



Rental Housing Market Conditions in Jacksonville

Katie Renzi, Jax Rental Housing Project

JAX

RENTAL HOUSING PROJECT



Jax Rental Housing Project

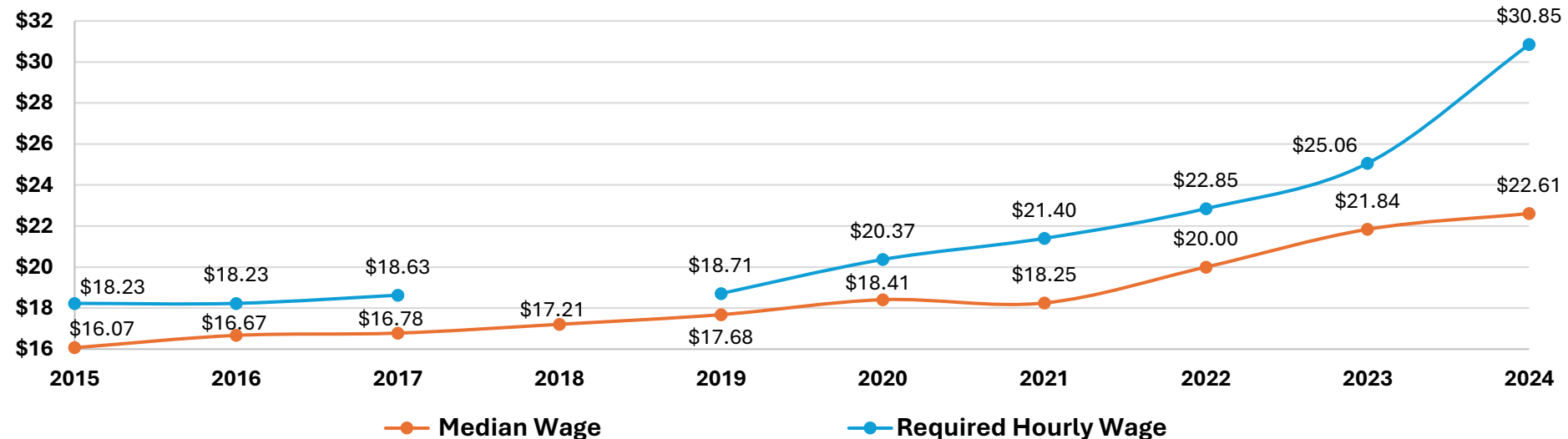
- Community-based research project studying rental housing
- Areas of research include:
 - Ownership of single-family, multi-family rental homes
 - Tenant experiences
 - Public health impacts



Rental Market in Duval County

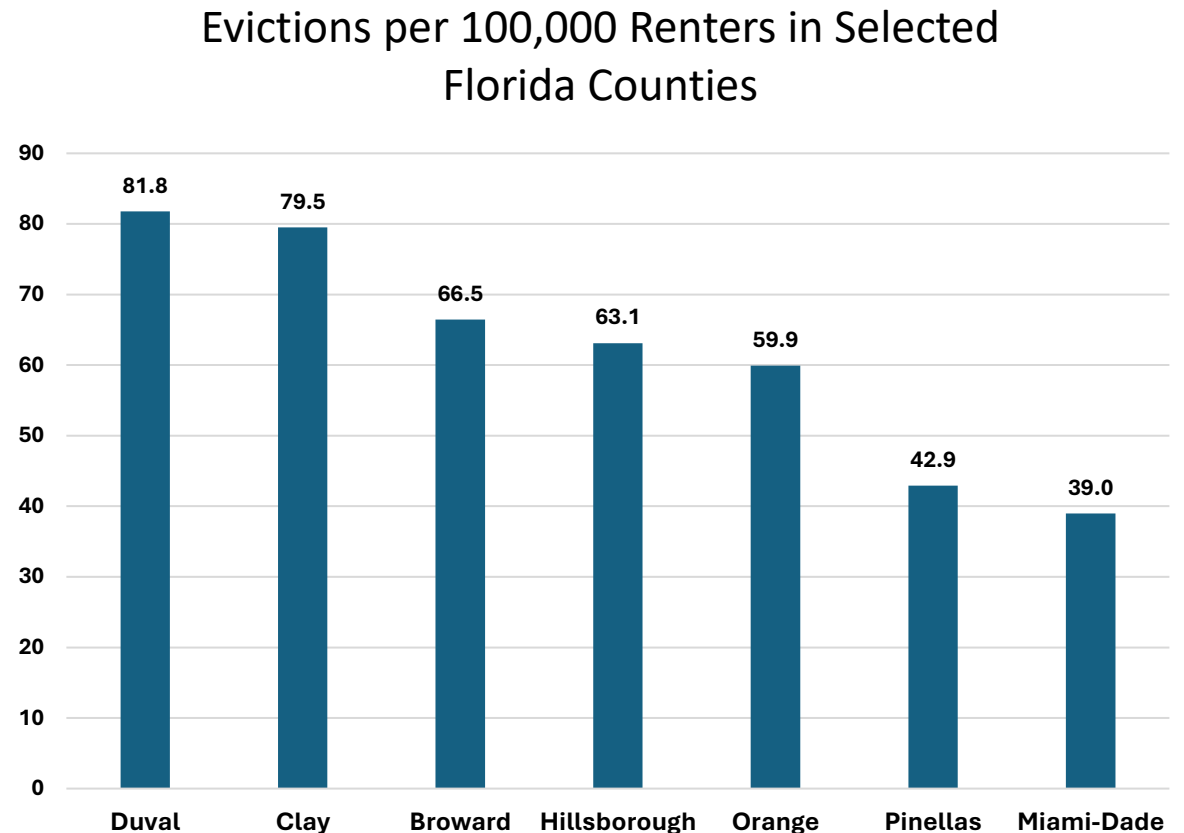
- 41% of households rent their home, totaling over 179,000¹
- The median renter makes \$22 per hour², enough to afford a monthly rent of \$1,140, while the two-bed FMR is \$1,622³

Median Renter Wage vs. Wage Needed for Two-Bed Unit at FMR



Effects on Tenants

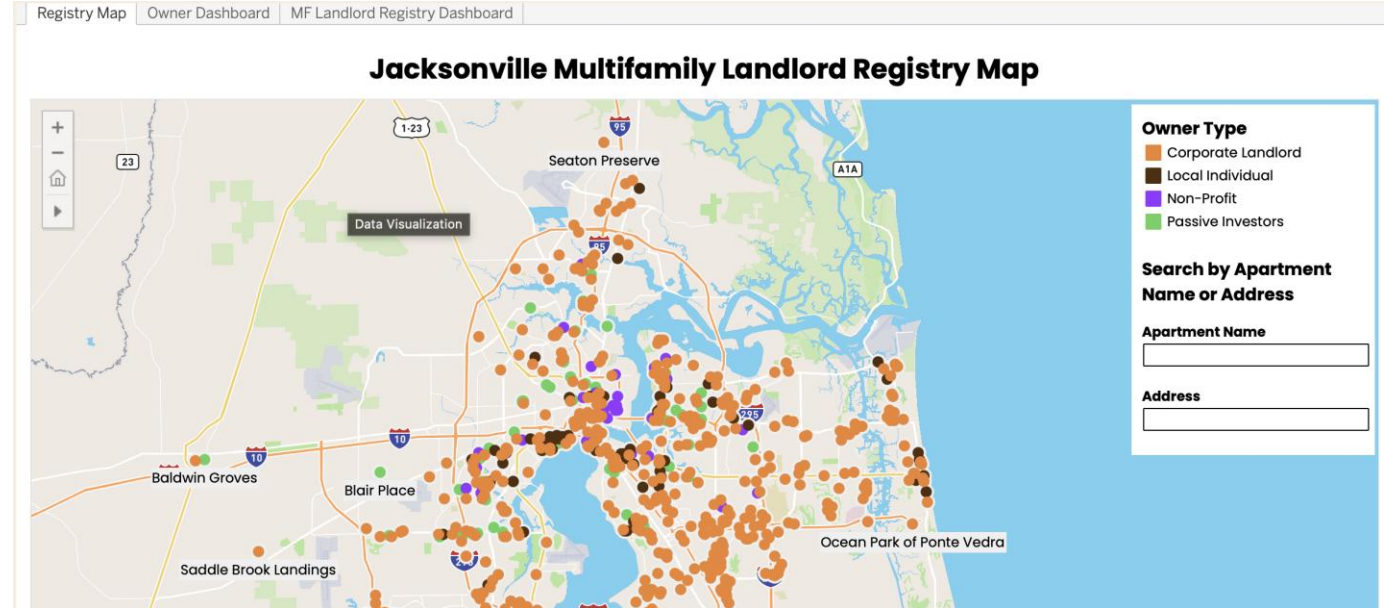
- 58.7% of renters are cost-burdened², spending more than 30% of their income on rent
- Duval County is the **Eviction Capital of Florida**
 - 82 evictions were filed for every 1,000 renter households, more than any other county⁴



Multifamily Landlord Registry

- Collected information for all apartments in Duval County with 10+ units
- Includes actual ownership, evictions, building code violations, property management and more

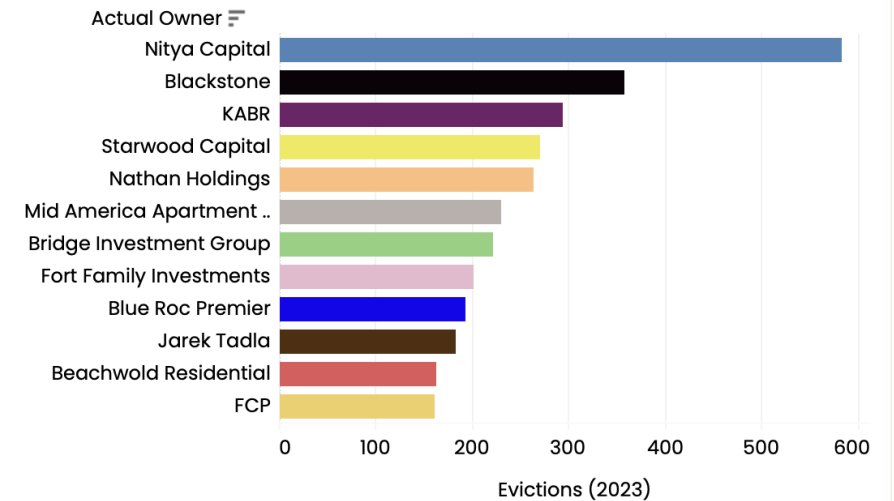
Registry Map Owner Dashboard MF Landlord Registry Dashboard									
Multifamily Landlord Registry									
Re Number	Owner Na.	Actual O. #	Owner's loc.	Apartment	Address	Number of ..	Year Built	Purchase P.	Purchase D.
150059-00.	PONCE DE L.	Zlatko Devc.	Jacksonvill.	Forest Of S.	7068 Ponce..	16	1985	\$2,350,000	2/19/2025
128291-0000	CIELO AT U.	Zavala Cap..	Atlanta, GA	Chelsea Co.	2260 Univer..	138	1964	\$11,040,000	4/12/2024
171030-1005	HERITAGE VI.	YellowBird ..	Jacksonvill.	Orchid Trac.	65 W 5th St..	21	2001	\$591,700	5/15/2017
049521-00.	JAX 2804 LL.	Yaacov Am.	Miami Bea.	Null	2804 W 1st ..	26	1967	\$260,000	6/6/2017
013055-00.	WRH DEER.	WRH Realty.	St. Petersb.	Ciel	4929 Skyw..	400	2019	\$9,200,000	6/30/2017
150070-0010	William A. .	William A. .	Jacksonvill.	San Jose T.	7124 Ponce ..	48	1960	\$435,000	2/5/1973
135132-0000	REVOCABLE.	William A. .	Jacksonvill.	University S.	3420 Univer..	31	1970	\$429,700	8/16/1976
116098-0100	REVOCABLE.	William A. .	Jacksonvill.	Trollie Lane	2600-2641 ..	82	1973	\$856,666	12/15/1977
136983-05.	WESTSIDE C.	Westside C.	Miami, FL	Creekwood.	8343 Hoga..	176	1975	\$11,230,000	2/1/2019
016411-8200	ACP PALME.	Westdale	Dallas, TX	Oakleaf Pla.	250 Cherry ..	330	2013	\$35,000,000	6/25/2014
020176-000.	MADISON W.	Wendover	Lake Mary, ..	Madison W.	10970 Lem ..	240	2004	\$1,160,000	6/13/2003
104052-00.	SUNWEN GR.	Wen Tsai a.	Plainview, N.	Timucuaa.	5717 Timuq..	121	1961	\$3,800,000	9/14/2016
114259-0000	WEALTH WA.	Wealth Wat.	Jacksonvill.	C. B. Dailey ..	1055 E 1st St..	24	2018	\$118,800	3/1/2013
168152-0105	WP DAVIS C.	Waypoint R.	Boca Raton.	The Pointe ..	12175 Philips..	288	2025	\$5,000,000	4/19/2022
128153-0020	FLIPPER FL LL.	W. P. Carey ..	New York Ci.	JU Dolphin ..	3812 Univer..	150	2015	\$17,510,800	1/8/2016
155744-050.	O'CONNOR RE.	Voya Invest.	New York Ci.	Oasis of Ma.	3355 Claire..	256	1987	Null	12/16/2024
074692-001.	VOLUNTEER.	Volunteers ..	St. Petersb.	Independa.	716 West C..	20	1997	\$10,100	4/10/1996
014334-00.	VIVO LIVING.	Vivo Invest.	El Segundo..	Vivo Living ..	7071 103rd S..	103	1986	\$6,850,000	7/21/2022
153189-0000	SHOW CAS.	Vincente DL.	Saint Johns.	Englewood	4342 Sprin..	10	1964	\$930,000	10/28/2005
167741-0975	SUR JAX LXC	Viewpoint E.	San Diego, ..	SUR SouthsL.	7385 Park V..	306	2018	\$75,000,000	6/1/2021
167264-0410	HARBORTO.	Viewpoint E.	San Diego, ..	The Views ..	14030 Atlan..	300	2014	\$95,700,000	10/27/2021
145178-0070	PEYTON RID.	Vestcor	Jacksonvill.	Peyton Rid.	1800 Corpo.	123	2016	\$1,250,000	2/6/2015
130413-0005	LOFTS AT S.	Vestcor	Jacksonvill.	Lofts at San.	3036 Philip..	172	2024	\$3,200,000	2/8/2023
120735-004.	MADISON P.	Vestcor	Jacksonvill.	Madison Pa.	8300 Merril..	240	2025	\$5,600,000	10/30/2023
089408-01.	LOFTS AT BR.	Vestcor	Jacksonvill.	Lofts at Bro.	190 Chelse.	133	2021	\$1,382,200	12/18/2019
074920-00.	LOFTS AT LA.	Vestcor	Jacksonvill.	Lofts at Mo.	906 W Mon..	109	2018	\$1,550,000	9/29/2017
073818-0018	LOFTS AT LA.	Vestcor	Jacksonvill.	Lofts at Mo.	906 W Mon..	109	2018	\$1,550,000	9/29/2017



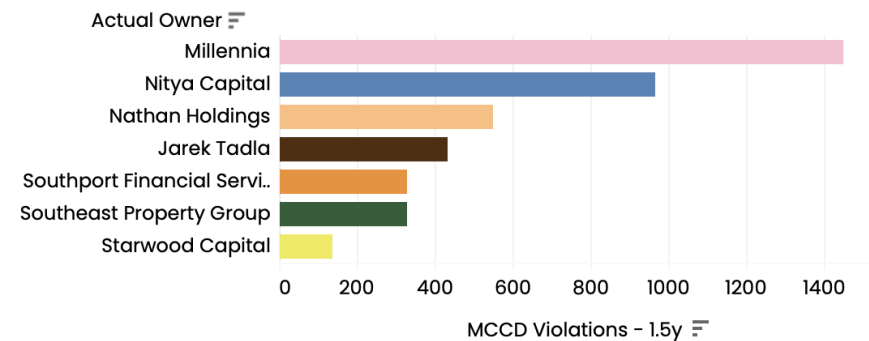
Results of Ownership Analysis

- Five owners accounted for 20% of all eviction filings in the county
- Just one owner accounted for 23% of all building code violations
- 31% of code compliance visits were to properties owned by two owners
- Local, “mom and pop”, landlords were the least likely to file evictions or have code violations

Top Eviction Filers



Top Building Code Violators



Sources

1. *U.S. Census Bureau. (2024). Financial Characteristics. American Community Survey, ACS 1-Year Estimates Subject Tables, Table S2503.*
2. *U.S. Census Bureau. (2024). Selected Housing Characteristics. American Community Survey, ACS 1-Year Estimates Data Profiles, Table DP04.*
3. *Shimberg Center for Housing Studies. (2025). Income and Rent Limits.*
<http://flhousingdata.shimberg.ufl.edu/income-and-rent-limits/results?nid=1>
4. *Shimberg Center for Housing Studies. (2025). Evictions & Foreclosures: Eviction Filings, 2019-2025.*
<http://flhousingdata.shimberg.ufl.edu/eviction-foreclosure/results?nid=100000>.