



Rental Housing Market Conditions in Jacksonville

Katie Renzi, Jax Rental Housing Project



Jax Rental Housing Project

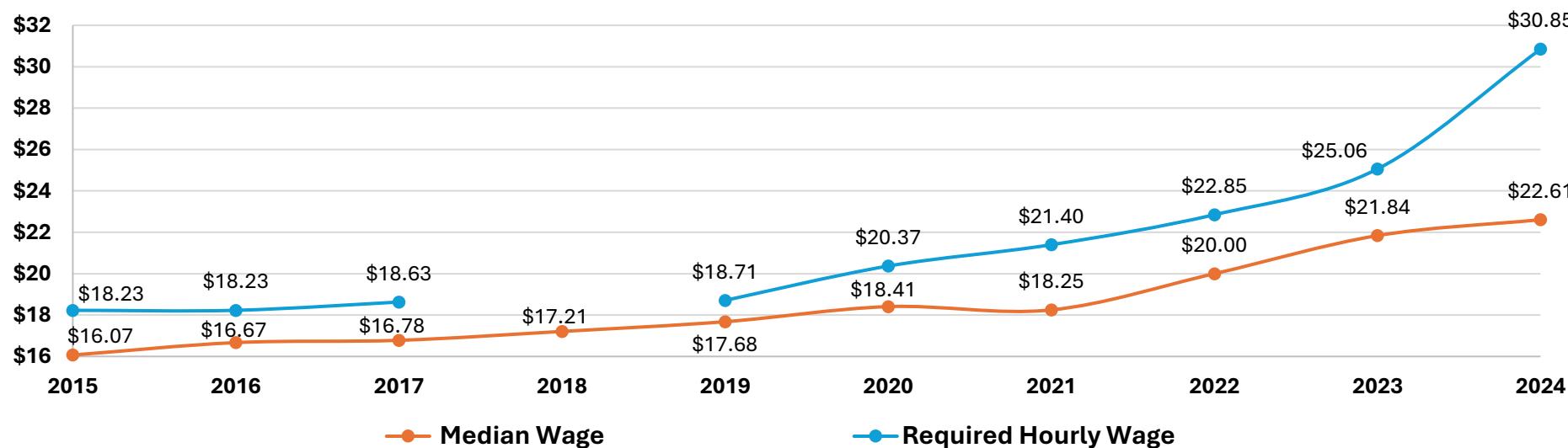
- Community-based research project studying rental housing
- Areas of research include:
 - Ownership of single-family, multi-family rental homes
 - Tenant experiences
 - Public health impacts



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

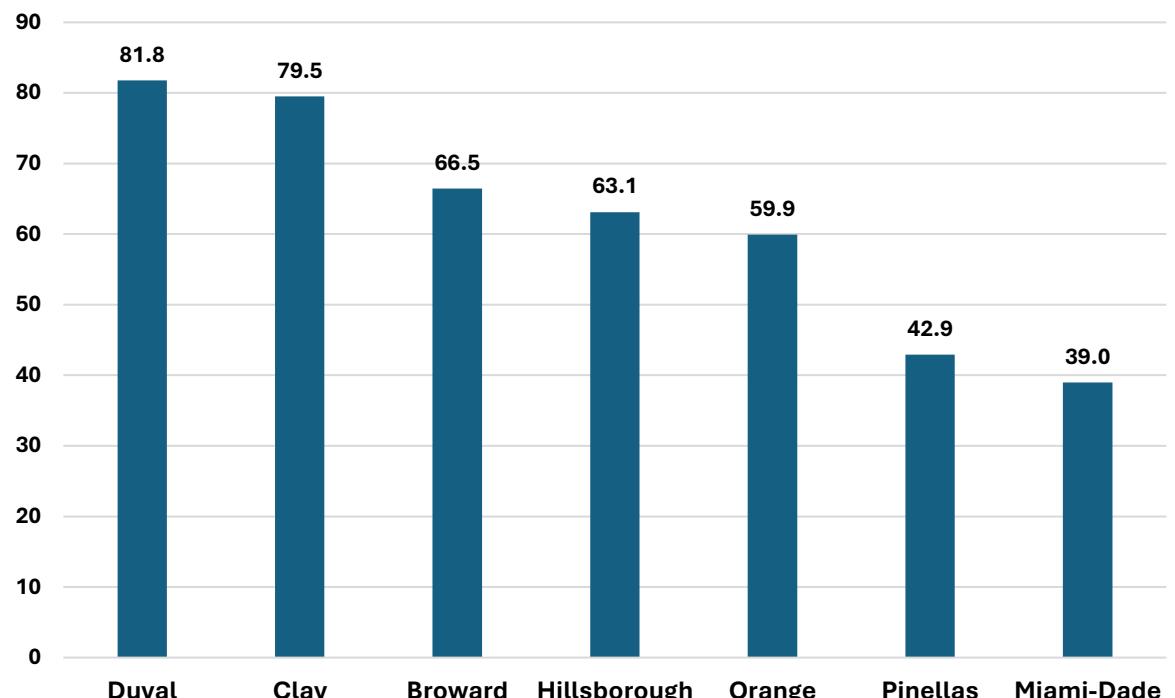
Median Renter Wage vs. Wage Needed for Two-Bed Unit at FMR



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

Evictions per 100,000 Renters in Selected Florida Counties



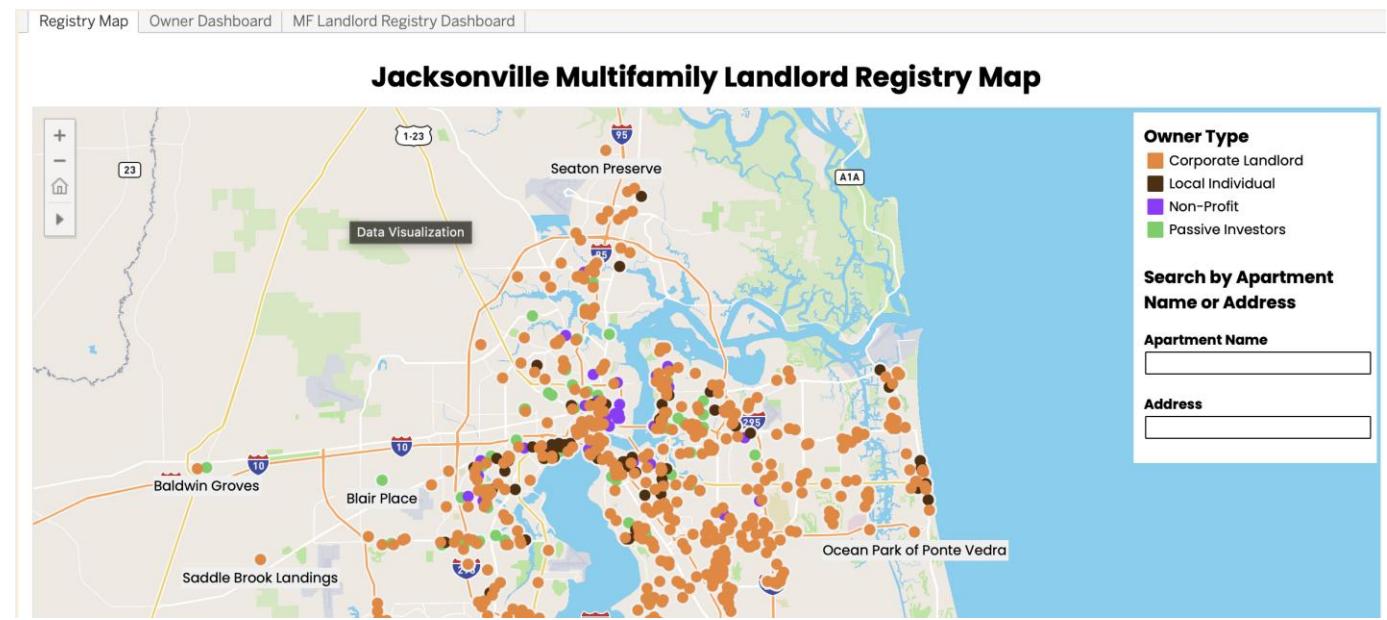
Multifamily Landlord Registry

- 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

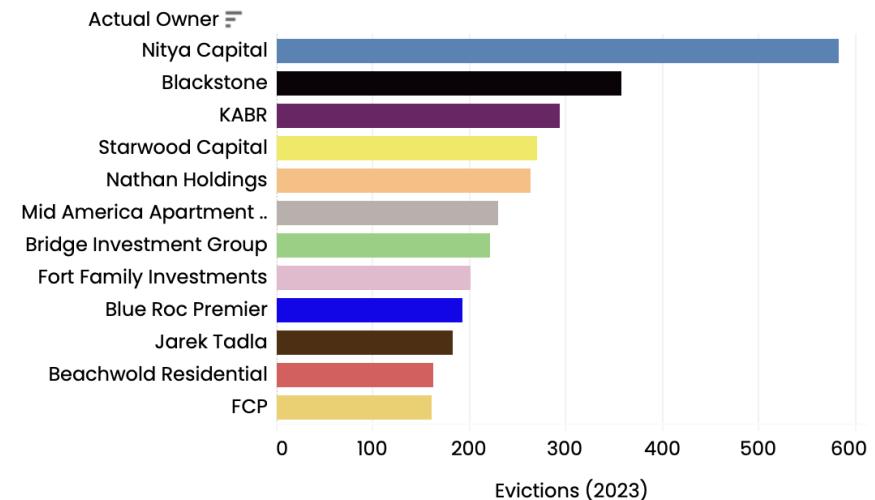
Re Number	Owner Na...	Actual O...	Owner's loc...	Apartment ..	Address	Number of ..	Year Built	Purchase P...	Purchase D...
150059-0010	PONCE DEL...	Zlatko Devc...	Jacksonville	Forest Of S...	7068 Ponce...	16	1985	\$2,350,000	2/19/2025
128291-0000	CIÉLO AT U...	Zavala Cap...	Atlanta, GA	Chelsea Co.	2260 Univer...	138	1964	\$10,040,000	4/12/2024
171030-1005	HERITAGE VI...	YellowBird...	Jacksonville	Orchid Trac...	85 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 Realy...	St. Petersb...	Ciel	4929 Skyw...	400	2019	\$9,200,000	6/30/2017
150070-0010	William A...	William A...	Jacksonville	San Jose T...	7124 Ponce ..	48	1960	\$435,000	2/5/1973
135132-0000	REVOCABLE...	William A...	Jacksonville	University S...	3420 Univer...	31	1970	\$429,700	8/16/1976
116098-0100	REVOCABLE...	William A...	Jacksonville	Trolley Lane	2600-2641 ..	82	1973	\$856,666	12/15/1977
136983-05...	WESTSIDE C...	Westside C...	Miami, FL	Creekwood...	8343 Hoga...	176	1975	\$1,120,000	2/1/2019
016411-8200	ACP PALME...	Westdale	Dallas, TX	Oakled Pla...	250 Cherry ..	330	2013	\$35,000,000	6/25/2014
020176-000...	MADISON W...	Wendover	Lake Mary, ..	Madison W...	1097 Lern...	240	2004	\$1,160,000	6/13/2003
104052-00...	SUNWEN GR...	Wen Tsai a...	Plainview, N...	Timucuana...	5717 Timuq...	121	1961	\$3,800,000	9/14/2016
114259-0000	WEALTH WA...	Wealth Wat...	Jacksonville	C. B. Dailey ..	1055 E 1st St...	24	2018	\$118,800	3/1/2013
168152-0105	WVP DAVIS C...	Waypoint R...	Boca Raton	The Pointe ..	12175 Phillips...	288	2025	\$5,000,000	4/19/2022
128153-0020	FLIPPER FLL...	W. P. Carey ..	New York Cl...	JU Dolphin ..	3812 Univer...	150	2015	\$17,510,800	1/8/2016
155744-050...	OCONEE RE...	Voya Invest...	New York Cl...	Oasis of Ma...	3355 Claire...	256	1987	Null	12/16/2024
074692-001...	VOLUNTEER...	Volunteers...	St. Petersb...	Independen...	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 LLC...	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	Jacksonville	Peyton Rid...	1800 Corpo...	123	2016	\$1,250,000	2/6/2015
130413-0005	LOFTS AT S...	Vestcor	Jacksonville	Lofts at San...	3036 Philip...	172	2024	\$3,200,000	2/8/2023
120735-004...	MADISON P...	Vestcor	Jacksonville	Madison Pa...	8300 Merrill...	240	2025	\$5,600,000	10/30/2023
089408-01...	LOFTS AT BR...	Vestcor	Jacksonville	Lofts at Bro...	190 Chelse...	133	2021	\$1,382,200	12/18/2019
074920-00...	LOFTS AT LA...	Vestcor	Jacksonville	Lofts at Mo...	906 W Mon...	108	2018	\$1,550,000	9/29/2017



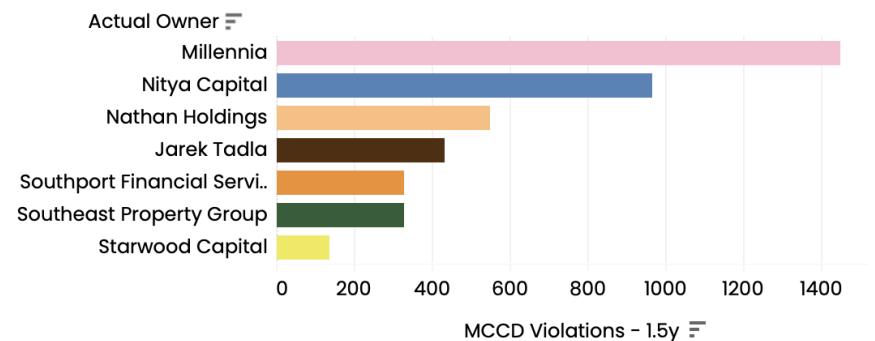
Results of Ownership Analysis

- 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>.