



FHDC FLORIDA HOUSING DATA CLEARINGHOUSE
Improving Housing Decisions



2010 Rental Market Study

Presentation to Florida Housing Finance Corporation Board of Directors

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2010 Rental Market Study

- **Rental Housing Needs**
- **Special Needs Populations**
 - **Homeless**
 - **Farmworkers**
 - **Fishing Workers**
- **Preservation**



Rental Housing Needs: Summary

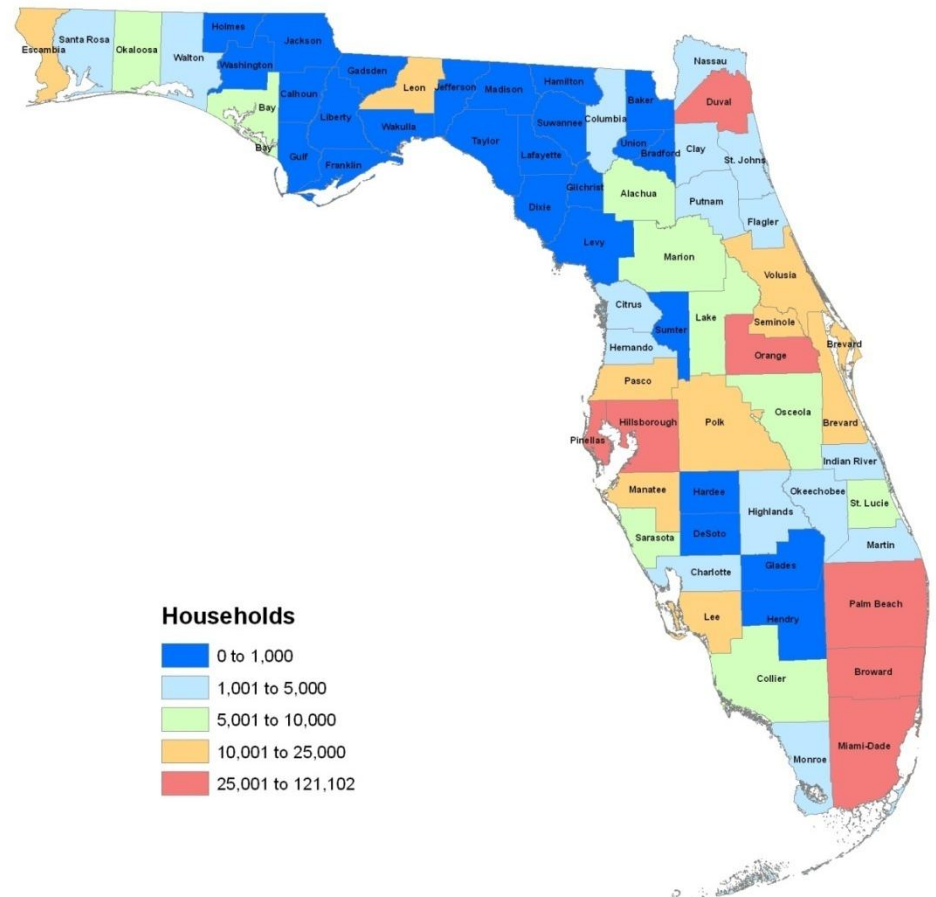
- **Low-income: $\leq 60\%$ AMI**
- **Cost burdened: Paying $>40\%$ of income for rent**
- **2010: 618,814 low-income, cost burdened renter households**
- **2013: 637,764 households**



Rental Housing Needs: County Location

- 62% of cost burdened, low income renter households are in large counties
- 34% are in medium counties
- 4% in small counties

Low Income Cost Burdened Renter Households

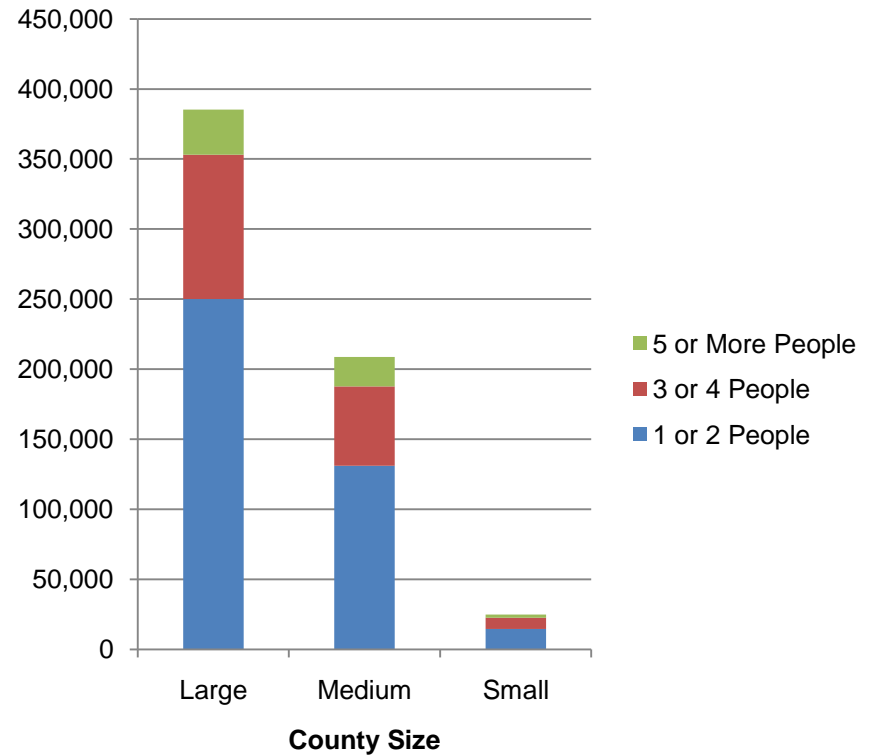




Rental Housing Needs: Household Size

- Most households in need are 1-2 person, especially in large counties

Low-Income, Cost-Burdened Renters by County Size and Household Size

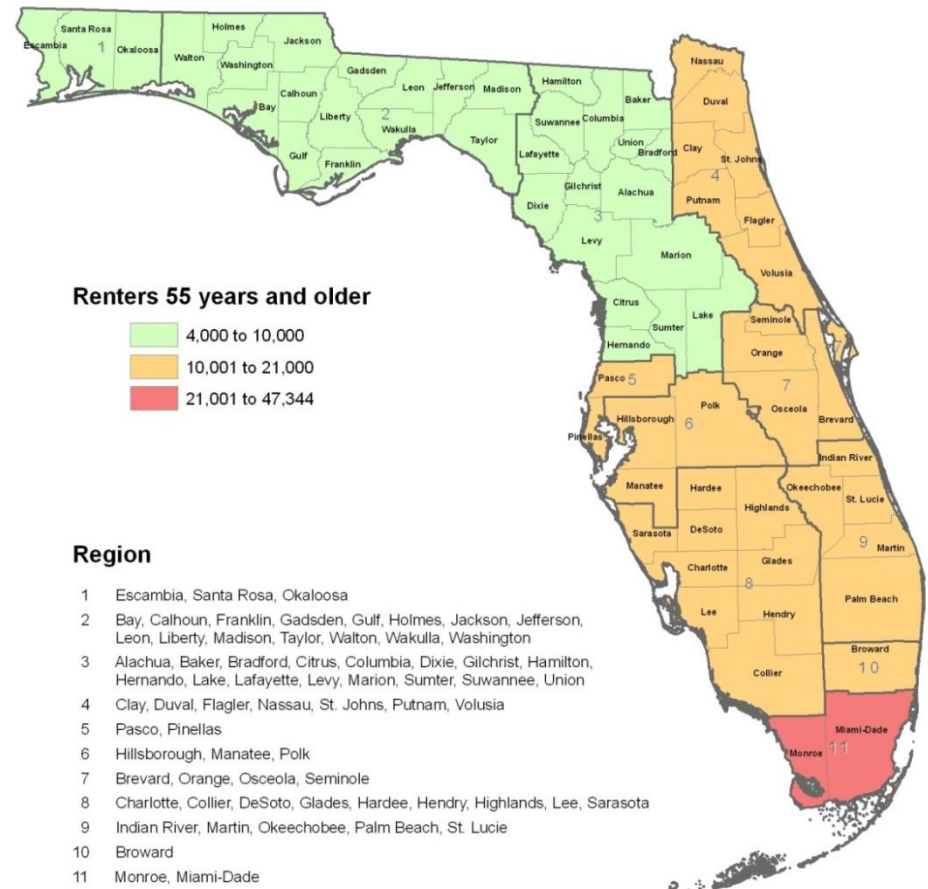




Rental Housing Needs: Elderly Households

- Miami-Dade/Monroe Counties have the highest percentage of elderly households (38%)
- Central Panhandle has the lowest (19%)

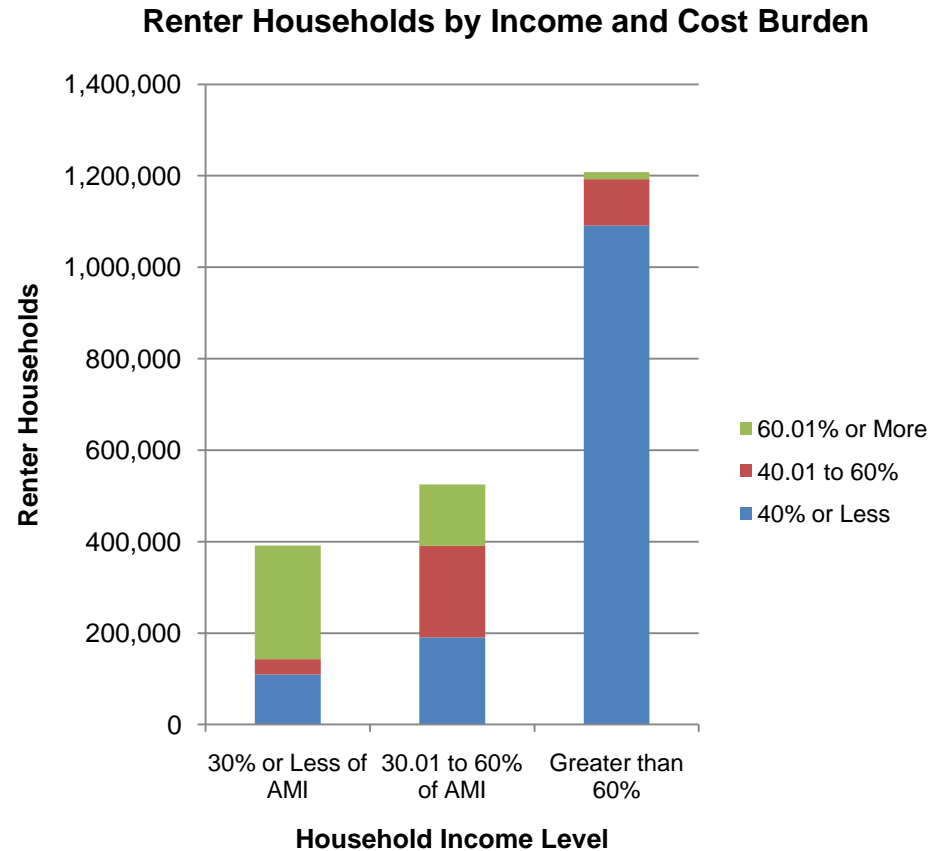
Elderly Low Income Cost Burdened Households by PSA





Rental Housing Needs: ELI Households

- 73% of ELI (<30% AMI) households are cost-burdened
- 63% of ELI households pay more than 60% of income for rent

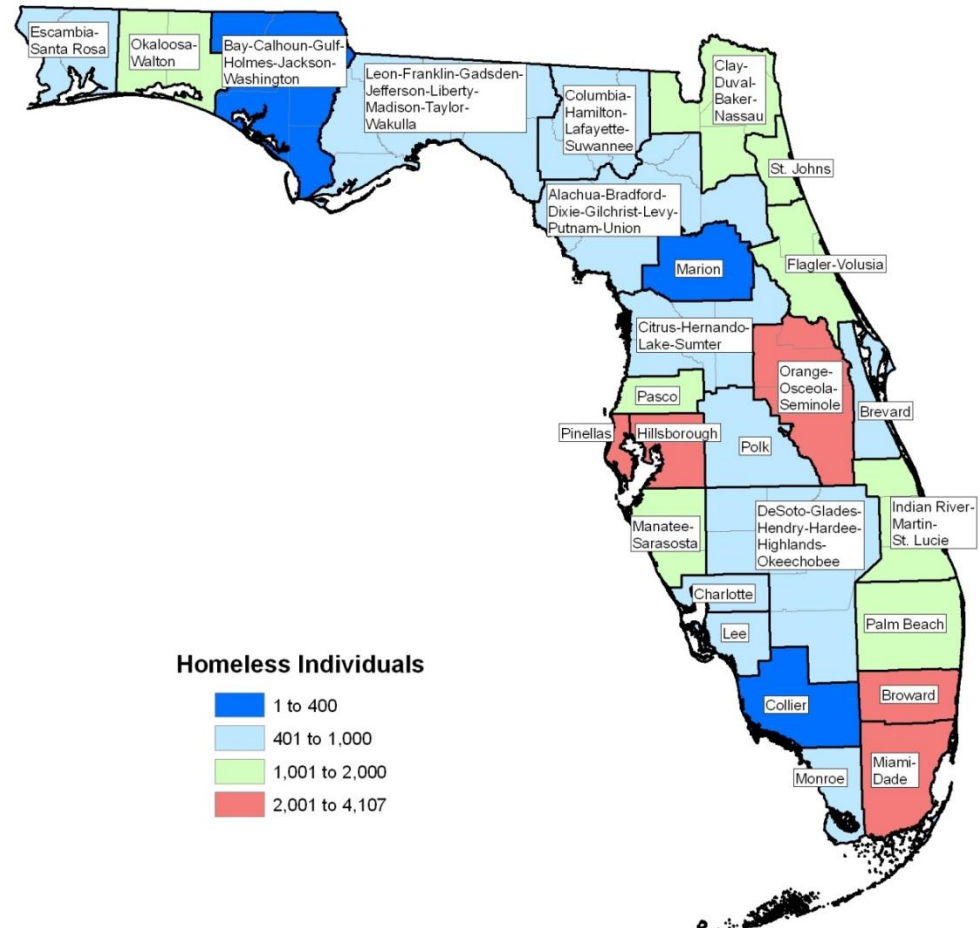




Special Needs Populations: Homelessness

- 34,432 homeless individuals (single adults, unaccompanied youth, married couples)

Homeless Individuals by Region

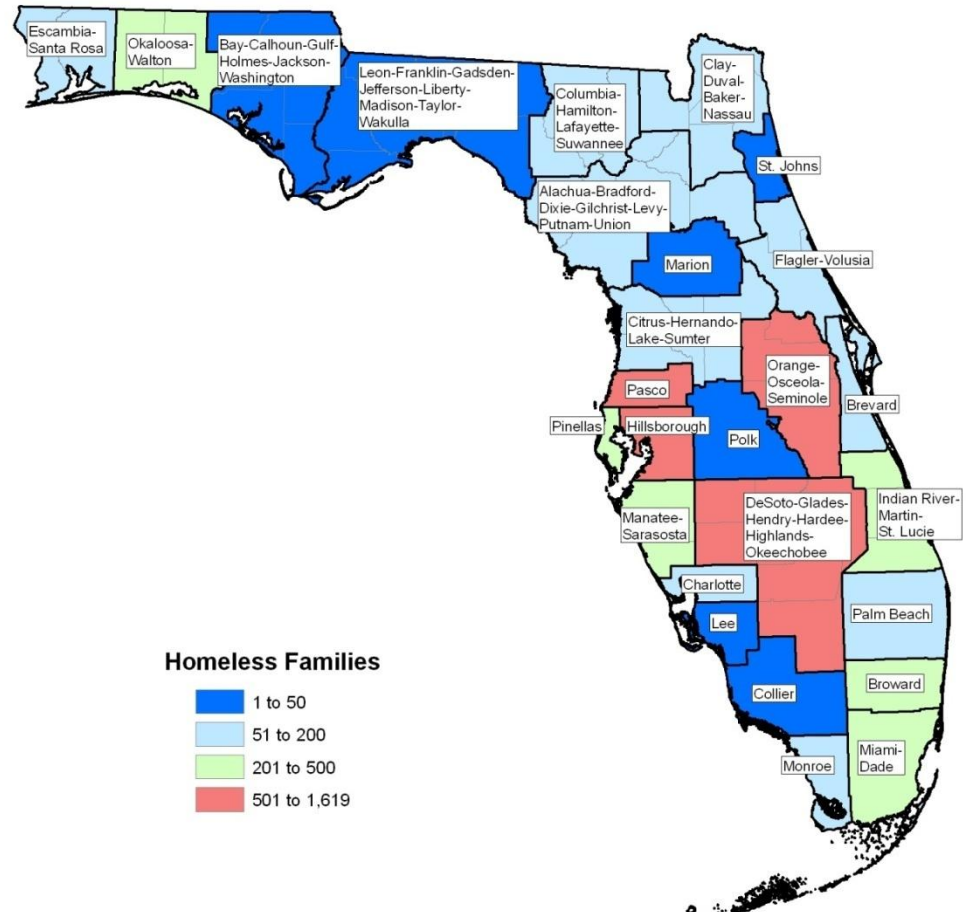




Special Needs Populations: Homelessness

- 7,751 homeless families with children

Homeless Families by Region





Special Needs Populations: Farmworkers

- 115,000 farmworkers live in Florida
- Florida needs 28,698 beds for unaccompanied workers and 27,790 family units for accompanied farmworkers
- 2/3 of unaccompanied workers and 1/5 of accompanied workers need housing with rent \leq \$500



Special Needs Populations: Fishing Workers

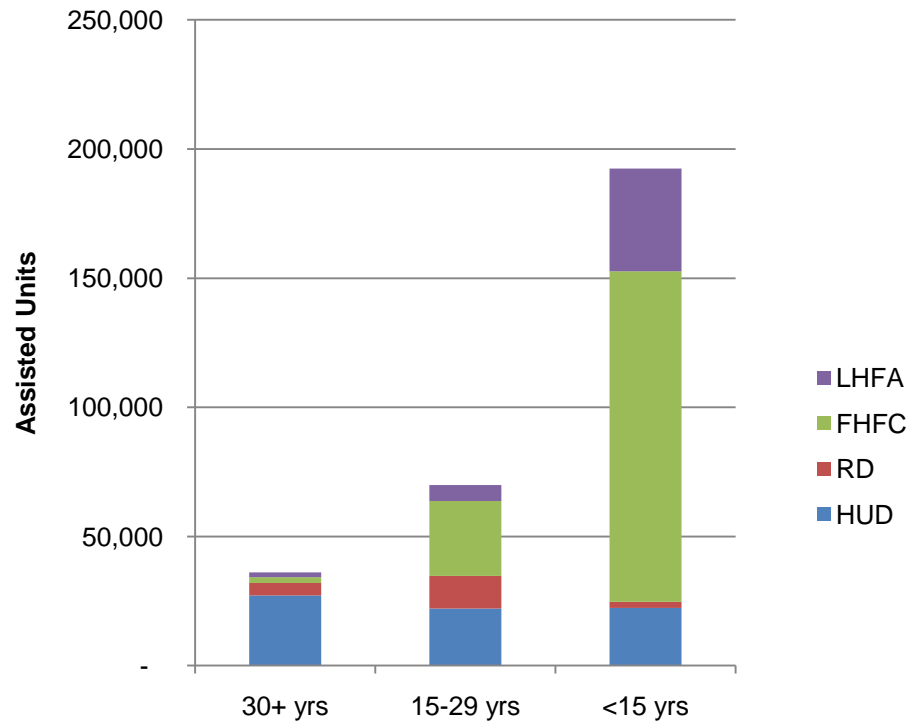
- Florida has 522 low-income, cost-burdened renter households with a fishing worker
- 63% of these households are 1-2 person
- Data not yet available on effects of Gulf oil spill



Preservation: Funders

- HUD largest funder of 30+ year old units (82%)
- Florida Housing largest funder of 15-29 year old units (45%)

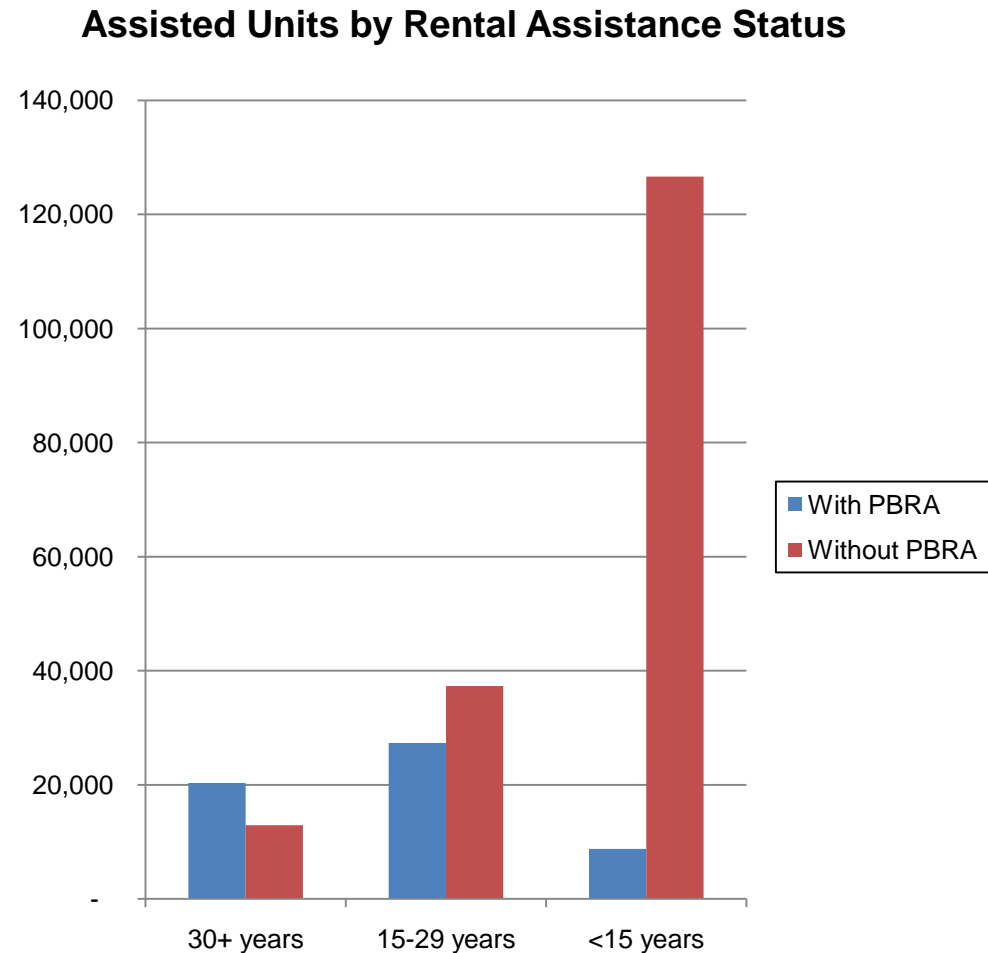
Assisted Units by Funder (Duplicated Count)





Preservation : Rental Assistance

- Project-based Rental Assistance (PBRA) in 61% of 30+ year old units and 42% of 15-29 year old units

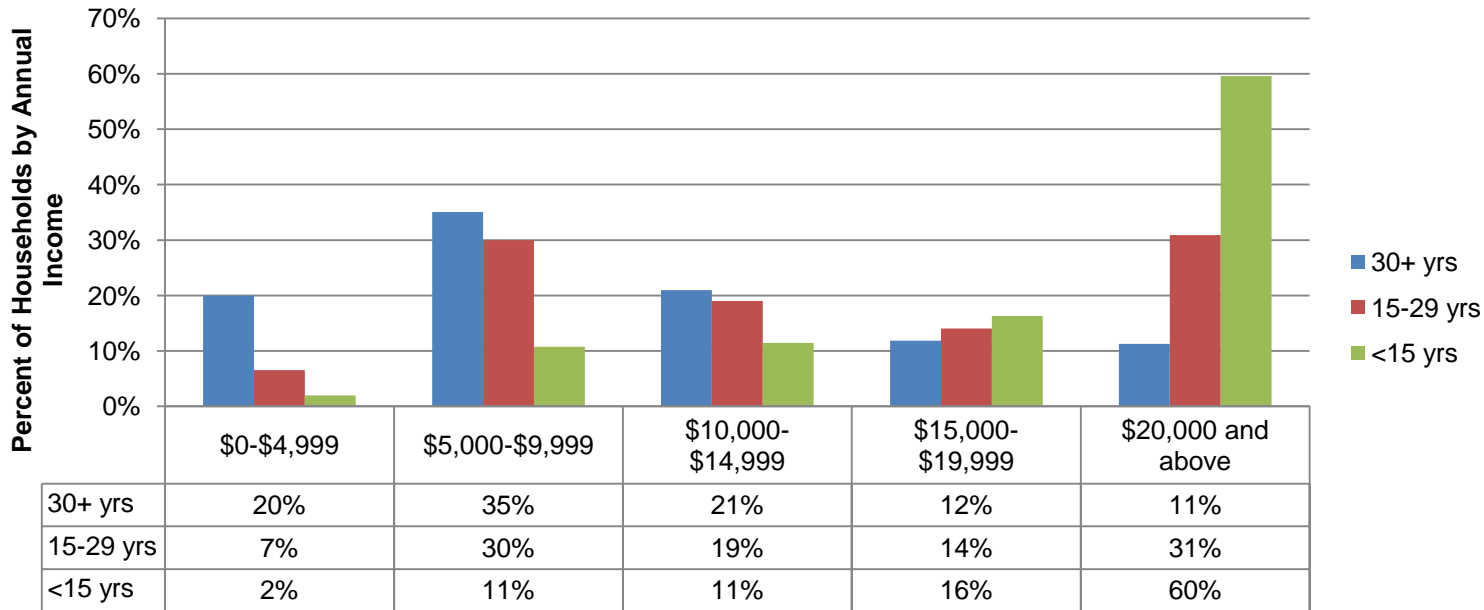




Preservation : Tenant Income

- Average tenant income, 30+ year old units: \$11,335/yr
- Average tenant income, 15-29 year old units: \$16,584/yr
- Average tenant income, <15 year old units: \$22,819

Tenant Households by Income and Property Age

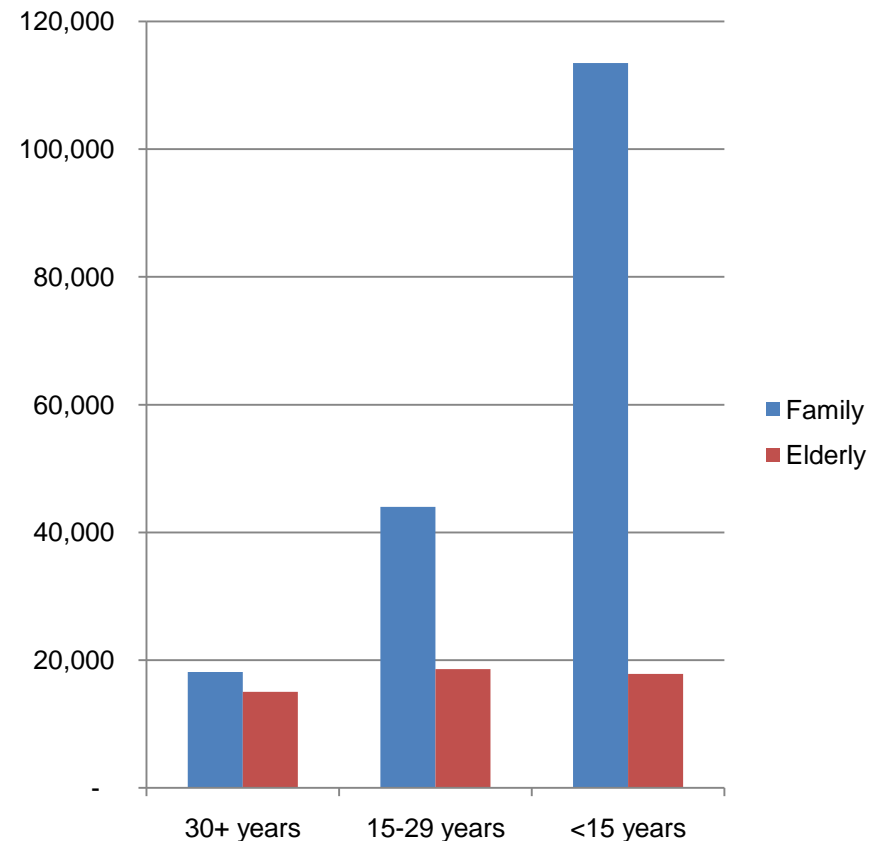




Preservation : Elderly Housing

- 2/3 of elderly units are 15+ years old, compared to 1/3 of family units
- 86% of units in 15-29 year old elderly properties have PBRA, compared to 53% of 30+ year old and 37% of < 15 year old

Assisted Units by Target Population

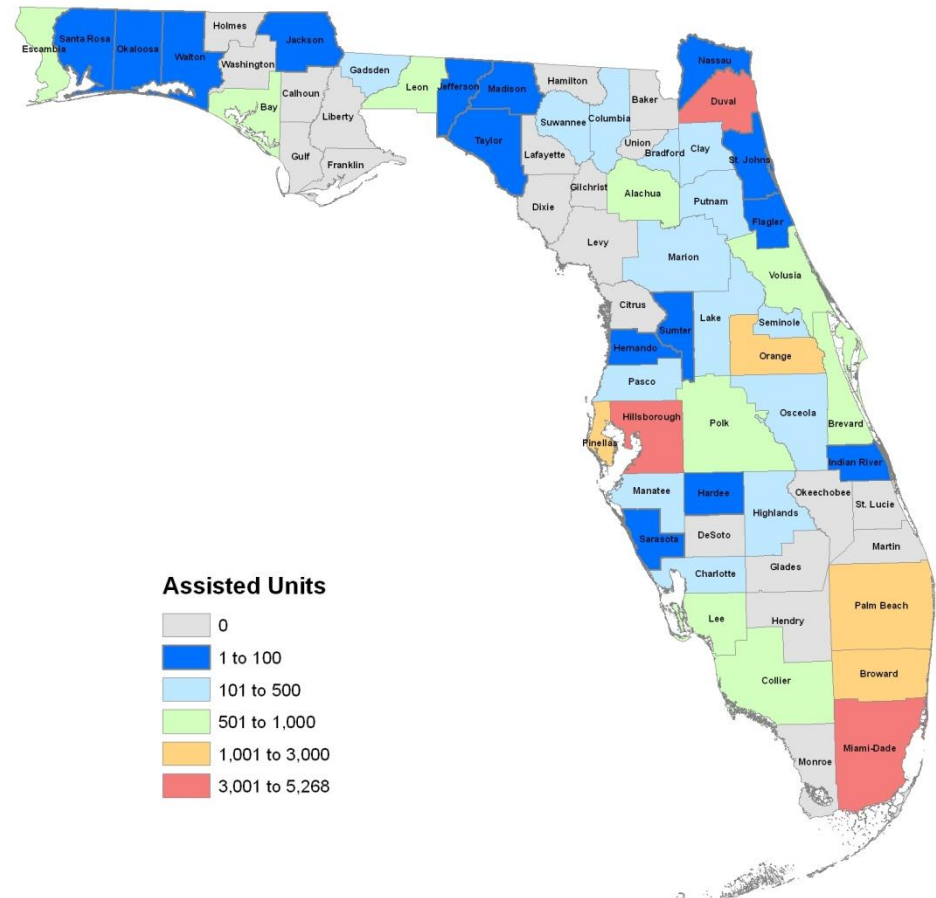




Preservation: County Location

- 64% of 30+ year old units in large counties
- Many smaller RD properties in small & medium counties

30+ Year Old Assisted Units





Preservation: Expiring Subsidies

- 220 properties with 21,998 assisted units have HUD rental assistance contracts expiring 2010-2017; can renew
- 32 properties with 3,987 assisted units have HUD mortgages or state financing expiring 2010-2017; can't renew without refinancing



For Further Research

- Available/Affordable rental unit analysis
- Identifying preserved properties
- Understanding lost properties



Links and Contact

- **Florida Housing Data Clearinghouse:**
 - <http://www.flhousingdata.shimberg.ufl.edu>
 - <http://www.shimberg.ufl.edu>
- **Rental Market Study:**
 - http://flhousingdata.shimberg.ufl.edu/shimberg_pub_presentation.html
 - http://apps.floridahousing.org/StandAlone/FHFC_ECM/ContentPage.aspx?PAGE=0055#Rental
- **Contact information:**

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