Understanding the Housing Market Rental and Homeownership

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Florida Housing Coalition’s 26th Annual Conference
Florida’s affordability gap is growing

Percent of Low-Income Households Paying 40% of Income or More for Housing, Florida, 2000-2011

Source: U.S. Census Bureau, 2000 Decennial Census and 2005 through 2011 American Community Survey
**Rents are up, incomes are down**

**Real Median Gross Rent and Median Renter Income (2011 $), Florida, 2000-2011**

<table>
<thead>
<tr>
<th>Year</th>
<th>Median Gross Rent</th>
<th>Median Renter Income</th>
</tr>
</thead>
<tbody>
<tr>
<td>2000</td>
<td>$816</td>
<td>$34,480</td>
</tr>
<tr>
<td>2005</td>
<td>$933</td>
<td>$34,051</td>
</tr>
<tr>
<td>2011</td>
<td>$950</td>
<td>$30,343</td>
</tr>
</tbody>
</table>

Source: U.S. Census Bureau, 2000 Census and 2005 and 2011 American Community Survey
More households are renting

Changes in Florida Households, 2005-2011

Source: U.S. Census Bureau, 2005 and 2011 American Community Survey
Affordable housing needs are increasing

Low Income (<60% AMI), Cost Burdened (>40%) Renters, 2005-2011

Source: U.S. Census Bureau, 2000 Census and 2005 and 2011 American Community Survey
ELI hardest hit; cost burden more common for others too

Number of Households Paying More than 40 Percent of Income for Rent, Florida, 2000-2011

<table>
<thead>
<tr>
<th></th>
<th>2000</th>
<th>2005</th>
<th>2011</th>
</tr>
</thead>
<tbody>
<tr>
<td>30% of AMI or Less</td>
<td>222,538</td>
<td>256,357</td>
<td>317,990</td>
</tr>
<tr>
<td>30.01 to 50% of AMI</td>
<td>152,026</td>
<td>224,784</td>
<td>297,517</td>
</tr>
<tr>
<td>50.01 to 60% of AMI</td>
<td>36,444</td>
<td>71,894</td>
<td>95,283</td>
</tr>
</tbody>
</table>

Source: U.S. Census Bureau, 2000 Census and 2005 and 2011 American Community Survey
Continuing Shortage of Affordable Rental Units

Total Rental Units and Units Affordable at 60% AMI, Florida, 2000-2011

Source: U.S. Census Bureau, 2000 Decennial Census and 2005 through 2011 American Community Survey. “Affordable” defined as costing no more than 40% of income.
Statewide Trends

Homeownership Rate by Household Type, Florida, 2005-2011

Source: U.S. Census Bureau, 2005 and 2011 American Community Survey
Affordable/Available

- Compares number of renter households in an income group (0-30% AMI, 0-40% AMI, 0-50% AMI, 0-60% AMI) with supply of rental units
- Affordable: with rent at or below AMI rent limit (40% monthly income)
- Available: vacant or occupied by income-qualified household (at or below AMI income limit)
Affordable/Available

- Why affordable/available?
  - Focus on supply; gap between supply and demand
  - Highlights use of lower rent units by higher income households
  - Points up importance of income-restricted housing
Affordable/Available

Number of Affordable Units, Affordable/Available Units, and Renter Households by Income, Florida, 2009-2011

Source: U.S. Census Bureau, 2009-2011 American Community Survey
Affordable/Available Housing Units per 100 Renter Households at 0-30% AMI, Modified MSA and Non-Metropolitan Areas, 2009-2011

Source: U.S. Census Bureau, 2009-2011 American Community Survey
Affordable/Available

Affordable/Available Housing Units per 100 Renter Households at 0-40% AMI, Modified MSA and Non-Metropolitan Areas, 2009-2011

Source: U.S. Census Bureau, 2009-2011 American Community Survey
Who lives in Florida’s assisted housing?

- Units with rental assistance (project-based Section 8, RD, vouchers)
  - Average income $11,500
  - 89% of households have incomes below $20,000
  - Evenly split between elderly and family
  - Most households 1-2 person
  - Typical rents $0-400/month

- Other assisted units (e.g. LIHTC; no rental assistance or vouchers)
  - Average income $24,900
  - Mostly family developments
  - Most households 2-3 person
  - Typical rents $600-1,000/month
  - Most households with incomes below 50% AMI and no voucher are cost burdened
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: Defining for Rental Market Study

- Disability/benefits definition:
  - Age 18-64, with a disability, receiving Social Security (proxy for SSDI);
  - Age 18+, with a disability, receiving SSI;
  - Age 18+, with a VA service-related disability rating of 10 percent or more.

- **93,438** low-income, cost burdened renter households meeting this definition (ACS)
Special Needs: Recipients of State Services

- Survivors of domestic violence
  - 8,419 households using emergency shelter (DCF)
- Youth aging out of foster care
  - 5,052 eligible for RTI (DCF)
Special Needs

- Core estimate
  - $93,438 + 8,419 + 5,052 = 101,857$
  - 14% of statewide total of 737,435 low-income, cost burdened renter households