The Florida Housing Data Clearinghouse provides public access to data about housing needs and supply, subsidized rental housing, and household demographics in Florida communities.

2019 Rental Market Study

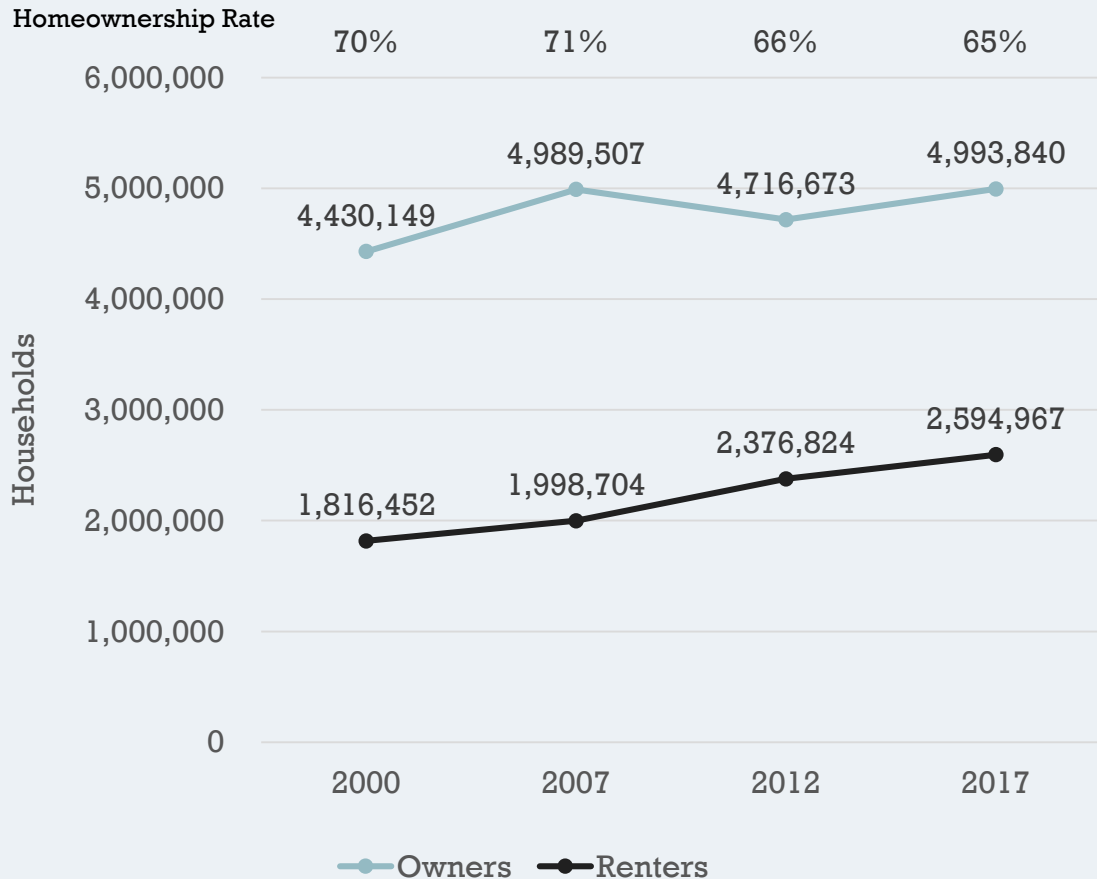Anne Ray

Shimberg Center for Housing Studies

May 10, 2019

UF | UNIVERSITY of FLORIDA

Rental Market Study Organization

▶ Statewide Trends

▶ Core Needs Assessment

    ▶ Counties & County Size

    ▶ Household Size

    ▶ Elders

▶ Affordable/Available Units

▶ Demographic Reports

    ▶ Homeless

    ▶ Special Needs

    ▶ Farmworkers/Fishers

▶ Assisted & Public Housing Supply

    ▶ Tenant Characteristics

    ▶ Preservation

# Renting has risen continually since 2000. Ownership fell during the recession but has rebounded.

Households by Tenure, Florida, 2000-2017

Homeownership Rate

	70%	71%	66%	65%

Owners: 4,430,149 (2000), 4,989,507 (2007), 4,716,673 (2012), 4,993,840 (2017)

Renters: 1,816,452 (2000), 1,998,704 (2007), 2,376,824 (2012), 2,594,967 (2017)

Y-axis (Households): 0, 1,000,000, 2,000,000, 3,000,000, 4,000,000, 5,000,000, 6,000,000

X-axis: 2000, 2007, 2012, 2017

Legend: Owners, Renters

▶ Florida added 778,515 renter households (2000-2017).

▶ Owner households fell during the recession (2007-2012), but have since rebounded to their peak level.

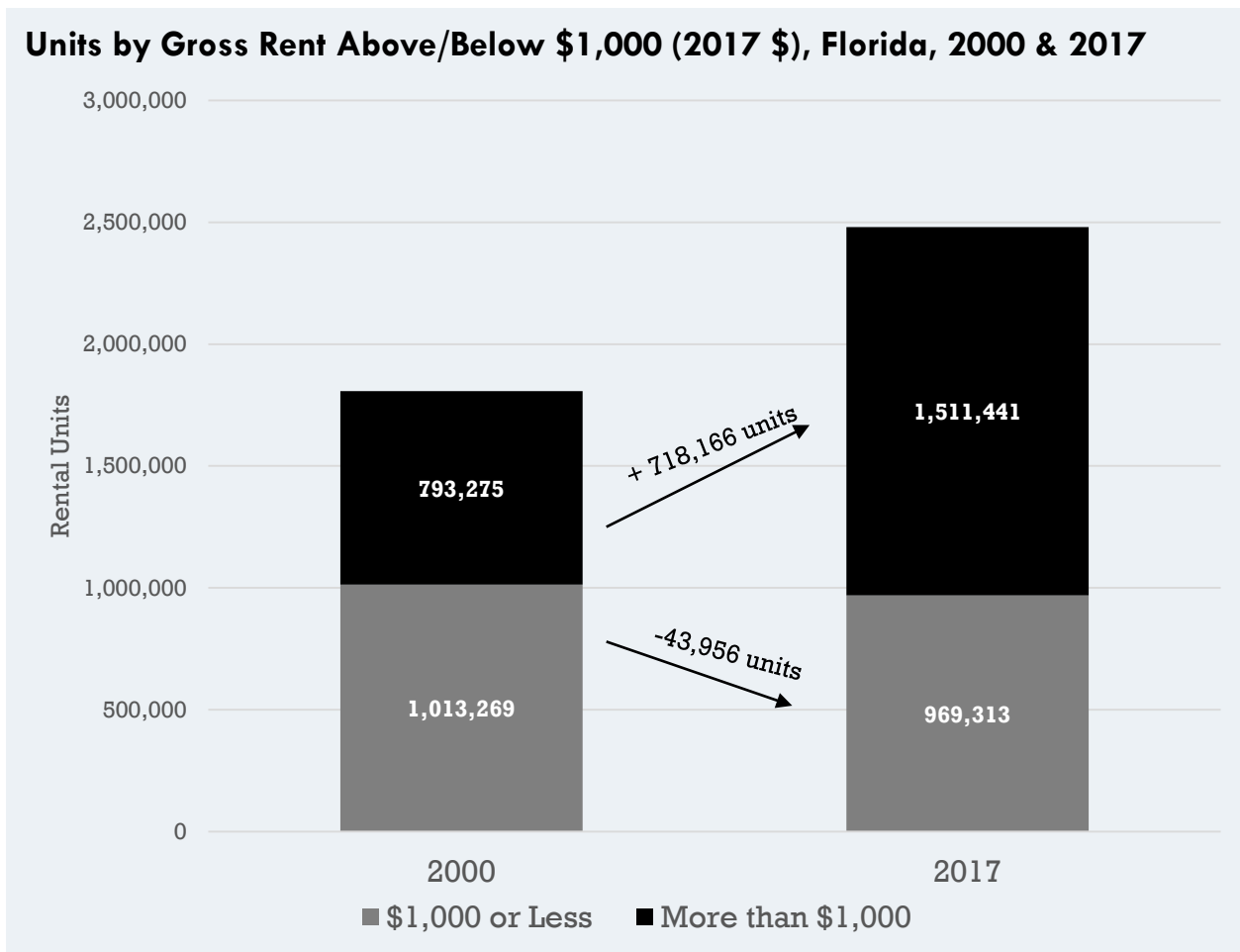▶ With steady renter growth, the homeownership rate has fallen to 65%.

Source: Shimberg Center analysis of U.S. Census Bureau, 2000 Census and 2000/2012/2017 American Community Survey. Includes households paying no cash rent.

Florida's growth 2000-2017 came from 55+ homeowners and renters of all ages. Under-55 homeowners declined.

Change in Households by Householder Age & Tenure, Florida, 2000 & 2017

+889,831 — 55+ Owners

+362,825 — 55+ Renters

+415,690 — Under-55 Renters

-326,140 — Under-55 Owners
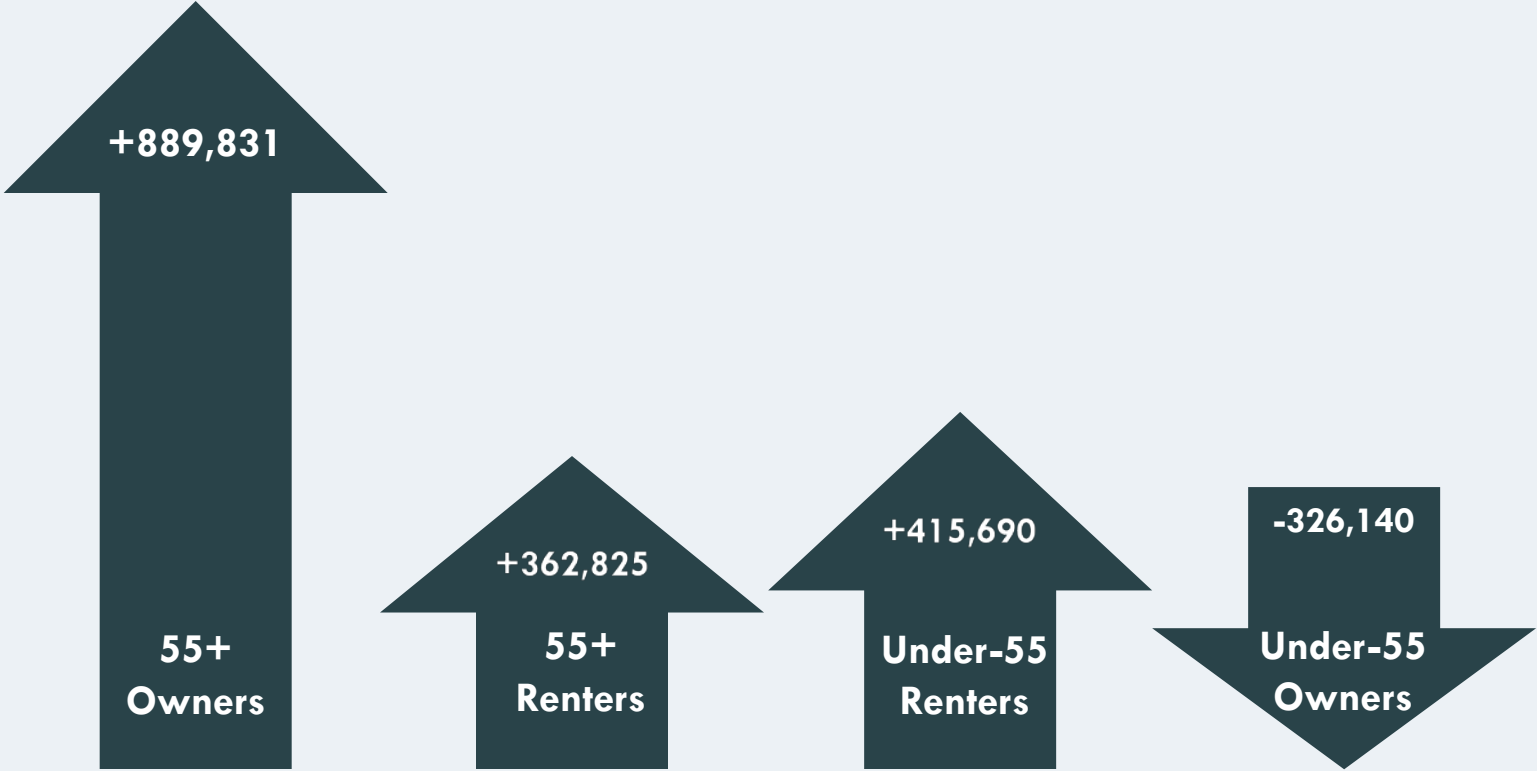
Source: Shimberg Center analysis of U.S. Census Bureau, 2000 Census and 2017 American Community Survey

Florida added hundreds of thousands of rental units between 2000 and 2017 but lost units renting for $1,000 or less (2017 $).

Units by Gross Rent Above/Below $1,000 (2017 $), Florida, 2000 & 2017

- ▶ Net increase 2000-2017: 674,210 rental units

- ▶ $1,000+ units **grew** by 718,166

- ▶ Units at or below $1,000 **fell** by 43,956

Source: Shimberg Center analysis of U.S. Census Bureau, 2000 Census and 2000/2012/2017 American Community Survey. Year 2000 counts show units above and below $705 gross rent in nominal dollars, the equivalent of $1,000 in 2017 according to the Consumer Price Index. Excludes units with no cash rent.
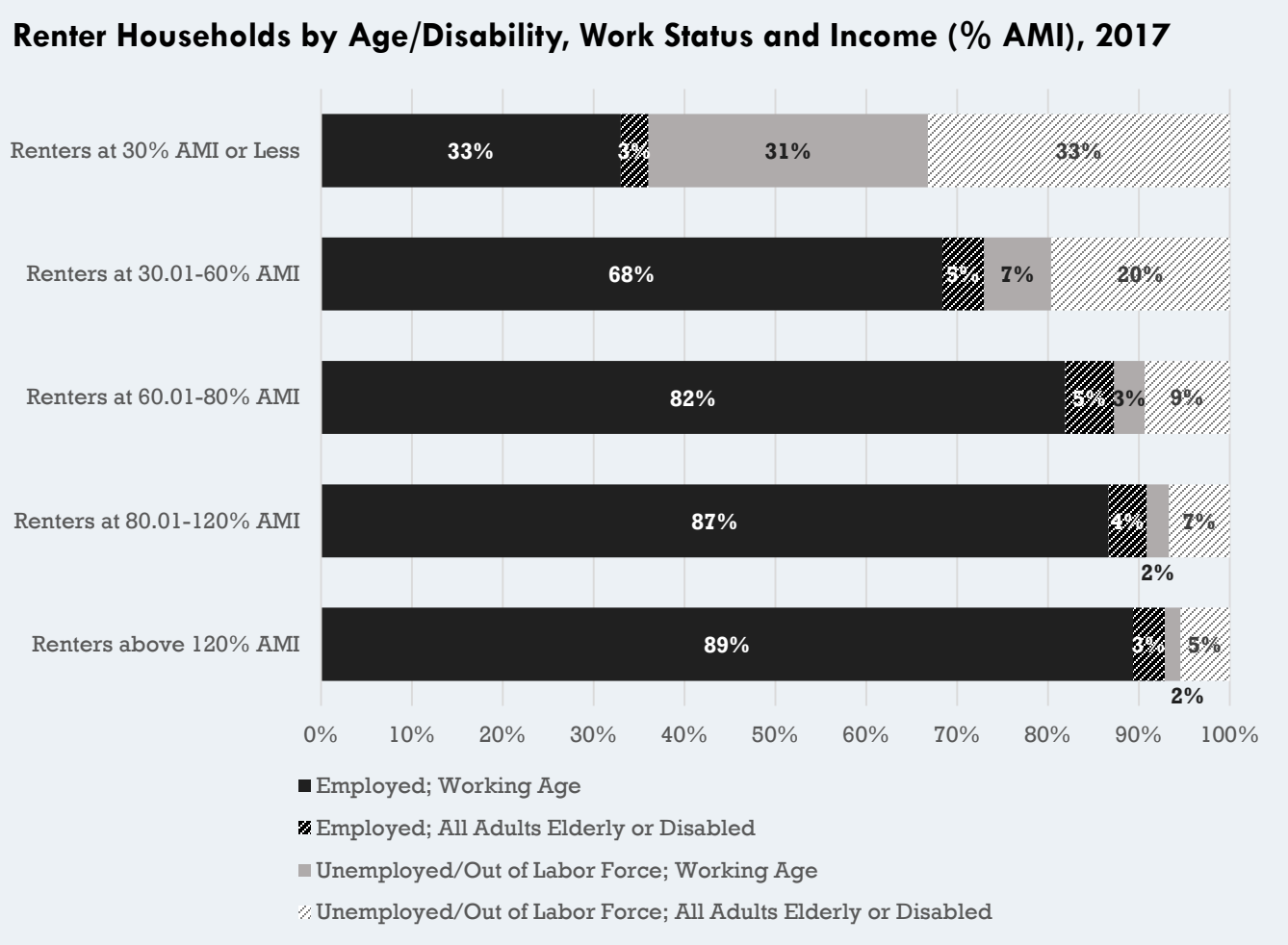
Cost burden has increased for all income groups, but 0-60% AMI renters continue to make up the bulk of cost burdened renters.

Cost Burdened Renters by Income (% AMI), Florida, 2000 & 2019
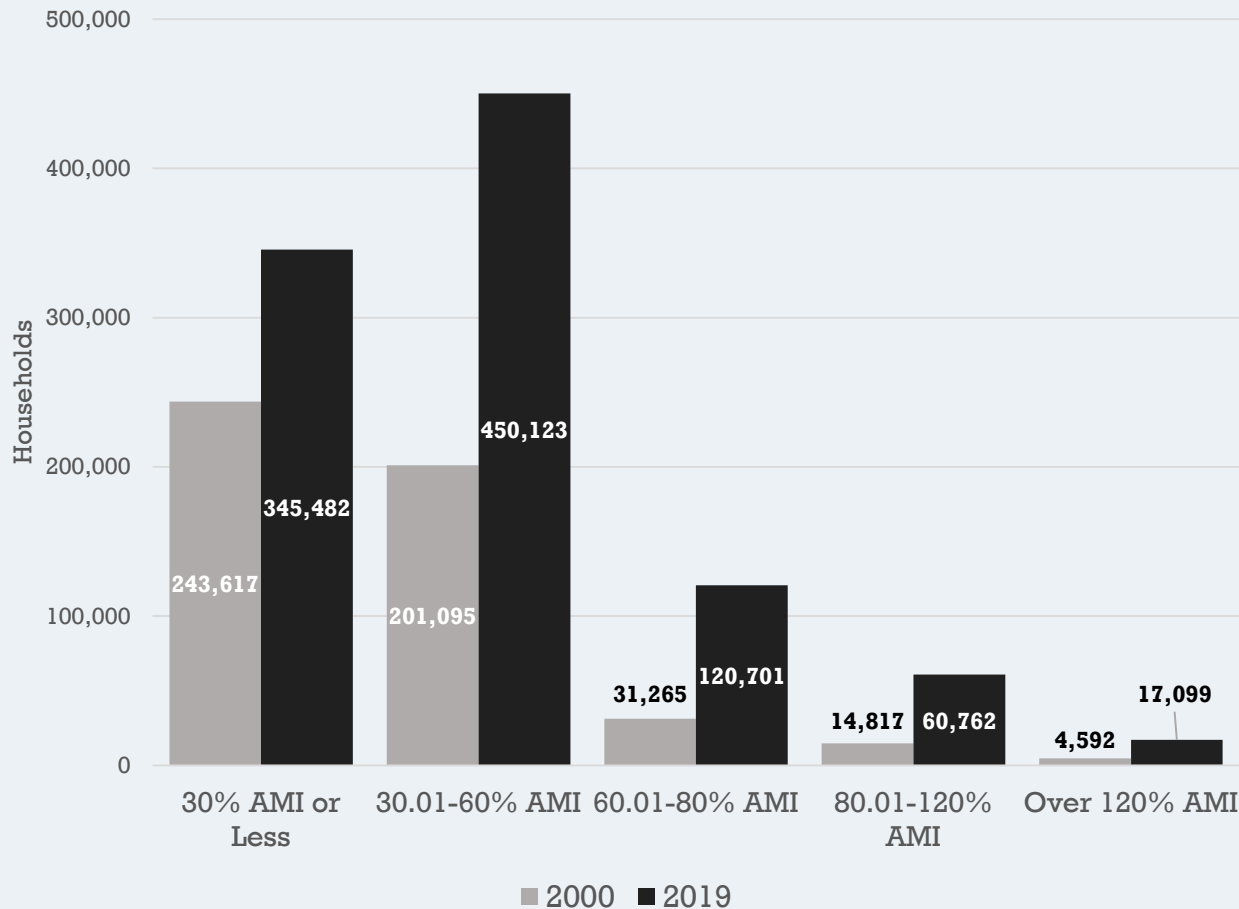
► Households above 80% AMI make up 8% of cost burdened renters in 2019, up from 4% in 2000

► Cost burdened renters over 80% AMI are concentrated in a few high-cost counties, particularly Miami-Dade/Monroe/Broward

Sources: Shimberg Center analysis of U.S. Census Bureau, 2000 Census and 2013-2017 5-Year American Community Survey; University of Florida Bureau of Economic and Business Research, 2017 Population Projections

Renters at all income levels participate in the workforce.

Renter Households by Age/Disability, Work Status and Income (% AMI), 2017

Income Level	Employed; Working Age	Employed; All Adults Elderly or Disabled	Unemployed/Out of Labor Force; Working Age	Unemployed/Out of Labor Force; All Adults Elderly or Disabled
Renters at 30% AMI or Less	33%	3%	31%	33%
Renters at 30.01-60% AMI	68%	5%	7%	20%
Renters at 60.01-80% AMI	82%	5%	3%	9%
Renters at 80.01-120% AMI	87%	4%	2%	7%
Renters above 120% AMI	89%	3%	2%	5%

- Employed; Working Age
- Employed; All Adults Elderly or Disabled
- Unemployed/Out of Labor Force; Working Age
- Unemployed/Out of Labor Force; All Adults Elderly or Disabled

▶ 76% of renter households include at least one person employed outside the home.

▶ Most of the rest are elder or disabled households.

Source: Shimberg Center analysis of U.S. Census Bureau, 2017 American Community Survey.

Service jobs are the most common occupations for Florida's renters.

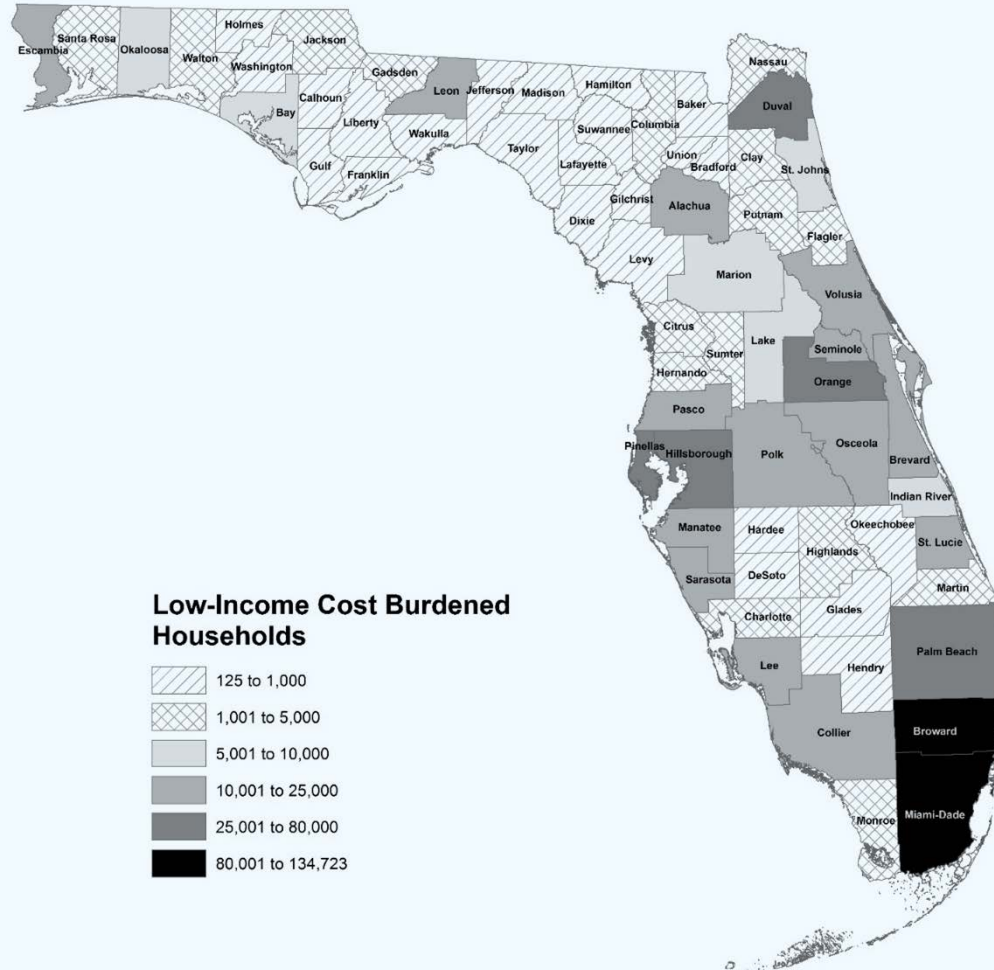| Top Ten Occupations for 0-60 Percent of AMI Renters and All Renters, Florida, 2017			
		Top Ten Occupation	
	Median hourly wage	**0-60% AMI Renters**	**All Renters**
Maids and housekeeping cleaners	$10.33	x	x
Cashiers	$9.36	x	x
Waiters and waitresses	$10.15	x	x
Janitors and building cleaners	$10.69	x	x
Cooks	$9.81-12.53	x	
Nursing, psychiatric, and home health aides	$10.97-12.07	x	x
Retail salespersons	$10.53	x	x
Customer service representatives	$14.34	x	x
Construction laborers	$13.79	x	
Driver/sales workers and truck drivers	$10.07-18.39	x	x
Supervisors of retail sales workers	$19.21		x
Managers	$45.18		x

Sources: Shimberg Center analysis of U.S. Census Bureau, 2017 American Community Survey and Florida Department of Economic Opportunity, 2017 Occupational Employment Statistics and Wages

Florida has 795,605 low-income, cost burdened renters.

▸ Low-income: below 60% area median income (AMI)

▸ Cost burdened: paying more than 40% of income for rent

▸ Excludes student-headed, non-family households

Cost Burdened Households by County

Low-Income (≤60% AMI), Cost Burdened (>40%) Renter Households by County, 2019

Low-Income Cost Burdened Households

▨	125 to 1,000
▨	1,001 to 5,000
▨	5,001 to 10,000
▨	10,001 to 25,000
▨	25,001 to 80,000
■	80,001 to 134,723

▸ **61% of cost burdened households are in large counties**

▸ **36% in medium counties**

▸ **3% in small counties**

Sources: U.S. Census Bureau, 2013-2017 5-Year American Community Survey; University of Florida Bureau of Economic and Business Research, 2017 Population Projections

Household Demographics: Size

- ▸ 63% of cost burdened households are 1-2 person

- ▸ 27% are 3-4 person

- ▸ 10% are 5+ person

Household Demographics: Elderly

▸ 272,399 cost burdened households (34%) headed by householder age 55+

▸ Includes 43,021 (5%) age 75-84 and 28,879 (4%) age 85+

▸ Highest proportions in Pasco/Pinellas and Southwest/South Central counties

Affordable/Available Units

▸ Compares number of renter households in an income group (0-30% AMI, 0-60% AMI, etc.) with supply of rental units

▸ Affordable: with rent at or below AMI rent limit (30% monthly income)

▸ Available: vacant or occupied by income-qualified household (at or below AMI income limit)

Statewide Affordable/Available Units

**Affordable Units, Affordable/Available Units, and Renter Households by Income, Florida, 2013-2017 Estimate**
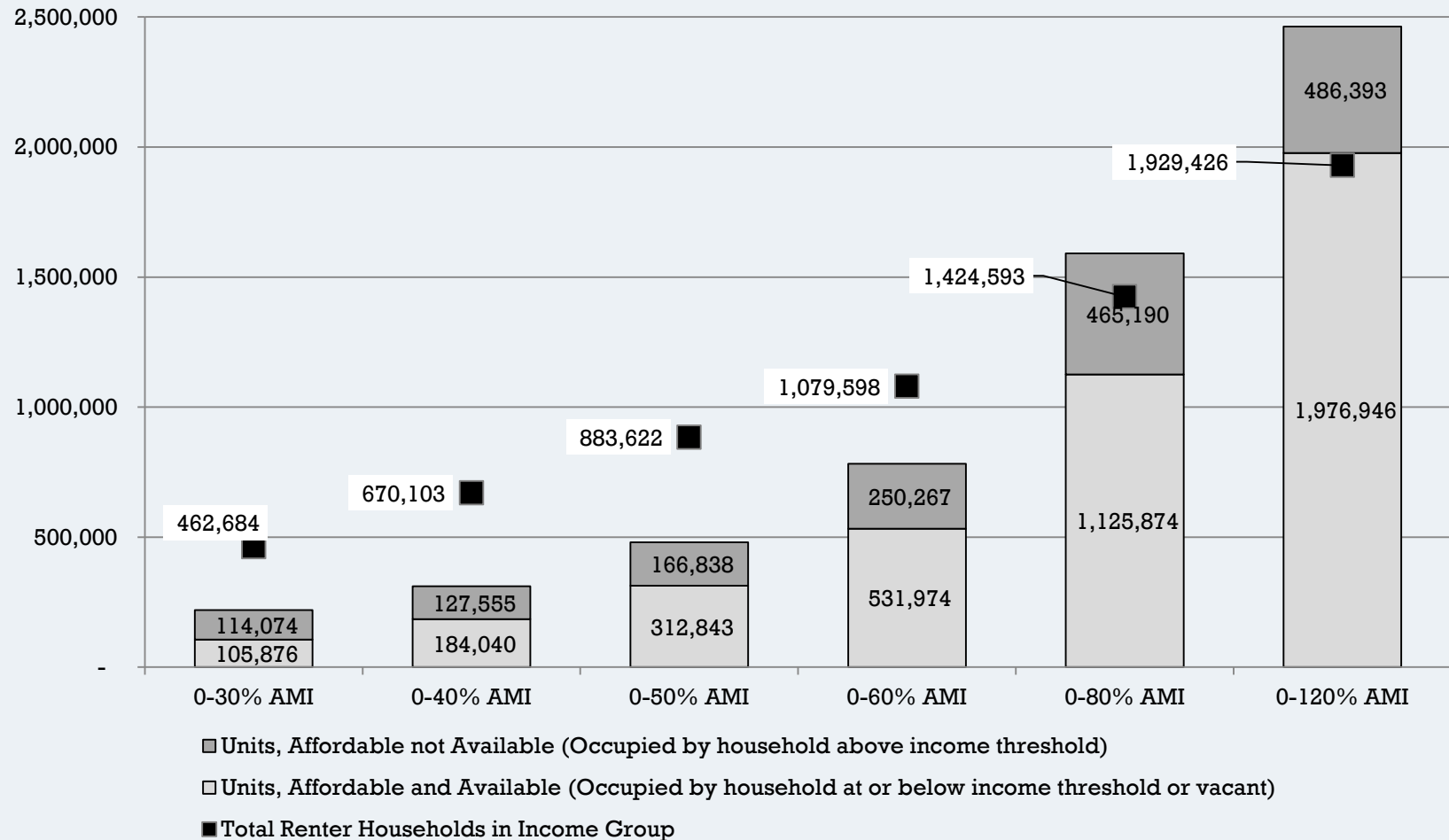
Source: Shimberg Center analysis of U.S. Census Bureau, 2013-2017 American Community Survey.

Regional Affordable/Available Units per 100 Renters: 0-30% AMI

**Affordable / Available Units
per 100 Renter Households**

- 10 to 25
- 26 to 50
- 51 to 75
- 76 to 100
- 101 to 125
- 126+

Source: Shimberg Center analysis of U.S. Census Bureau, 2013-2017 American Community Survey.

Regional Affordable/Available Units per 100 Renters: 0-60% AMI

Affordable / Available Units per 100 Renter Households

- 10 to 25
- 26 to 50
- 51 to 75
- 76 to 100
- 101 to 125
- 126+

Source: Shimberg Center analysis of U.S. Census Bureau, 2013-2017 American Community Survey.

Regional Affordable/Available Units per 100 Renters: 0-80% AMI

Affordable / Available Units per 100 Renter Households

- 10 to 25
- 26 to 50
- 51 to 75
- 76 to 100
- 101 to 125
- 126+
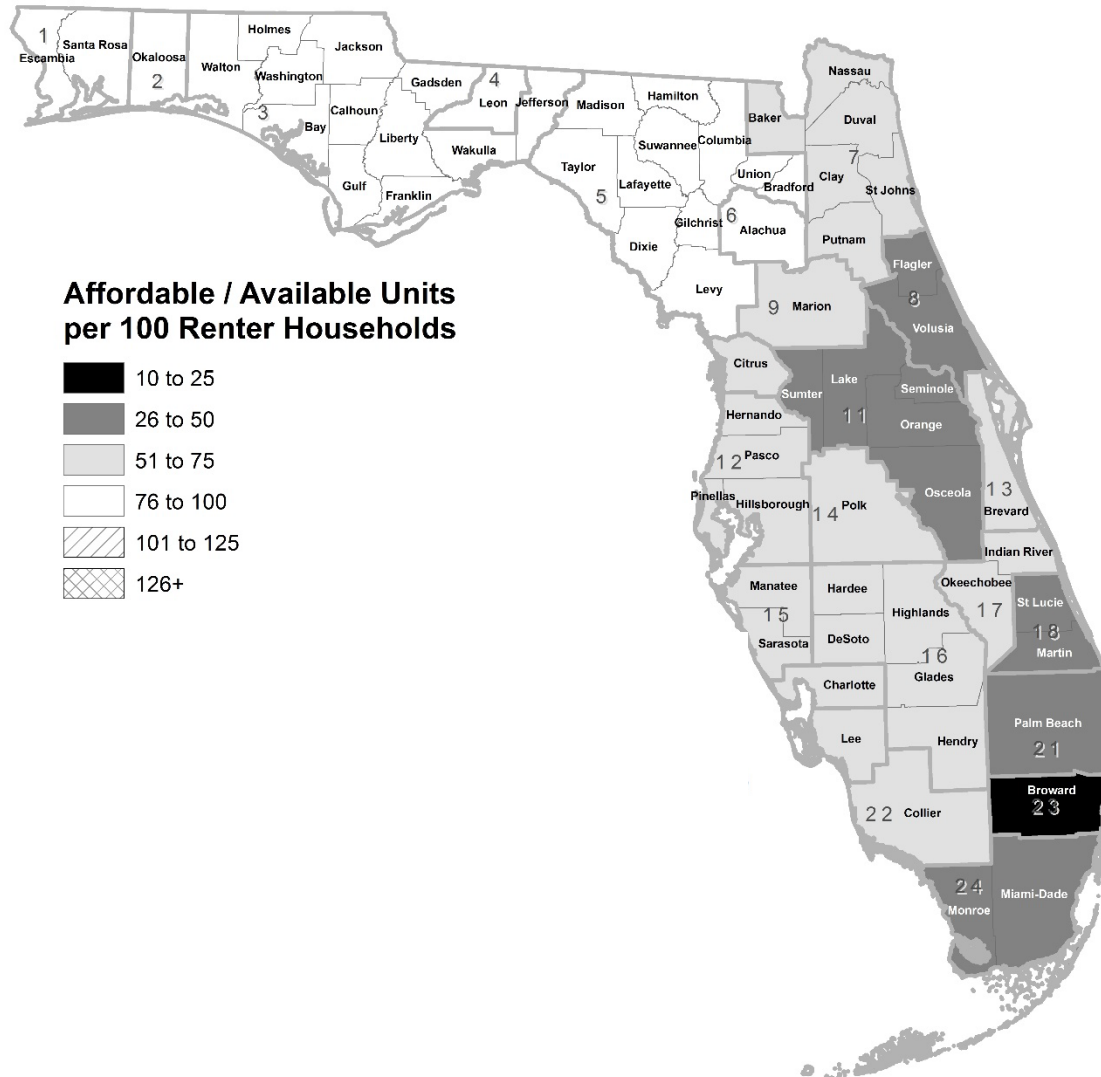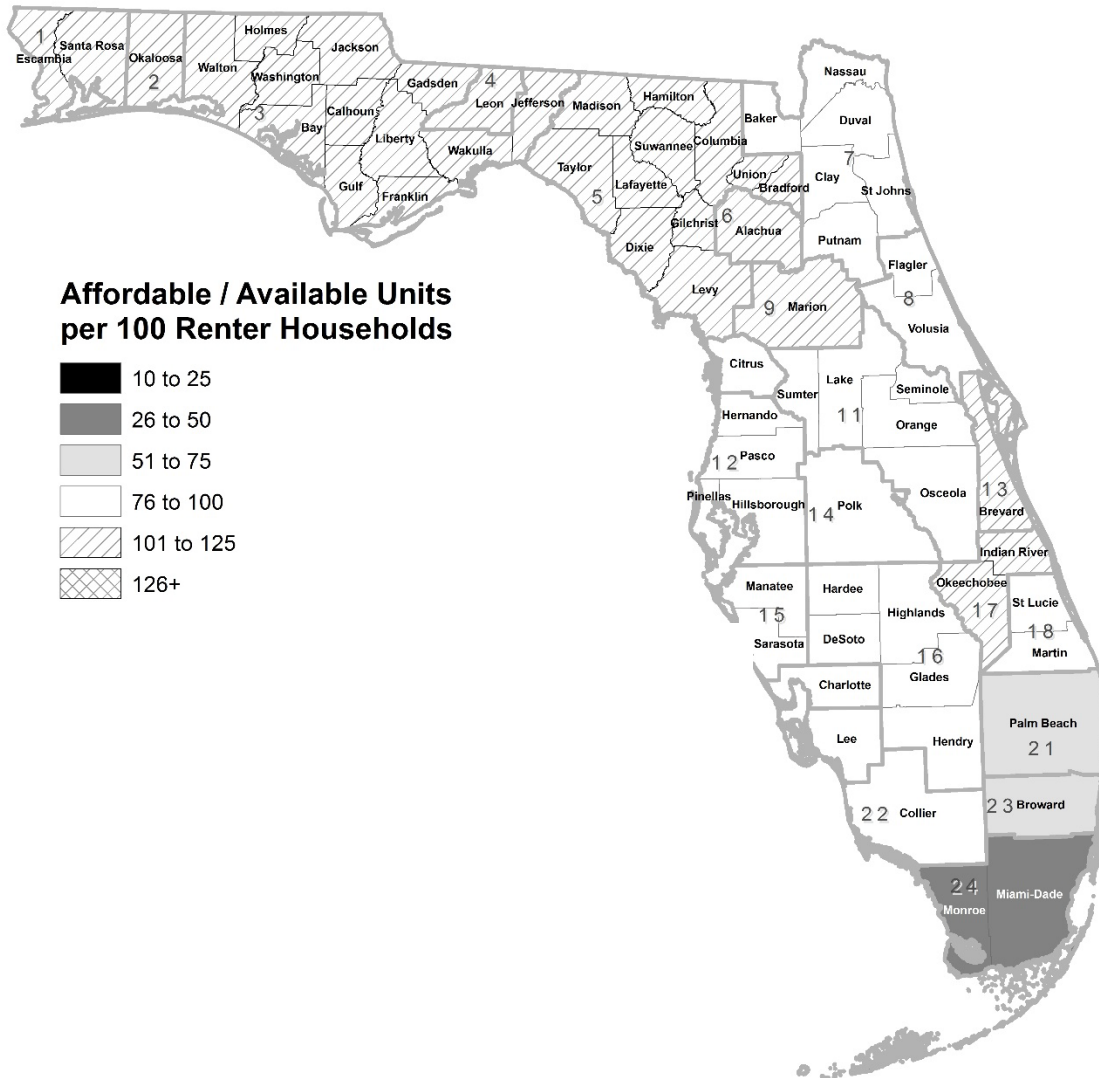
Source: Shimberg Center analysis of U.S. Census Bureau, 2013-2017 American Community Survey.

Homeless Individuals and Families: Counts

- Individuals
  - 28,378 homeless individuals
  - 18,843 transitional/permanent supportive housing beds

- Families with children
  - 43,592 homeless families with children
  - 3,927 transitional/permanent supportive housing units

Homeless Individuals and Families: Trends

▸ Decline: individuals and families in Point in Time Count

  ▸ Effective programs: VASH, homelessness prevention, Rapid Rehousing

  ▸ Shift from transitional to permanent supportive housing

▸ Increase: families and youth in student counts

  ▸ 19,721 students cited hurricanes as cause of homelessness in 2017-2018. Most came from Puerto Rico after Hurricane Maria.

  ▸ Improved identification of homeless students

Special Needs Definition

▸ An **adult** person requiring **independent living services** in order to maintain housing or develop **independent living skills** and who has a **disabling condition**;

▸ A young adult **formerly in foster care** who is eligible for services under s. 409.1451(5);

▸ A **survivor of domestic violence** as defined in s. 741.28;

▸ Or a person **receiving benefits** under the Social Security Disability Insurance (SSDI) program or the Supplemental Security Income (SSI) program or from veterans' disability benefits.

Section 420.0004 (13), Florida Statutes

Special Needs Household Estimates

▸ Adults with disabilities, receiving SSDI/SSI/VA benefits

  ▸ **104,273** low-income renter households

▸ Survivors of domestic violence

  ▸ **7,836** households using emergency shelter (DCF)

▸ Youth aging out of foster care

  ▸ **2,574** using post-foster care services (DCF)

▸ Total estimate: 114,683 households

  ▸ 14% of statewide total of 795,605 low-income, cost burdened renter households

Farmworkers/Fishing Workers

▸ **Farmworkers**

  ▸ 64,442 unaccompanied workers; 36,207 migrant camp beds

  ▸ 35,367 accompanied worker households; 4,327 farmworker set-aside units

  ▸ Highest need counties: Miami-Dade, Hillsborough, Palm Beach, Manatee, and Polk

▸ **Fishing Workers**

  ▸ Revised method expands household count

 ▸ 1,185 households; 92 fishing worker set-aside units

Assisted & Public Housing

Public and Assisted Housing Units by County, 2019

Units
- 0
- 36 to 999
- 1,000 to 4,999
- 5,000 to 9,999
- 10,000 to 19,999
- 20,000 to 30,754
- 56,401
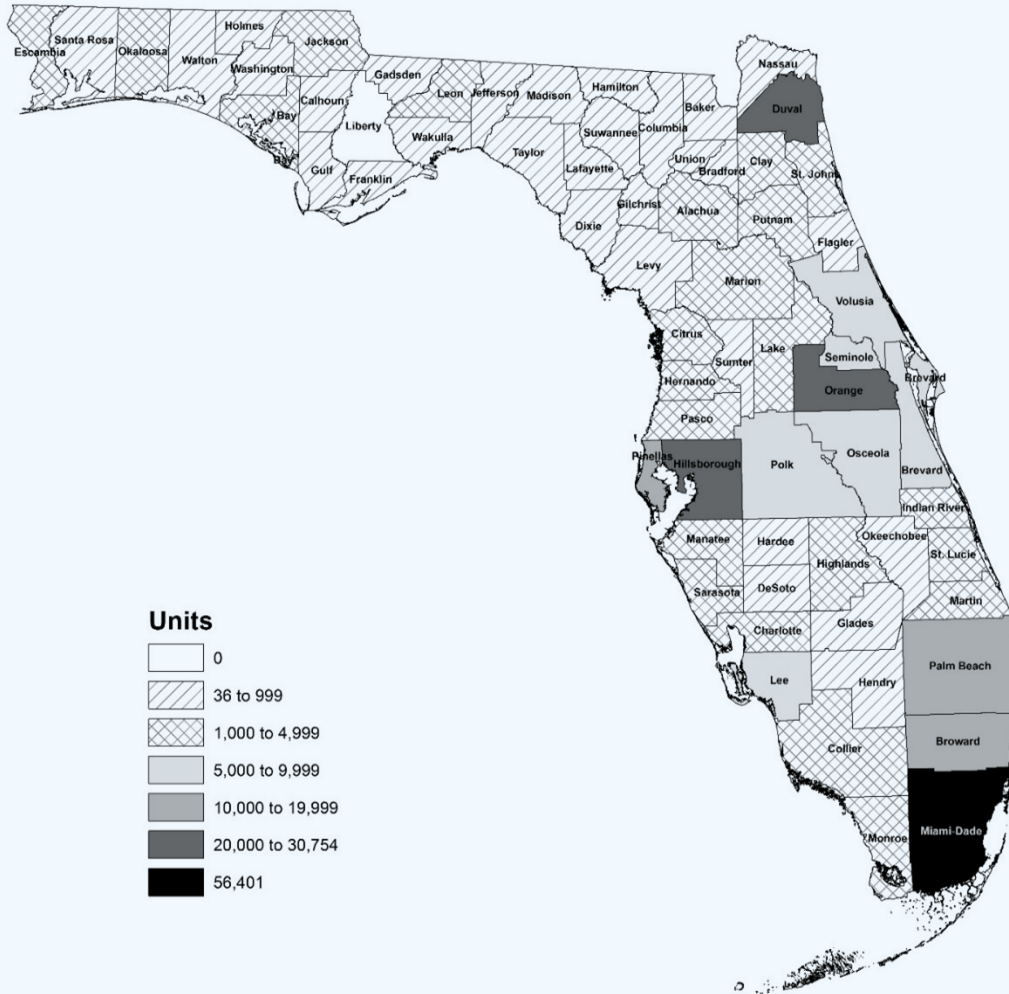
▸ ## Public Housing

  ▸ 228 developments, 33,833 units

▸ ## Assisted Housing

  ▸ Florida Housing, HUD, USDA RD, LHFAs

  ▸ 2,528 developments, 259,085 assisted units

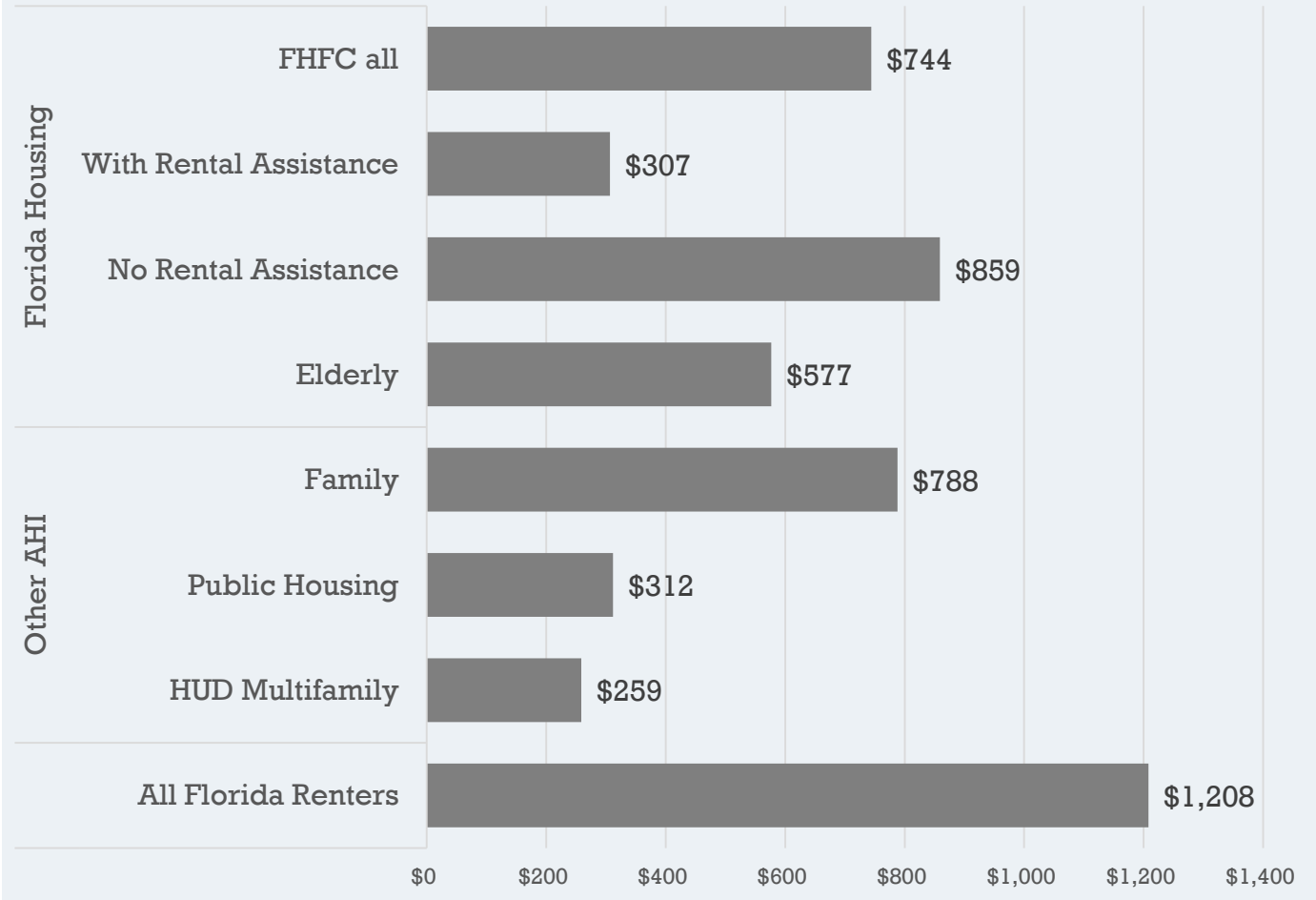 ▸ Of these, Florida Housing funded 1,620 developments, 197,021 assisted units

Source: Shimberg Center for Housing Studies, Assisted Housing Inventory

Tenant Characteristics: Income
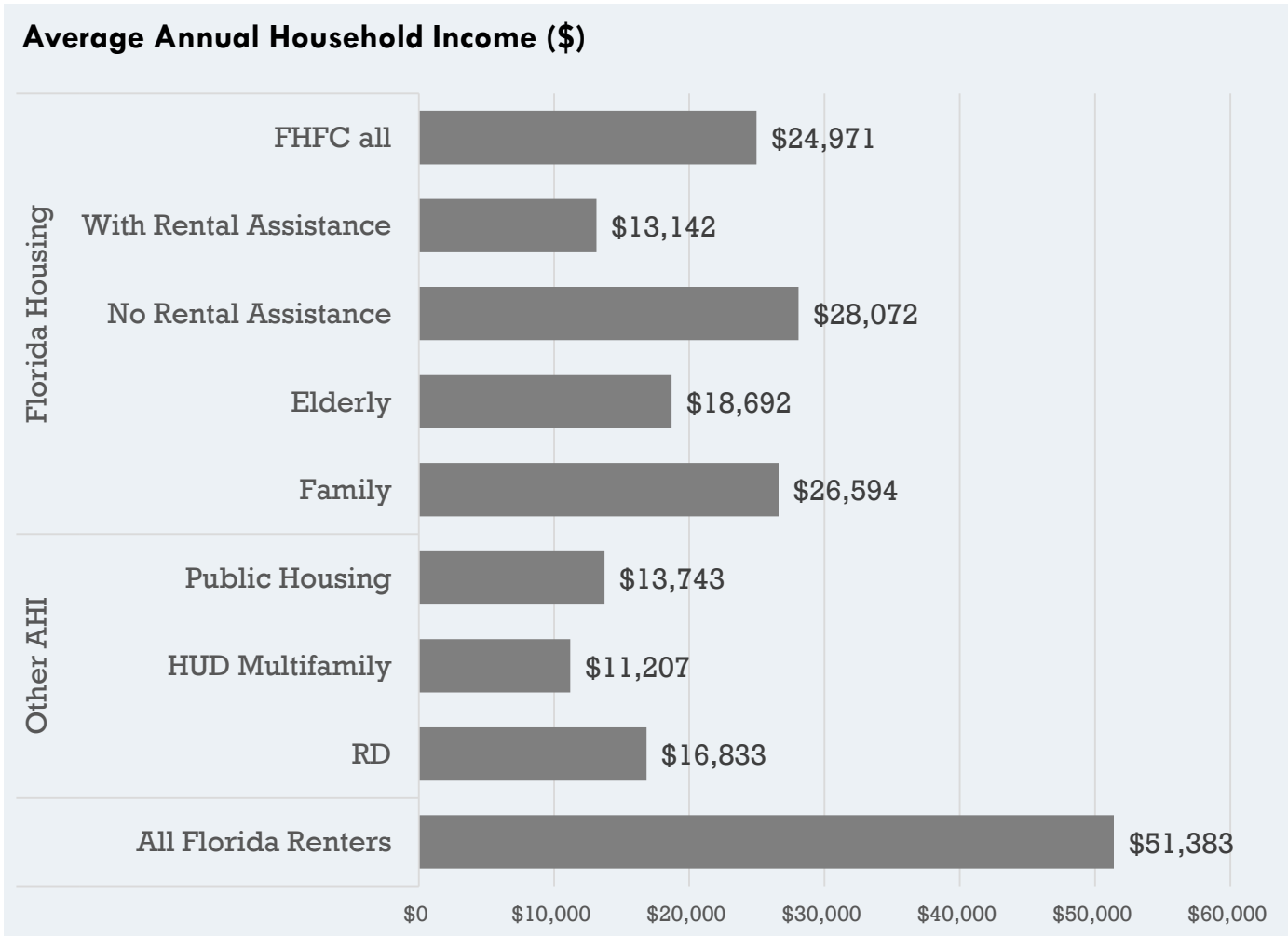
Average Annual Household Income ($)

Sources: Shimberg Center for Housing Studies, Assisted Housing Inventory and U.S. Census Bureau, 2017 American Community Survey

Tenant Characteristics: Rent

**Average Tenant-Paid Gross Rent (Rent + Utilities)**

Florida Housing
- FHFC all — $744
- With Rental Assistance — $307
- No Rental Assistance — $859
- Elderly — $577

Other AHI
- Family — $788
- Public Housing — $312
- HUD Multifamily — $259

All Florida Renters — $1,208

Sources: Shimberg Center for Housing Studies, Assisted Housing Inventory and U.S. Census Bureau, 2017 American Community Survey

Preservation Risks: Expiring Subsidies

▸ 268 developments with 27,659 units have affordability restrictions expiring by end of 2030.

▸ Florida Housing

  ▸ LIHTC 4% & 9%, SAIL, HOME, Bonds
  ▸ 88 developments, 15,735 units

▸ HUD

  ▸ Rental Assistance (renewable), 202 Loans, Use Agreement
  ▸ 163 developments, 13,125 units

▸ USDA RD

  ▸ Rental Assistance, 515, 514/516
  ▸ 41 developments, 1,758 units
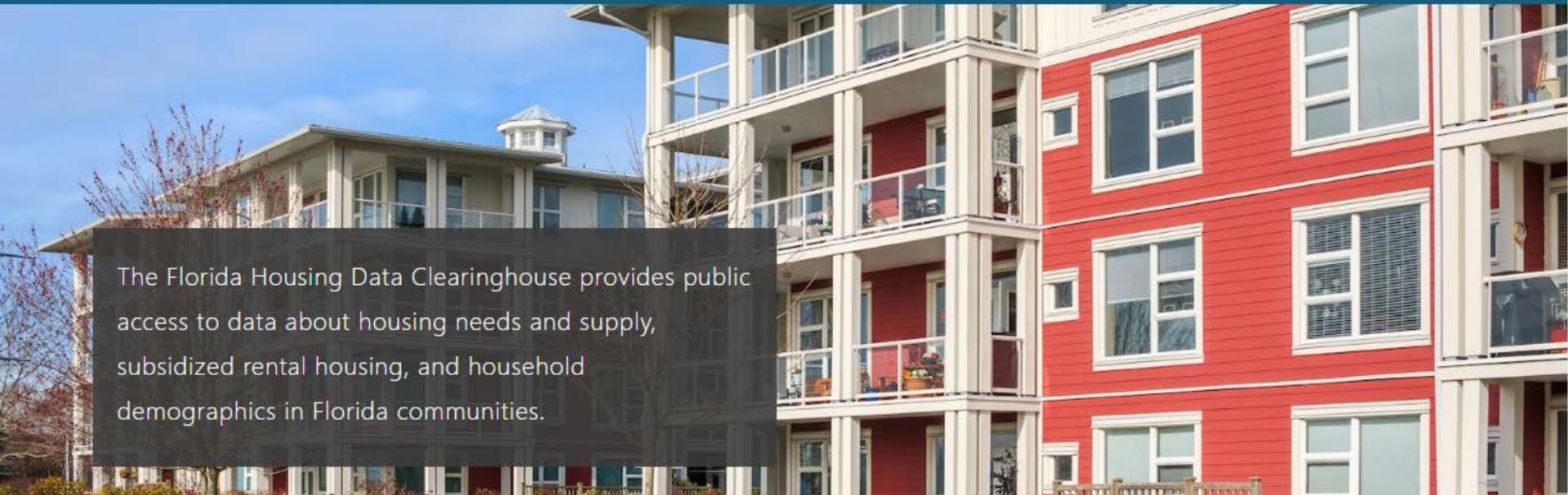
Preservation Risks: Expiring Subsidies

Florida Housing Units by Expiration Year and Program Type, 2019-2030
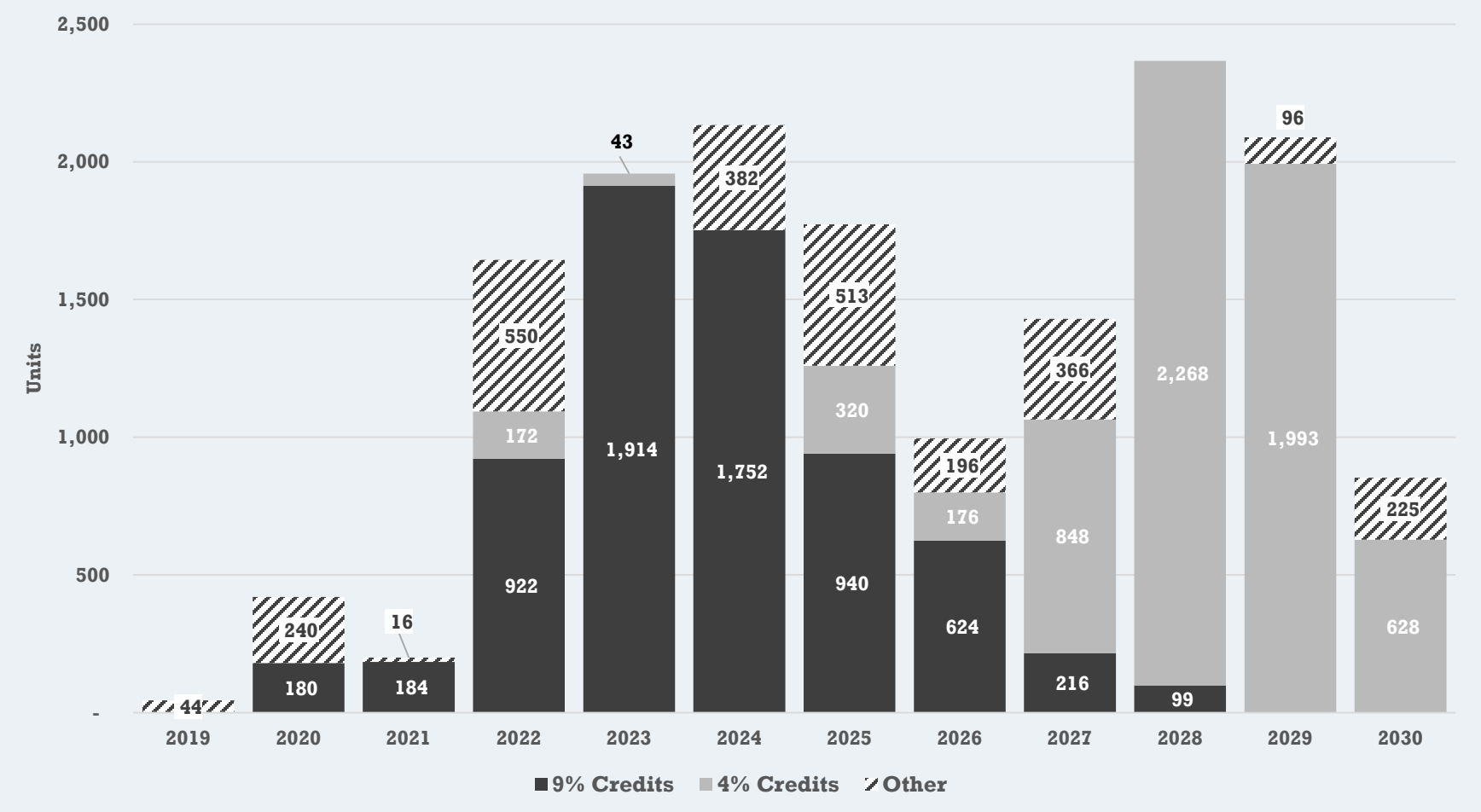
Sources: Shimberg Center for Housing Studies, Assisted Housing Inventory

Preservation Risks: Aging Assisted & Public Housing

- ▶ 743 developments with 67,759 units are at least 30 years old

- ▶ 707 developments with 82,683 units are 15-29 years old

- ▶ 30+ year old properties:
  - ▶ Mostly HUD multifamily and public housing
  - ▶ 47% of units in elderly properties
  - ▶ Average income $13,830

Contact: Anne Ray

352-273-1195 ◆ aray@ufl.edu

Main site: http://www.shimberg.ufl.edu

Data clearinghouse: http://flhousing.data.shimberg.ufl.edu