THE REALITIES OF **ATTAINABLE HOUSING** IN OUR COMMUNITY

WHO?

CAN AFFORD TO **BUY** A SINGLE FAMILY HOME?

AN INDIVIDUAL OR FAMILY THAT MAKES _ON AVERAGE_
$65 / HOUR

CAN AFFORD TO **RENT** A SINGLE FAMILY HOME?

AN INDIVIDUAL OR FAMILY THAT MAKES _ON AVERAGE_
$41 / HOUR

THIS EXCLUDES:

- TEACHERS
- POLICE OFFICERS
- NURSES
- SOCIAL SERVICE WORKERS
- FIREFIGHTERS
- CONSTRUCTION LABORERS
- FOOD SERVICE WORKERS
- TECH WORKERS

...THE BACKBONE OF OUR WORKFORCE!

WHAT?

DOES IT COST TO **RENT AN ENTRY LEVEL APARTMENT** (2 BR) IN ALACHUA COUNTY?

A _MINIMUM_ INCOME OF
$27 / HOUR

DOES IT COST TO **LIVE** IN ALACHUA COUNTY?

A _MINIMUM_ INCOME OF

$17 / HOUR
*FOR A SINGLE INDIVIDUAL

$45 / HOUR
*FOR A FAMILY OF 4

IS REQUIRED FOR BASIC HOUSEHOLD SURVIVAL

32%
OF ALACHUA COUNTY HOUSEHOLDS ARE **UNDER THE BASIC COST OF LIVING**

WHAT IS ALICE?

THESE HOUSEHOLDS ARE: **ASSET LIMITED, INCOME CONSTRAINED, EMPLOYED.**

THEY EARN ABOVE THE FEDERAL POVERTY LEVEL YET STRUGGLE TO AFFORD BASIC EXPENSES.

51%
OF ALACHUA COUNTY HOUSEHOLDS ARE **BELOW THE ALICE THRESHOLD**

CASE STUDY

MEET JOHN, AN ALACHUA COUNTY PARAMEDIC

JOHN'S INCOME: $26 / HOUR

HOUSEHOLD SURVIVAL REQUIRES 63% OF JOHN'S INCOME

This includes renting an apartment along with basic food, transportation, and healthcare.
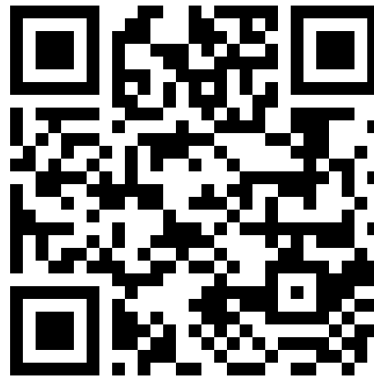
JOHN **DOES NOT** HAVE EXCESS INCOME FOR:

- SAVINGS
- EMERGENCIES
- UNFORESEEN LIFE EVENTS
- CAR REPAIRS
- VACATION
- BUILDING A FAMILY

Even in a dual income household, **most members of our core workforce cannot afford your average home** in Alachua County.

Housing attainability impacts hiring, retention, and service in our community.

See the Data for Yourself:

Take our Housing Survey:

GREATER GAINESVILLE CHAMBER OF COMMERCE
101 YEARS est.1924
GNV
CELEBRATING A CENTURY OF BUSINESS

LIVABILITY IN OUR COMMUNITY

Livability = Quality of life as defined by attainable housing and equitable access to services and amenities, environmental quality, safety, health and wellness, transportation, and community connection for all

HOUSING IMPACTS LIVABILITY IN THESE WAYS...

There is a growing number of people who **live with roommates**, and an increasing share of **grown children who live with their parents**

Housing costs have **forced Alachua County workers into surrounding counties** and municipalities

AVERAGE COMMUTE TIME

22 MINUTES IN ALACHUA COUNTY	30 MINUTES IN GILCHRIST & LEVY COUNTIES

1000+ School aged children in SBAC Programs are **homeless** or have unstable homes

LIVABILITY IS INEQUITABLE ACROSS DEMOGRAPHICS...

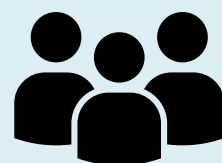### SINGLE INDIVIDUALS

29% ALICE ELIGIBLE	25% LIVE IN POVERTY

FAMILIES

27% ALICE ELIGIBLE	15% LIVE IN POVERTY

ELDERLY

44% ALICE ELIGIBLE	6% LIVE IN POVERTY

BLACK **74%** ALICE ELIGIBLE

HISPANIC **54%** ALICE ELIGIBLE

WHITE **48%** ALICE ELIGIBLE

COULD YOU AFFORD TO BUY YOUR HOME TODAY?

Take a look at these examples from popular neighborhoods in Alachua County...

FLORIDA PARK
3 BR / 2.5 BA
1,994 SF
Sold in 2020: $299K
Sold in 2025: $497K

HAILE PLANTATION
3 BR / 2 BA
1,903 SF
Sold in 2019: $312K
Sold in 2024: $413K

NEWBERRY OAKS
4 BR / 2 BA
1,759 SF
Sold in 2018: $267K
Sold in 2023: $350K

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GREATER GAINESVILLE CHAMBER OF COMMERCE
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est. 1924
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STRATEGIES & SOLUTIONS

TO ADDRESS THE ATTAINABLE HOUSING ISSUES IN OUR COMMUNITY

COMMUNITY HOUSING FUND

ALTERNATIVE HOUSING OPTIONS

COMMUNITY HOUSING SUMMIT

COLLABORATIVELY FUNDED PROJECTS

REGULATORY & ZONING SOLUTIONS

ADAPTIVE REUSE OF EXISTING PROPERTIES

WHAT CAN YOU DO?

INVITE US TO YOUR COMMUNITY GROUPS AND NETWORK

TAKE OUR SURVEY

PARTICIPATE IN UPCOMING HOUSING SUMMIT

ATTEND UPCOMING MEETINGS FOR PLANNING BOARDS THAT ADDRESS HOUSING ISSUES

PARTICIPATE WITH THE CHAMBER AND COMMUNITY TASK FORCES TO CREATE MORE HOUSING

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