

The Four “A’s” of Housing

KEY CHALLENGES FACING PINELLAS COUNTY IN FOUR MEASURES OF HOUSING STABILITY



AFFORDABILITY

Defined as no more than 30% of income spent on housing, including utilities. **Pinellas County rents have increased nearly 22% in the last six years.** A minimum-wage worker would have to work 148 hours per week to afford the estimated median market rate rent.



AVAILABILITY

It is estimated that there is a shortfall of nearly **54,000 housing units** countywide—**20,000 for extremely low-income households and 34,000 for households at 50% of the Area Median Income.** Overall, the housing supply is not keeping up with population growth or well matched to the types of households in the community.



ADEQUACY

Pinellas County housing stock is among the oldest in Florida. Data reveals a preponderance of homes with adequacy problems, including lack of utilities, overcrowding, lead paint and poor repair. Many are at risk of abandonment, thereby worsening the housing shortfall.

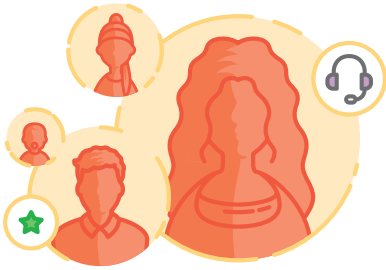


ACCESSIBILITY

Homes accessible to jobs, transportation, services and amenities are in limited supply and often out of reach for low-income families, those with disabilities, and persons of color, due to discriminatory rental practices and NIMBY(Not In My Backyard)ism.



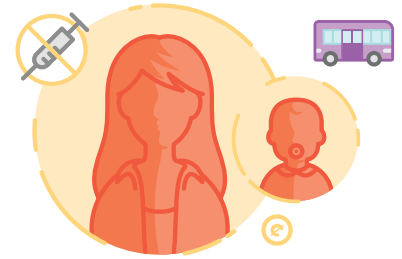
Faces of Housing Insecurity



Mary, Joe and their two children are doubling up with family members but they have to leave. Joe's a veteran with disabling PTSD. Mary makes just under \$25,000 in a customer service job, leaving them more than \$600 short of affording a one-bedroom apartment at a cost of roughly \$1,300 a month. A shelter may be their next stop, which will further compromise Joe's health.

Housing insecurity is a fact of life for thousands of working people in Pinellas County.

Ashley is a 25-year-old single mom with a new baby living in a shelter. She has a history of addiction and a criminal record, but today she is sober and doing well. She works at large grocery chain and cleans houses on the side. The staff at the shelter are helping her find an apartment. The only option is 30 minutes from work and another 30 minutes from her mother, who provides daycare for her child. This will add another 2-3 hours of travel time to her workday.



There is 1 unit of public subsidized housing for every 100 people who qualify.



Jack is a 32-year-old single man who works as a financial advisor making \$50,000. He self-financed his bachelor's and master's degrees and pays \$1,500 a month on student loans and medical bills stemming from a car accident. Even without the debt, a one-bedroom apartment and utilities of \$1,300 would be a stretch, but now it is impossible. He hopes to find a roommate to share expenses—and avoid bankruptcy.

The number of new affordable homes in Pinellas County dropped by 80% over the past six years.

