AMI	more than 50%	92
2040	Owner	15-24	50.1-80% AMI	30% or less	125
2040	Owner	15-24	50.1-80% AMI	30.1-50%	55
2040	Owner	15-24	50.1-80% AMI	more than 50%	24
2040	Owner	15-24	80.1-120% AMI	30% or less	459
2040	Owner	15-24	80.1-120% AMI	30.1-50%	169
2040	Owner	15-24	80.1-120% AMI	more than 50%	15
2040	Owner	15-24	more than 120% AMI	30% or less	528
2040	Owner	15-24	more than 120% AMI	30.1-50%	10
2040	Owner	15-24	more than 120% AMI	more than 50%	9
2040	Owner	25-44	30% AMI or less	30% or less	78
2040	Owner	25-44	30% AMI or less	30.1-50%	75
2040	Owner	25-44	30% AMI or less	more than 50%	1,552
2040	Owner	25-44	30.1-50% AMI	30% or less	312
2040	Owner	25-44	30.1-50% AMI	30.1-50%	324
2040	Owner	25-44	30.1-50% AMI	more than 50%	1,031
2040	Owner	25-44	50.1-80% AMI	30% or less	1,205
2040	Owner	25-44	50.1-80% AMI	30.1-50%	1,387
2040	Owner	25-44	50.1-80% AMI	more than 50%	1,671
2040	Owner	25-44	80.1-120% AMI	30% or less	3,796
2040	Owner	25-44	80.1-120% AMI	30.1-50%	3,260
Sources: Estimates and projections by Shimberg Center for Housing Studies, based on 2000 and 2010 U.S. Census data and population projections by the Bureau of Economic and Business Research, University of Florida.					

HOUSEHOLD PROJECTIONS BY TENURE, AGE, INCOME (%AMI) AND COST BURDEN, 2000-2040 CONTINUED:

HOUSEHOLD PROJECTIONS BY TENURE, AGE, INCOME (%AMI) AND COST BURDEN, 2000-2040 (CONTINUED)					
Year	Tenure	Age of Householder	Household Income	Housing Cost Burden	Household Count
2040	Owner	25-44	80.1-120% AMI	more than 50%	877
2040	Owner	25-44	more than 120% AMI	30% or less	29,060
2040	Owner	25-44	more than 120% AMI	30.1-50%	4,704
2040	Owner	25-44	more than 120% AMI	more than 50%	448
2040	Owner	45-64	30% AMI or less	30% or less	488
2040	Owner	45-64	30% AMI or less	30.1-50%	307
2040	Owner	45-64	30% AMI or less	more than 50%	4,625
2040	Owner	45-64	30.1-50% AMI	30% or less	1,363
2040	Owner	45-64	30.1-50% AMI	30.1-50%	1,203
2040	Owner	45-64	30.1-50% AMI	more than 50%	2,466
2040	Owner	45-64	50.1-80% AMI	30% or less	4,133
2040	Owner	45-64	50.1-80% AMI	30.1-50%	2,790
2040	Owner	45-64	50.1-80% AMI	more than 50%	3,357
2040	Owner	45-64	80.1-120% AMI	30% or less	8,261
2040	Owner	45-64	80.1-120% AMI	30.1-50%	4,293
2040	Owner	45-64	80.1-120% AMI	more than 50%	2,271
2040	Owner	45-64	more than 120% AMI	30% or less	57,962
2040	Owner	45-64	more than 120% AMI	30.1-50%	7,892
2040	Owner	45-64	more than 120% AMI	more than 50%	1,768
2040	Owner	65 or more	30% AMI or less	30% or less	1,544
2040	Owner	65 or more	30% AMI or less	30.1-50%	1,737
2040	Owner	65 or more	30% AMI or less	more than 50%	12,385
2040	Owner	65 or more	30.1-50% AMI	30% or less	6,516
2040	Owner	65 or more	30.1-50% AMI	30.1-50%	9,747
2040	Owner	65 or more	30.1-50% AMI	more than 50%	7,315
2040	Owner	65 or more	50.1-80% AMI	30% or less	19,935
2040	Owner	65 or more	50.1-80% AMI	30.1-50%	10,329
Sources: Estimates and projections by Shimberg Center for Housing Studies, based on 2000 and 2010 U.S. Census data and population projections by the Bureau of Economic and Business Research, University of Florida.					

HOUSEHOLD PROJECTIONS BY TENURE, AGE, INCOME (%AMI) AND COST BURDEN, 2000-2040 CONTINUED:

HOUSEHOLD PROJECTIONS BY TENURE, AGE, INCOME (%AMI) AND COST BURDEN, 2000-2040 (CONTINUED)					
Year	Tenure	Age of Householder	Household Income	Housing Cost Burden	Household Count
2040	Owner	65 or more	50.1-80% AMI	more than 50%	5,292
2040	Owner	65 or more	80.1-120% AMI	30% or less	26,292
2040	Owner	65 or more	80.1-120% AMI	30.1-50%	7,092
2040	Owner	65 or more	80.1-120% AMI	more than 50%	3,059
2040	Owner	65 or more	more than 120% AMI	30% or less	58,802
2040	Owner	65 or more	more than 120% AMI	30.1-50%	8,280
2040	Owner	65 or more	more than 120% AMI	more than 50%	2,167
2040	Renter	15-24	30% AMI or less	30% or less	110
2040	Renter	15-24	30% AMI or less	30.1-50%	54
2040	Renter	15-24	30% AMI or less	more than 50%	2,147
2040	Renter	15-24	30.1-50% AMI	30% or less	127
2040	Renter	15-24	30.1-50% AMI	30.1-50%	397
2040	Renter	15-24	30.1-50% AMI	more than 50%	1,041
2040	Renter	15-24	50.1-80% AMI	30% or less	618
2040	Renter	15-24	50.1-80% AMI	30.1-50%	2,016
2040	Renter	15-24	50.1-80% AMI	more than 50%	316
2040	Renter	15-24	80.1-120% AMI	30% or less	1,894
2040	Renter	15-24	80.1-120% AMI	30.1-50%	648
2040	Renter	15-24	80.1-120% AMI	more than 50%	5
2040	Renter	15-24	more than 120% AMI	30% or less	1,497
2040	Renter	15-24	more than 120% AMI	30.1-50%	79
2040	Renter	15-24	more than 120% AMI	more than 50%	4
2040	Renter	25-44	30% AMI or less	30% or less	406
2040	Renter	25-44	30% AMI or less	30.1-50%	284
2040	Renter	25-44	30% AMI or less	more than 50%	5,814
2040	Renter	25-44	30.1-50% AMI	30% or less	382
2040	Renter	25-44	30.1-50% AMI	30.1-50%	1,134
Sources: Estimates and projections by Shimberg Center for Housing Studies, based on 2000 and 2010 U.S. Census data and population projections by the Bureau of Economic and Business Research, University of Florida.					

HOUSEHOLD PROJECTIONS BY TENURE, AGE, INCOME (%AMI) AND COST BURDEN, 2000-2040 CONTINUED:

HOUSEHOLD PROJECTIONS BY TENURE, AGE, INCOME (%AMI) AND COST BURDEN, 2000-2040 (CONTINUED)					
Year	Tenure	Age of Householder	Household Income	Housing Cost Burden	Household Count
2040	Renter	25-44	30.1-50% AMI	more than 50%	3,370
2040	Renter	25-44	50.1-80% AMI	30% or less	2,521
2040	Renter	25-44	50.1-80% AMI	30.1-50%	5,677
2040	Renter	25-44	50.1-80% AMI	more than 50%	1,475
2040	Renter	25-44	80.1-120% AMI	30% or less	8,227
2040	Renter	25-44	80.1-120% AMI	30.1-50%	3,197
2040	Renter	25-44	80.1-120% AMI	more than 50%	358
2040	Renter	45-64	more than 120% AMI	30% or less	20,246
2040	Renter	45-64	more than 120% AMI	30.1-50%	1,007
2040	Renter	45-64	more than 120% AMI	more than 50%	96
2040	Renter	45-64	30% AMI or less	30% or less	506
2040	Renter	45-64	30% AMI or less	30.1-50%	263
2040	Renter	45-64	30% AMI or less	more than 50%	5,094
2040	Renter	45-64	30.1-50% AMI	30% or less	389
2040	Renter	45-64	30.1-50% AMI	30.1-50%	889
2040	Renter	45-64	30.1-50% AMI	more than 50%	3,440
2040	Renter	45-64	50.1-80% AMI	30% or less	1,714
2040	Renter	45-64	50.1-80% AMI	30.1-50%	3,589
2040	Renter	45-64	50.1-80% AMI	more than 50%	1,208
2040	Renter	45-64	80.1-120% AMI	30% or less	5,360
2040	Renter	45-64	80.1-120% AMI	30.1-50%	2,186
2040	Renter	45-64	80.1-120% AMI	more than 50%	173
2040	Renter	45-64	more than 120% AMI	30% or less	13,255
2040	Renter	45-64	more than 120% AMI	30.1-50%	969
2040	Renter	45-64	more than 120% AMI	more than 50%	174
2040	Renter	65 or more	30% AMI or less	30% or less	1,111
2040	Renter	65 or more	30% AMI or less	30.1-50%	722
Sources: Estimates and projections by Shimberg Center for Housing Studies, based on 2000 and 2010 U.S. Census data and population projections by the Bureau of Economic and Business Research, University of Florida.					

HOUSEHOLD PROJECTIONS BY TENURE, AGE, INCOME (%AMI) AND COST BURDEN, 2000-2040 CONTINUED:

HOUSEHOLD PROJECTIONS BY TENURE, AGE, INCOME (%AMI) AND COST BURDEN, 2000-2040 (CONTINUED)					
Year	Tenure	Age of Householder	Household Income	Housing Cost Burden	Household Count
2040	Renter	65 or more	30% AMI or less	more than 50%	6,039
2040	Renter	65 or more	30.1-50% AMI	30% or less	1,224
2040	Renter	65 or more	30.1-50% AMI	30.1-50%	3,091
2040	Renter	65 or more	30.1-50% AMI	more than 50%	6,145
2040	Renter	65 or more	50.1-80% AMI	30% or less	1,378
2040	Renter	65 or more	50.1-80% AMI	30.1-50%	4,667
2040	Renter	65 or more	50.1-80% AMI	more than 50%	3,096
2040	Renter	65 or more	80.1-120% AMI	30% or less	3,431
2040	Renter	65 or more	80.1-120% AMI	30.1-50%	2,299
2040	Renter	65 or more	80.1-120% AMI	more than 50%	752
2040	Renter	65 or more	more than 120% AMI	30% or less	5,348
2040	Renter	65 or more	more than 120% AMI	30.1-50%	1,244
2040	Renter	65 or more	more than 120% AMI	more than 50%	550
Sources: Estimates and projections by Shimberg Center for Housing Studies, based on 2000 and 2010 U.S. Census data and population projections by the Bureau of Economic and Business Research, University of Florida.					