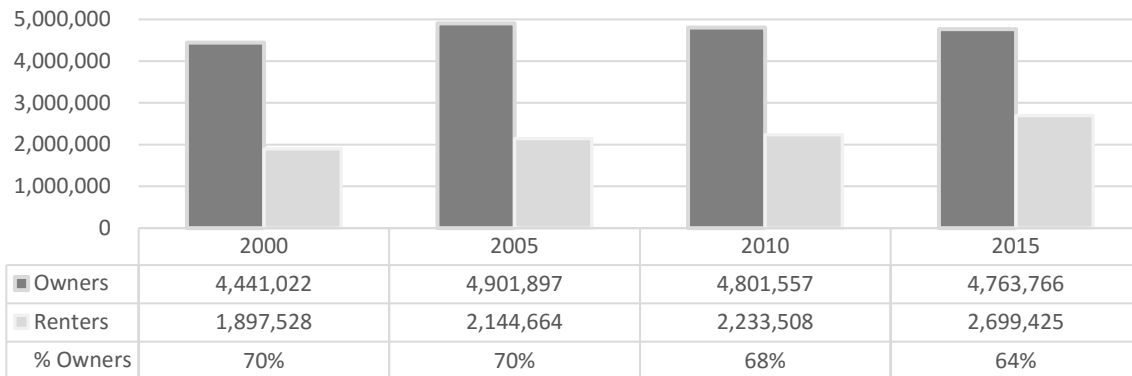# OVERVIEW OF HOUSING IN FLORIDA

TENURE (OWNER/RENTER STATUS)

These figures describe the breakdown of Florida's occupied housing units by homeowner and renter status. They include information about the number and percentage of owners and renters over time, and a breakdown of owner and renter households by the number of people living in the household.
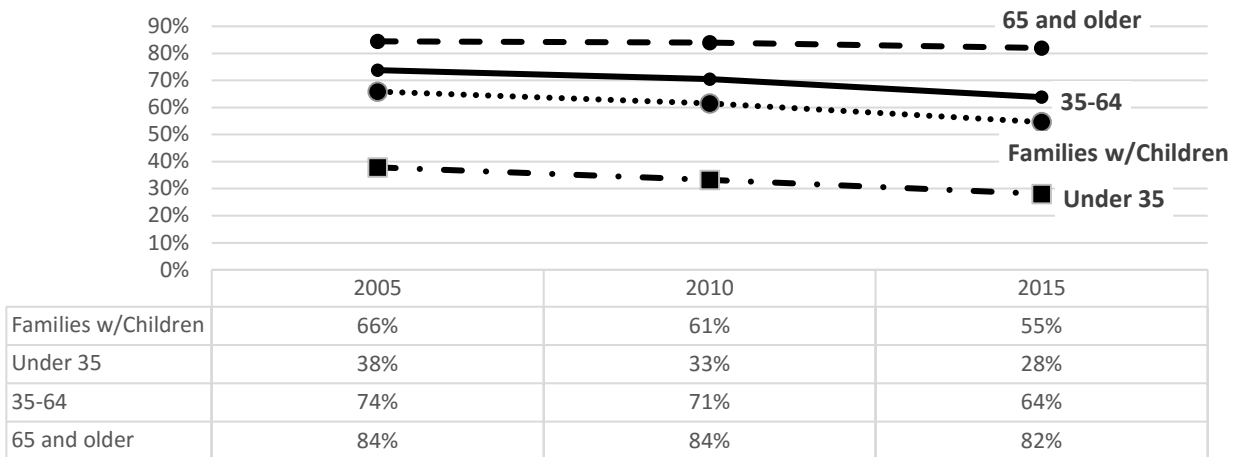
1. Households by Tenure, Florida, 2000-2015

	2000	2005	2010	2015
▪ Owners	4,441,022	4,901,897	4,801,557	4,763,766
▪ Renters	1,897,528	2,144,664	2,233,508	2,699,425
% Owners	70%	70%	68%	64%

Source: U.S. Census Bureau, 2000 Census and 2005/2010/2015 American Community Survey 1-Year Public Use Microdata Sample (PUMS).

- Most Florida households are homeowners, but the number of renters in the state has grown much faster in recent years.
- Florida added 460,875 homeowners between 2000 and 2005. The number of owners peaked in 2005, then fell slowly in the following years. **Net change in owners, 2000-2015: +7%**
- Florida added 801,897 renters between 2000 and 2015, with over half of that increase occurring between 2010 and 2015. **Net change in renters, 2000-2015: +42%**

2. Homeownership Rate by Householder Age and Family Status, Florida, 2005-2015

	2005	2010	2015
Families w/Children	66%	61%	55%
Under 35	38%	33%	28%
35-64	74%	71%	64%
65 and older	84%	84%	82%

Source: U.S. Census Bureau, 2005/2010/2015 American Community Survey 1-Year Public Use Microdata Sample (PUMS).

- Fewer younger households and households with children are homeowners, and homeownership fell more for these groups between 2005 and 2015 than for older households.
- The homeownership rate has remained very high for older households (headed by someone age 65 or older).

3. Renter/Owner Status by Number of Household Members, Florida, 2015

	Household Size	Number	Percentage
All Households	1 or 2 People	4,919,101	66%
	3 or 4 People	1,961,959	26%
	5 or More People	582,131	8%
	Total	7,463,191	
Renters			
	1 or 2 People	1,687,778	63%
	3 or 4 People	766,256	28%
	5 or More People	245,391	9%
	Total	2,699,425	
Homeowners			
	1 or 2 People	3,231,323	68%
	3 or 4 People	1,195,703	25%
	5 or More People	336,740	7%
	Total	4,763,766	

Source: U.S. Census Bureau, 2015 American Community Survey 1-Year Public Use Microdata Sample (PUMS).

- Most Florida households (66%) consist of just 1 or 2 individuals.
- Only 7% of owner households and 9% of renter households include more than 4 people.

FLORIDA'S HOUSING STOCK

These figures show the types of structures in which Florida's occupied housing units are located. The counts and percentages refer to the number of *occupied units*; the categories refer to the type of *structure* where the units are located. Vacant units are not included. Structure types are provided for all occupied units, by owner/renter status, and by the age of the head of household.

The structure type refers to the type of building in which the unit is located, and may not refer to the entire housing property. For example, Figure 4 shows that 454,949 occupied units are located in 2-4 unit buildings. Some of these are freestanding duplexes, triplexes and quadruplexes that make up the entire housing property. Others might be 2-4 units buildings that are part of a single larger apartment complex, such as a 40-unit property made up of 10 4-unit buildings.
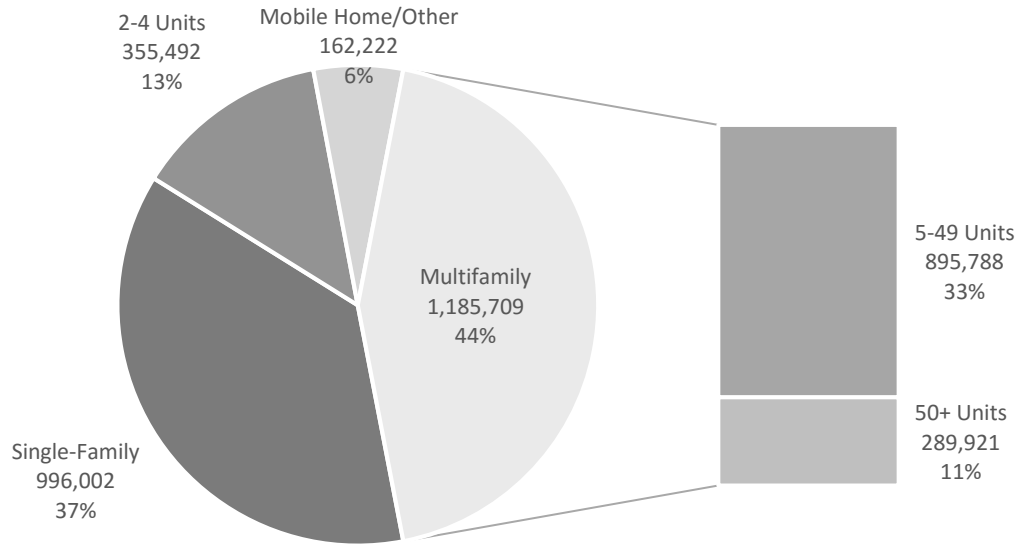
4. **Structure Type for Occupied Units, Owners and Renters Combined, Florida, 2015**
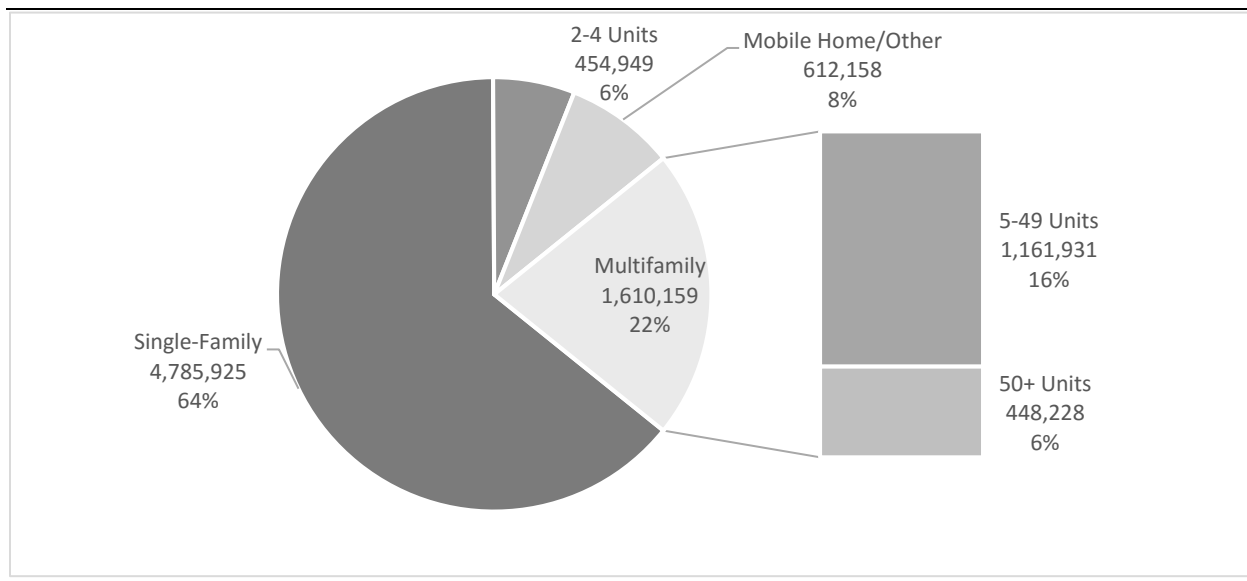
Source: U.S. Census Bureau, 2015 American Community Survey 1-Year Public Use Microdata Sample (PUMS).

- Most occupied units (64%) are single-family homes.
- Structures with 2-4 units account for more than 6% of all occupied dwelling units. As noted above, these structures include duplexes, triplexes, and quadruplexes. They also include groups of 2-4 unit buildings that make up larger complexes.
- 16% of occupied units are in structures with 5-49 units. Again, this includes both multifamily properties with a single building of this size and larger apartment complexes made up of a series of 5-49 unit buildings.
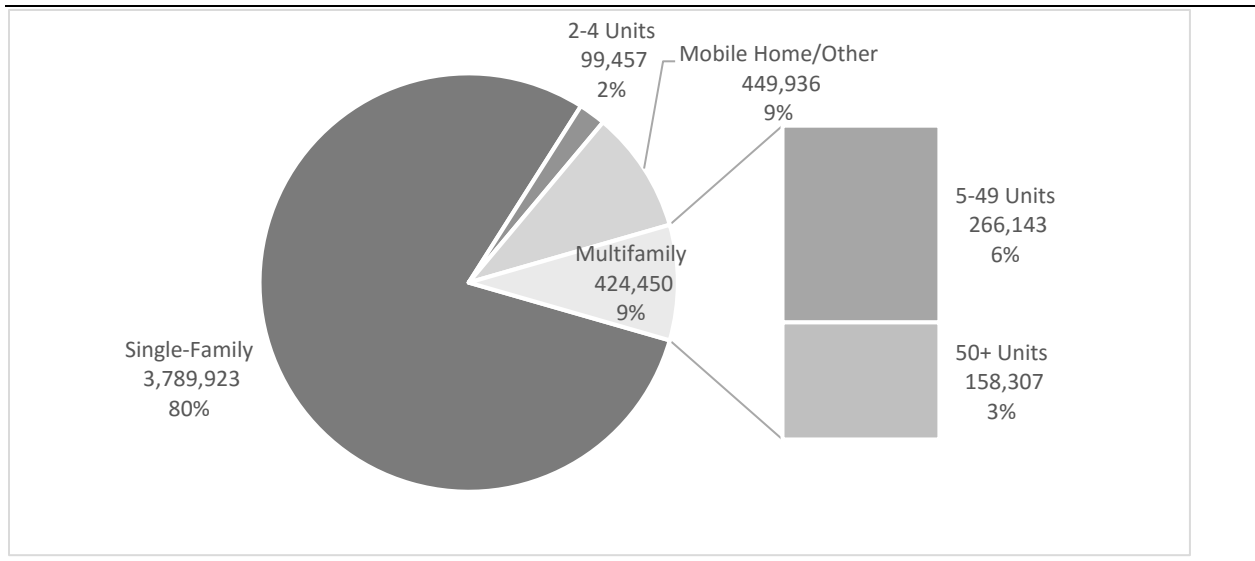- Just 6% of occupied units are in structures with more than 50 units.

5. Structure Type for Occupied Units, Renters Only, Florida, 2015

Source: U.S. Census Bureau, 2015 American Community Survey 1-Year Public Use Microdata Sample (PUMS).

- Most renter households (74%) occupy structures with fewer than 20 units.
- Approximately 21% of all occupied single-family homes are rentals. Nearly 37% of all renters (almost 1 million households) occupy single-family dwellings.
- Structures with 5-49 units make up the second largest category, housing 895,788 renter households.
- Only 11% of renters live in structures consisting of more than 50 units.

6. Structure Type for Occupied Units, Owners Only, Florida, 2015

2-4 Units
99,457
2%

Mobile Home/Other
449,936
9%

5-49 Units
266,143
6%

Multifamily
424,450
9%

50+ Units
158,307
3%

Single-Family
3,789,923
80%

Source: U.S. Census Bureau, 2015 American Community Survey 1-Year Public Use Microdata Sample (PUMS).

- Nearly 80% of owners live in single-family homes.
- Mobile homes, the next largest category, account for 9% of owner households.
- A similar share of owners occupy multifamily properties of more than 5 units, presumably through condominium form of ownership.
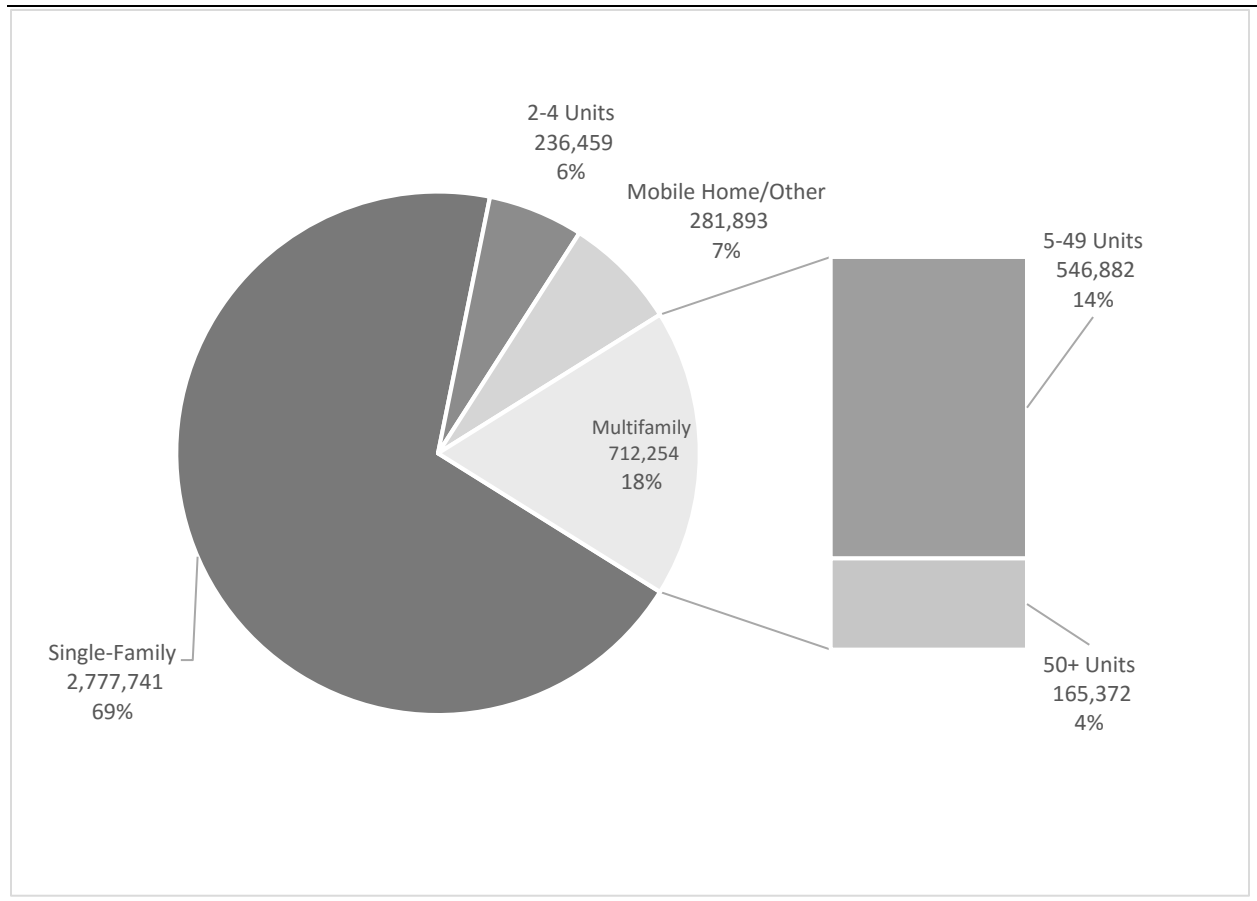- Just over 2% of homeowners occupy multi-unit structures with 2-4 units.

7. Structure Type for Occupied Units, Renters and Owners Under 35 Years Old, Florida, 2015
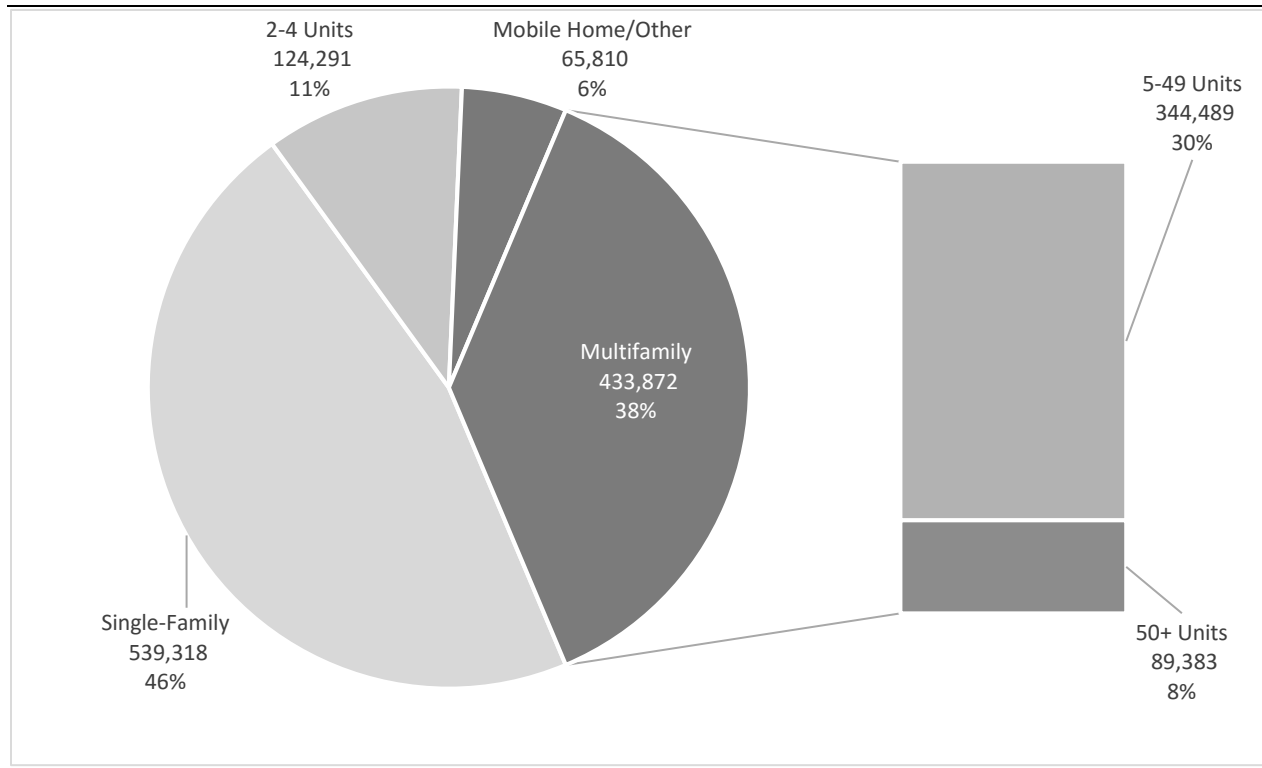
Source: U.S. Census Bureau, 2015 American Community Survey 1-Year Public Use Microdata Sample (PUMS).

- 72% of households headed by someone age 35 or younger are renters; 28% are owners.
- These households are much more likely to live in multi-unit structures than households headed by someone over age 35. The 35-and-under households are roughly evenly split between structures with two or more units (49%) and single-family homes (46%). For other age groups, single-family homes make up a large majority of occupied units.

8. Structure Type for Occupied Units, Renters and Owners Age 35-64, Florida, 2015

Source: U.S. Census Bureau, 2015 American Community Survey 1-Year Public Use Microdata Sample (PUMS).

- 71% of households headed by persons age 35-64 are homeowners. 29% are renters.
- Most of these households live in single-family homes.
- About a quarter of these households reside in apartments. Among these households, structures with 5-49 units predominate by 3-to-1.

9. Structure Type for Occupied Units, Renters and Owners Age 35-64, Florida, 2015
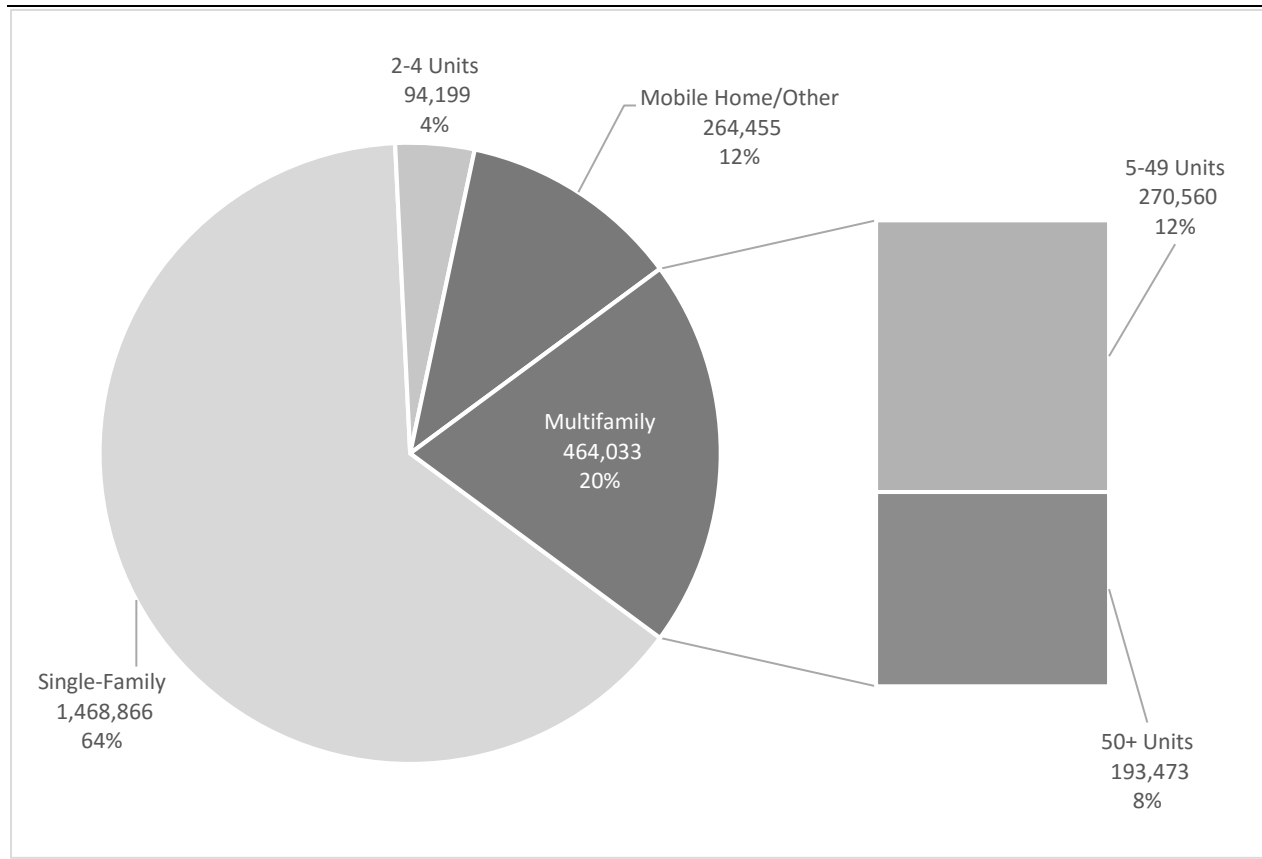
2-4 Units
94,199
4%

Mobile Home/Other
264,455
12%

5-49 Units
270,560
12%

Multifamily
464,033
20%

Single-Family
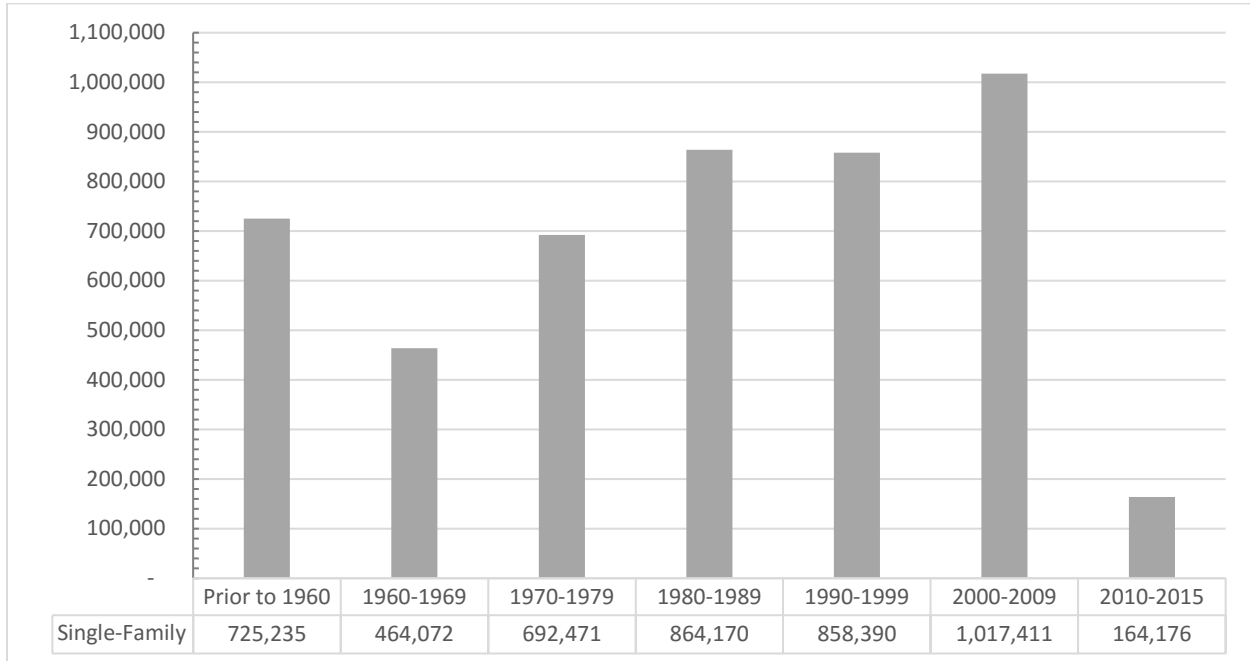1,468,866
64%

50+ Units
193,473
8%

Source: U.S. Census Bureau, 2015 American Community Survey 1-Year Public Use Microdata Sample (PUMS).

- Most households headed by persons age 65 and older also live in single-family homes.
- For those not living in single-family homes, older households are more likely to live in mobile homes and large (50+ unit) structures than middle age households.

AGE OF HOUSING UNITS

This section shows the year built for the different types of housing structures. The first two tables show the number of occupied units built in each decade, divided by structure type. The third table shows the number of units permitted for construction in recent years. These include all permits issued, including occupied units, vacant units, and units that have not yet been built or were in projects that were abandoned.

10. Occupied Units by Decade of Construction, Single-Family Structures Only, Florida, 2015

	Prior to 1960	1960-1969	1970-1979	1980-1989	1990-1999	2000-2009	2010-2015
Single-Family	725,235	464,072	692,471	864,170	858,390	1,017,411	164,176

Source: U.S. Census Bureau, 2015 American Community Survey 1-Year Public Use Microdata Sample (PUMS).

- Most occupied single-family homes were built after 1980. More of these homes were built between 2000 and 2009 than any other decade.

11. Occupied Units by Decade of Construction, Multi-Unit Structures, Florida, 2015
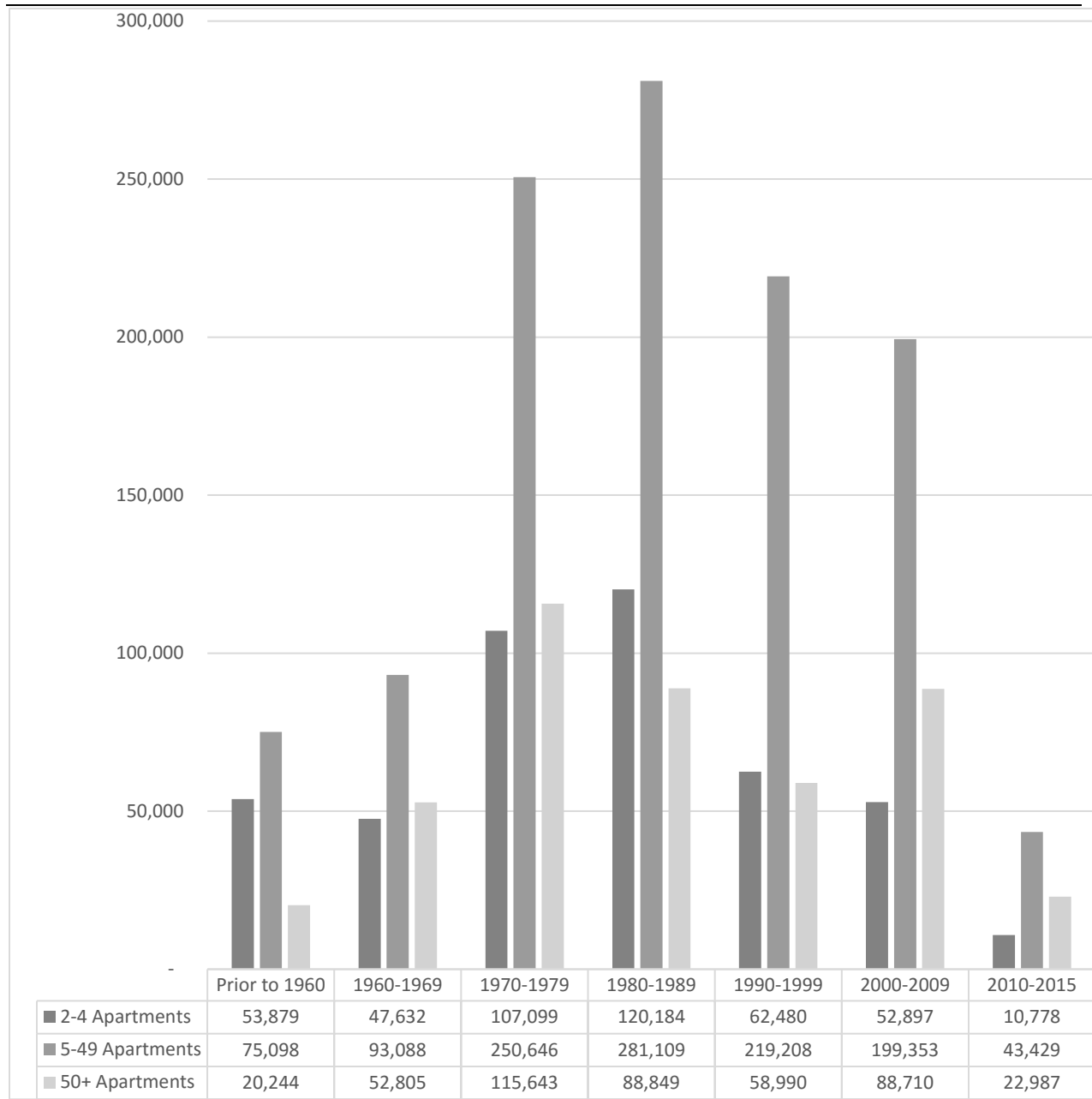
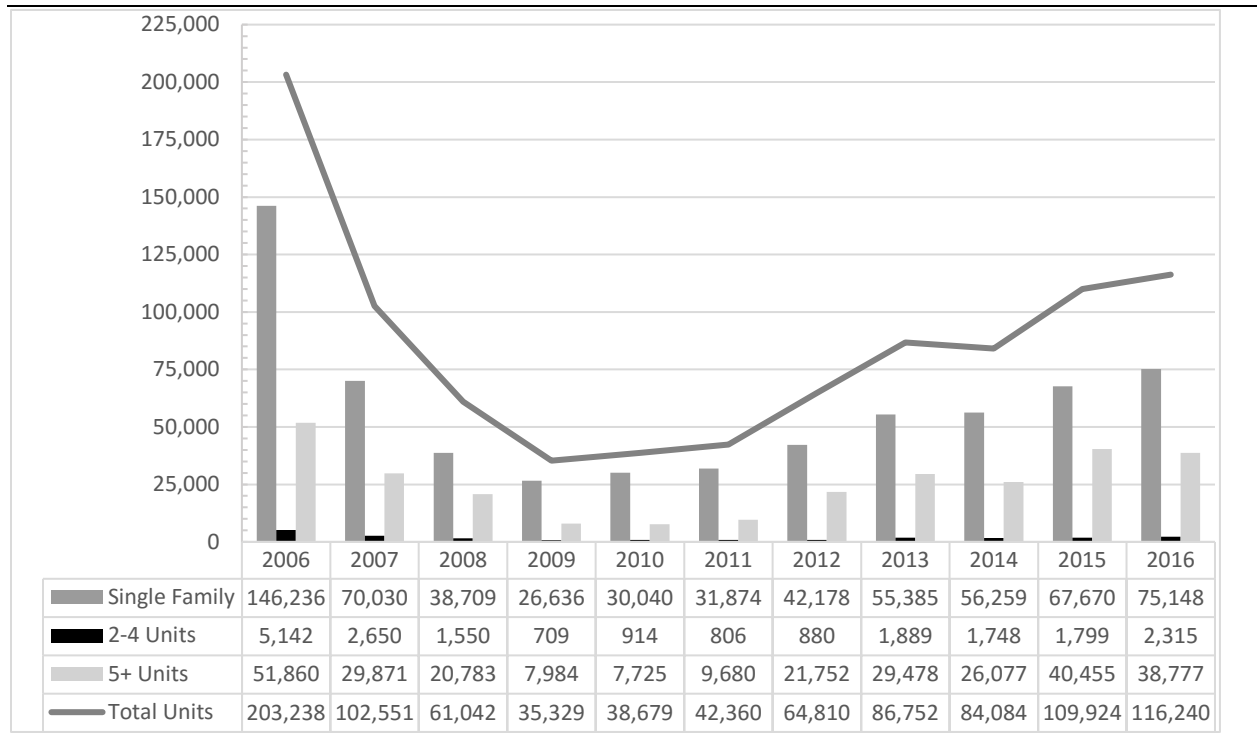|	Prior to 1960	1960-1969	1970-1979	1980-1989	1990-1999	2000-2009	2010-2015
2-4 Apartments	53,879	47,632	107,099	120,184	62,480	52,897	10,778
5-49 Apartments	75,098	93,088	250,646	281,109	219,208	199,353	43,429
50+ Apartments	20,244	52,805	115,643	88,849	58,990	88,710	22,987

Source: U.S. Census Bureau, 2015 American Community Survey 1-Year Public Use Microdata Sample (PUMS).

- The multifamily housing stock is considerably older than the single-family stock.
- More units in 50+ unit structures were built in 1970-1979 than any other decade.
- The largest share of units located in smaller structures (2-49 units) was built between 1980 and 1989. In particular, far more units in 2-4 unit structures were built in the 1970s and 1980s than in other decades.

12. **Units by Structure Type Receiving Building Permits, Florida, 2006-2016**

	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Single Family	146,236	70,030	38,709	26,636	30,040	31,874	42,178	55,385	56,259	67,670	75,148
2-4 Units	5,142	2,650	1,550	709	914	806	880	1,889	1,748	1,799	2,315
5+ Units	51,860	29,871	20,783	7,984	7,725	9,680	21,752	29,478	26,077	40,455	38,777
Total Units	203,238	102,551	61,042	35,329	38,679	42,360	64,810	86,752	84,084	109,924	116,240

Source: U.S. Census Bureau, Building Permits Survey.

- This chart shows permitting for units in recent years. Numbers are higher than for the occupied units count above because the chart includes occupied units, vacant units, those in the development pipeline, and units in structures receiving permits that were not subsequently built.
- Production of units in all structure types plummeted after 2007. Construction began increasing again in 2010, but no category has reached its 2006 level of production in recent years.
- Permitted units in 5+unit structures increased more rapidly from 2010 on than units in other structure types. As these pipeline units are added to the inventory, the overall increase in multifamily inventory may reduce the average age of renter-occupied housing.

What is Affordable Housing?

(Thanks to the Florida Housing Coalition publication called *Affordable Housing in Florida* – provided with the Workgroup's meeting package – for much of this introduction to affordable housing.)

Affordable housing is safe and decent housing. It differs from market rate housing in two ways:

- The income of the family living in the housing; and
- The financing of the housing.

Affordable housing is defined in terms of the income of the people living in the home. The family must be income eligible. Income eligibility is defined in terms of area median income, adjusted for family size.[1]

- Extremely low income describes a family at or below 30 percent of area median income (AMI). For a 2-person household, the state median income for this family is about $16,200 per year in Florida.
- Very low income describes a family at or below 50 percent of AMI. For a 2-person family, this would be about $26,000 per year.
- Low income describes a family at or below 80 percent of AMI. The annual income for this 2-person family would be about $41,500.
- Moderate income describes a family at or below 120 percent of AMI (at or below 100 percent of AMI for federal programs. The income of this 2-person family would be about $62,400 per year.

Affordable housing is safe and decent housing. If the housing stock in a community is substandard, it should not be counted as a unit of affordable housing, no matter the source of financing originally provided for it. In general, an income eligible household is said to be living in affordable housing when it spends no more than 30 percent of its income on either rent or mortgage payments. There is an assumption that if a lower income family is spending more than 30 percent of its income on housing costs, the family will be cost burdened and not have enough money left over to pay for items such as transportation, food, clothing and healthcare.

It follows that the concept of affordable housing is not applicable to higher income households. If a household earning $200,000 per year chooses to spend as much as 50 percent of its income on housing costs, it could do so without being cost burdened. Generally, the issue of whether housing meets the technical definition of "affordable" ceases to be a societal concern when the income of an occupant exceeds 120 percent, or in rental cases, 80 percent of the AMI.[2]

What makes the housing affordable is a decrease in monthly rent or mortgage payments, allowing the family to pay less for the housing than it otherwise would cost at "market rate." Lower monthly payments are a result of affordable housing financing to support homeownership and rental housing, provided through public sector programs at the federal, state and local level.

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[1] The median income is determined at the federal level and updated annually.
[2] This isn't always the case – for example in resort areas such as the Florida Keys where housing prices are extremely high, families with somewhat higher incomes may have trouble affording the available housing.

Today's public sector programs rely on the private sector, including private lenders, developers (for profit and nonprofit), investors, property managers and others to invest in, develop and maintain affordable housing – public-private partnerships are essential to implementing today's programs.

In most cases, once an income eligible family purchases a home with the assistance with one or more affordable homeownership programs, the home does not remain in the state's inventory of affordable homeownership stock (in fact, there is no such inventory) – that is, with some restrictions, the family may sell the home to a family of any income level. However, there are some interesting programs and strategies that do encourage homes to remain available for income eligible buyers into perpetuity, such as community land trusts, discussed in the homeownership overview.

On the rental side, financing is provided in exchange for a developer's commitment to maintain the affordability of the rental units for a specific period, often as long as 50 years or in perpetuity. There is a Florida inventory[3] of these units, as well has federally funded housing choice vouchers that eligible families can use to find a home out in the market. In 2016, the assisted rental housing inventory count was 364,432 units or vouchers, including 199,620 financed by Florida Housing Finance Corporation, about 32,000 public housing units and approximately 108,000 vouchers.[4]

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[3] Provided through the Florida Housing Data Clearinghouse, managed by the Shimberg Center for Housing Studies at the University of Florida.
[4] This accounts for the overlap of approximately 17% (~18,400) vouchers with affordable rentals, making these units even more affordable to Florida's lowest income renters.