

A Demographic Profile of Extremely Low Income Renter Households in Florida January 2006

Introduction

In an effort to gain a better understanding of Florida's extremely low income (ELI)¹ renter households, Florida Housing Finance Corporation has completed a preliminary demographic profile of this population. Using a special cross tabulation of the 2004 American Community Survey (ACS)² prepared by the Shimberg Center, Florida Housing isolated and examined the population of ELI renter households.³ This profile examines the age,⁴ size of household, prevalence of self-reported disabilities, types of income and housing cost burden among ELI renter households. This information does *not* consider impacts on minimum wage workers and others from the constitutional amendment passed last year that increases the minimum wage in Florida. Additionally, homeless people, who are not generally counted in the Census, and those in group quarters, including health care facilities, are not included in the data.⁵ Although we do not have demographic data on these individuals and families, we recognize that these households often have extremely low incomes.

Overview

As of 2004, there were an estimated 2,011,009 renter households in Florida, representing almost 30% of 6,815,639 total households statewide. Of total households in the state, 745,312 (10%) are ELI and of these ELI households, 393,472, or 52%, are renters. As income increases, the proportion of renters decreases: Less than 40% of households earning between 50 and 80% of the area median income (AMI) and less than 20% of households earning over 80% of AMI are renters. This profile considers only ELI renter households; in the following sections, references to all households include only renter households.

Student and Recent Graduate Households Under Age 30

Out of 393,472 ELI households in Florida, 34,930 are non-family⁶ student households without a disability under the age of 30 or households without a disability whose heads are under 30 and already have college degrees. Florida Housing assumed that many of these households are extremely low income by choice or for a relatively short time until householders obtain jobs in their designated fields. Householders with a college degree are more likely to be in a position to earn more than non-degree holders, even if they do not immediately avail themselves of their opportunities. For this reason, Florida Housing removed these sub-populations from the rest of the ELI population for this analysis. This leaves 358,542 ELI households under examination in this profile.

Age and Size of ELI Renter Households

Over 28% (103,708) of the 358,542 ELI households in Florida are headed by a person aged 62 or older, while elder households make up just 16% of all renter households statewide. There are 167,464 ELI households (46%) between the ages of 31 and 61 and 87,370, or just over 24%, under age 30.

A large portion of the ELI population, 65%, is comprised of small, 1-2 member households. Almost 95%, or 98,493, of ELI elder households are 1-2 person households. This represents over 41% of all 1-2 person ELI households. Approximately 53% of households whose head is under age 62 are comprised of 1-2 members; 35% of these younger households are comprised of 3-4 members, and 12% have 5 or more household members.

Households with One or More Members with a Disability

An estimated 446,408 renter households of all incomes in Florida include one or more members with a self-reported disability.⁷ While 20% of all renter households in the state are ELI, almost 30% (137,633) of renter households with a disability are ELI. Households with a disability represent 38% of the ELI population, while households with a disability make up just 22% of renter households of all income levels. In other words, households with a disability are more likely to be ELI; 20% of renter households with a disability fall into the 30-50% AMI category, and 21% of renter households with a disability fall into the 50-80% AMI category. While the 80%+ AMI category represents 39% of all renter households in Florida, only 27% of households with a disability fall into this higher AMI category.

Of ELI households with a disability, 60,111 (43%) are headed by people aged 62 and older, 63,829 are aged 31 to 61, and 13,693 are aged 30 or younger. ELI households with a disability are primarily smaller in size than the general renter population, with over 65% of these households having 1-2 household members, as compared with ELI households without a disability, of which 55% are 1-2 person households.

Level and Sources of Income

Over 47% of Florida's 358,542 ELI households have incomes of \$7,000 or less annually, and less than 6% receive more than \$13,000. Approximately 47% of ELI households (168,242) earn wages, salary or self-employment income, indicating that at least one member of these households are employed. Of these employed households, 36% earn \$7,000 or less annually.

TABLE 1: ELI Renter Households by Income, Source of Income and Severe Cost Burden

Household Income	Number of Households	Wage, Salary, Self-Employment	Social Security	Supplemental Security	Public Assistance	Retirement and Interest	Other Income ⁸	No Income	Cost Burden Over 50%
\$0 to \$7,000	171,648	60,469	42,201	20,497	13,848	11,548	20,968	32,046	59%
\$7,001 - \$13,000	167,160	90,045	65,408	17,266	9,989	11,687	26,588		67%
\$13,001 - \$26,000	19,734	17,728	2,353	1,682	2,913	1,505	4,711		69%
Total	358,542	168,242	109,962	39,445	26,750	24,740	52,267	32,046	63%

Note: 23% of ELI renter households receive multiple sources of income. Due to the overlap in sources of income, the number of households reporting income will not total to the number of ELI households.

Elder Households

Of the 103,708 elder ELI households, 44% receive \$7,000 or less in annual income, and an estimated 54% have income between \$7,001 and \$13,000. An estimated 86,616 elder ELI households (83%) reported receiving Social Security income, with over 72% of this subset reporting Social Security as their only source of income. Less than 8% of elder ELI households reported income from wages, salary or self-employment.

Almost 12% of elder ELI households reported income from Supplemental Security Income (SSI),⁹ with 4% reporting SSI as their only income. Of elder ELI households receiving SSI, 39% collect \$7,000 or less and over 59% collect between \$7,001 and \$13,000.¹⁰ Approximately 3,100 elder ELI households reported public assistance income,¹¹ and about 10% reported income from retirement or interest income.¹² Finally, 4,415 elder ELI households reported no income at all.

TABLE 2: ELI Households Age 62+ by Income, Source of Income and Severe Cost Burden

Household Income	Number of Households	Wage, Salary, Self-Employment	Social Security	Supplemental Security	Public Assistance	Retirement and Interest	Other Income	No Income	Cost Burden Over 50%
\$0 to \$7,000	45,872	2,202	33,854	6,546	1,670	4,541	2,875	4,415	52%
\$7,001 - \$13,000	56,013	4,417	51,411	5,147	502	5,805	3,651		46%
\$13,001 - \$26,000	1,823	1,651	1,351	247	932	172			86%
Total	103,708	8,270	86,616	11,940	3,104	10,518	6,526	4,415	49%

Note: Due to the overlap in sources of income, the number of households reporting income will not total to the number of elder ELI households.

Households with One or More Members with a Disability

Of the 77,522 ELI households under the age of 62 with one or more household members with a disability, 49% have annual incomes of \$7,000 or less and 46% have incomes between \$7,001 and \$13,000. Approximately 40% (30,586) of these households are employed, reporting income from wages, salaries or self-employment, with 66% of this subset reporting wages, salaries or self-employment as their only income. An estimated 14,538 households with a disability under age 62 reported income from Social Security and about one-half of this subset reported Social Security as their only income.

Over 33% (25,721) of these households reported income from SSI, with approximately one-half of this subset reporting SSI as their only source of income. Public assistance income is received by 9,360 ELI households under the age of 62 with a disability (12%), with just over 700 of these households relying on this as their only source of income. Just over 10% (7,846) of these households receive retirement or interest income, with over 38% of this subset receiving no other income. Another 2,876 households reported all of their income from other sources, and 7,508 (9%) reported no income at all.

TABLE 3: ELI Households Under Age 62 with One or More Household Members with a Disability by Income, Source of Income and Severe Cost Burden

Household Income	Number of Households	Wage, Salary, Self-Employment	Social Security	Supplemental Security	Public Assistance	Retirement and Interest	Other Income	No Income	Cost Burden Over 50%
\$0 to \$7,000	37,834	12,623	3,028	13,065	2,220	2,768	2,702	7,508	64%
\$7,001 - \$13,000	35,340	14,752	10,739	11,918	6,495	4,378	6,324		78%
\$13,001 - \$26,000	4,348	3,211	771	738	645	700	831		65%
Total	77,522	30,586	14,538	25,721	9,360	7,846	9,857	7,508	70%

Note: Due to the overlap in sources of income, the number of households reporting income will not total to the number of ELI households under age 62 with one or more household members with a disability.

Households Under the Age of 62 with No Disabilities

There are 177,312 ELI households under the age of 62 with no self-reported disability. Of this subset, 129,386 (73%) households are employed, reporting wages, salary or self-employment income. Just over 99,000 of employed households (77%) rely solely on this source of income. An estimated 8,808 households under 62 with no disabilities (5%) reported income from Social Security (44% of this subset has no other source of income). Approximately 8%, or 14,286, of these households receive public assistance income, with less than 2% reporting no other source of income. Over 3% of these ELI households received retirement or interest income, and 11% (20,123) of ELI households under the age of 62 with no disabilities report no income.

TABLE 4: ELI Households Under Age 62 with No Household Members with Disability by Income, Source of Income and Severe Cost Burden

Household Income	Number of Households	Wage, Salary, Self-Employment	Social Security	Supplemental Security	Public Assistance	Retirement and Interest	Other Income	No Income	Cost Burden Over 50%
\$0 to \$7,000	87,942	45,644	5,319	886	9,958	4,239	15,391	20,123	61%
\$7,001 - \$13,000	75,807	70,876	3,258	201	2,992	1,504	16,613		78%
\$13,001 - \$26,000	13,563	12,866	231	697	1,336	633	3,880		67%
Total	177,312	129,386	8,808	1,784	14,286	6,376	35,884	20,123	68%

Note: Due to the overlap in sources of income, the number of households reporting income will not total to the number of ELI households under age 62 with no household members with a disability.

Housing Cost Burden

Overall, 226,938 ELI renter households in Florida are severely cost burdened. In other words, approximately 63% of ELI renter households spend over half of their income on rent and utilities. Elder ELI households are less cost burdened proportionally; 49% have severe cost burdens, while, with few exceptions, over 70% of households in other subgroups face severe cost burdens. At the most extreme, 78% of ELI households reporting wages, salary or self-employment income are severely cost burdened.

Conclusion

- 10% of total households in the state, 745,312, are ELI, and 52% of these ELI households (393,472) are renters. Note: as income increases, the proportion of renters decreases.
 - Of the renter households, 34,930 are:
 - Non-family student households without a disability under the age of 30; or
 - Households without a disability whose heads are under 30 and already have college degrees.
 - Potential for these households to avail themselves of career opportunities later; thus
 - *These households are removed from this profile, leaving 358,542 ELI renter households under examination.*

Age

- 28% (103,708) of the 358,542 ELI households in Florida are headed by a person aged 62 or older, while elder households make up just 16% of all renter households in Florida.
- 46% (167,464) are between the ages of 31 and 61, and 87,370, or just over 24%, are under age 30.

Household Size

- 65% are small, 1-2 member households.
- 95% (98,493) of *elder* ELI households are 1-2 person households.
- 35% of those under age 62 are 3-4 members.
- 12% have 5 or more household members.

ELI Households with One or More Disabilities

- 446,408 total renter households in Florida include one or more members with a self-reported disability, and 30% (137,633) of these households are ELI.

- 38% of ELI households have a member with disabilities, while households with a disability make up 22% of renter households of all income levels.
- Households with a disability are more likely to be ELI.

Income

- 47% of Florida's 358,542 ELI households had annual incomes of \$7,000 or less; 6% received more than \$13,000 annually.
- 47% of ELI households (168,242) were employed and earn wages, salary or self-employment income. Of these households, 36% earn \$7,000 or less annually.
- Elders
 - Of these 103,708 households, 44% receive \$7,000 or less in annual income; 54% have income between \$7,001 and \$13,000.
 - 86,616 households (83%) reported receiving Social Security income.
- Under Age 62 with Disabilities
 - Of these 77,522 households, 49% have annual incomes of \$7,000 or less; 46% have incomes between \$7,001 and \$13,000.
 - 40% (30,586) are employed, reporting income from wages, salaries or self-employment.
 - 33% (25,721) of these households reported income from SSI.
 - 12% (9,360) receive public assistance income.
 - 9% (7,508) reported no income at all.
- Under Age 62 with No Disabilities
 - Of these 177,312 households 129,386 (73%) households are employed, reporting wages, salary or self-employment income; 99,000 of this subset (77%) rely solely on this source of income.
 - 11% (20,123) of ELI households under the age of 62 with no disabilities report no source of income.

Cost Burden

- Overall, 226,938 ELI renter households in Florida are severely cost burdened; i.e., 63% spend over half of their income on rent and utilities.
- Elder households are somewhat less proportionately cost burdened, with just over 49% severely cost burdened.
- With few exceptions, over 70% of households in the various non-elder subgroups face a severe cost burden.
- At the most extreme, 78% of ELI households reporting wages, salary or self-employment income are severely cost burdened.

Endnotes

¹ Extremely low income households have incomes of no more than 30% of the area median income. See note 3, below, for the particulars of this profile relative to AMI.

² The American Community Survey (ACS) is an annual nationwide survey performed by the U.S. Census which collects information from U.S. households similar to what was collected on the Census 2000 long form. More information about the ACS can be found at www.census.gov/acs.

³ Due to the limited availability of county level demographic data, for this profile The Shimberg Center calculated a household's percentage of area median income based not on the U.S. Department of Housing and Urban Development's median income limits, but rather, on a statewide median income figure calculated using the ACS data. This has the effect of increasing the number of ELI households in rural counties, where the AMI tends to be lower than the statewide median, and decreasing the number of ELI households in metro counties, where the AMI tends to be higher. Data are reported with the following divisions: 0-30%, 30.01-50%, 50.01-80% and greater than 80% of AMI.

⁴ Age categories are based on the age of the head of the household, so other household members may be of any age.

⁵ The 2004 Rental Market Study estimates the overall number of homeless people at 70,769, including 20,696 people in 6,922 homeless households and 30,467 homeless single people. Census data include information about people in group quarters, which includes people who are institutionalized, such as hospitals and correctional institutions, and non-institutionalized quarters, such as education and military dormitories and group homes, but there is no differentiation between the types of institutions. Therefore, it is impossible to pull demographic characteristics for people with disabilities who are living in these situations.

⁶ A non-family household consists of a householder living alone (a one-person household) or where the householder shares the home exclusively with people to whom he/she is not related.

⁷ Disabilities include sensory or physical limitations, limitations in cognitive functioning, self-care limitations, or going-outside-home limitations. These disabilities are self-reported and must affect the household member for 6 months or more. For a household to be placed in the "Household with a disability" category, any one or more members of the household must have one or more self reported disabilities.

⁸ Other income sources include unemployment compensation, Veterans' Administration payments, alimony, child support, military family allotments and other kinds of periodic income not included in the other categories.

⁹ Supplemental Security Income is a federal income supplement program designed to help aged, blind and people with disabilities meet basic needs for food, clothing and shelter.

¹⁰ SSI payments for 1 person may be as high as approximately \$7,000 per year, so these households either are receiving other sources of income, or more than 1 person in the household receives SSI.

¹¹ Public assistance income includes general assistance as well as Temporary Assistance to Needy Families, also known as TANF. It does not include vendor payments for medical care, SSI or non-cash benefits, like Food Stamps.

¹² The Retirement and Interest income category includes income from retirement pensions and survivor benefits, workers' compensation, disability income (but not SSI), annuities, insurance, IRA and Keogh plans, dividends, net rental income, net royalties and payments from estates or trust funds.