Agenda

• Housing Profile in NWFL
• Purpose of Study
• Findings
Median Household Income, Five County-Region
Range between $46k (Escambia) - $61k (Santa Rosa)
From 2007 to 2017, population growth equaled 11.3%...

- Renters: 21.6%
- Owner-Occupied Units: 238,463
- Renter-Occupied Units: 125,233
### Housing Units Change from 2007 to 2017

<table>
<thead>
<tr>
<th></th>
<th>Owner-Occupied</th>
<th>Renter-Occupied</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bay</td>
<td>-6%</td>
<td>8%</td>
</tr>
<tr>
<td>Escambia</td>
<td>-7%</td>
<td>27%</td>
</tr>
<tr>
<td>Okaloosa</td>
<td>0%</td>
<td>18%</td>
</tr>
<tr>
<td>Santa Rosa*</td>
<td>25%</td>
<td>23%</td>
</tr>
<tr>
<td>Walton*</td>
<td>31%</td>
<td>58%</td>
</tr>
</tbody>
</table>

- The number of HH earning $75k or more that were renting doubled in every single county.
- Those earning median income that were renting doubled in 2/5 of counties.
One in three NWFL households is cost burdened.
Half of all renting households in NWFL are cost burdened.
Affordable Housing for 0-30% AMI

Area Housing Commission reports waiting lists that are “years long.”

<table>
<thead>
<tr>
<th>Geography</th>
<th># of Affordable Units, 0-30% AMI</th>
<th>Affordable Units/ 100 Renter HH, 0-30% AMI</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bay &amp; Walton</td>
<td>-3,458</td>
<td>47</td>
</tr>
<tr>
<td>Escambia County</td>
<td>-2,656</td>
<td>67</td>
</tr>
<tr>
<td>Okaloosa County</td>
<td>-2,988</td>
<td>35</td>
</tr>
<tr>
<td>Santa Rosa County</td>
<td>-1,413</td>
<td>53</td>
</tr>
</tbody>
</table>
## Affordable Housing for 0-60% AMI

### Affordable/Available Rental Units, 2012-2016 5-Year Estimates

<table>
<thead>
<tr>
<th>Geography</th>
<th># of Affordable Units, 0-60% AMI</th>
<th>Affordable Units/ 100 Renter HH, 0-60% AMI</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bay &amp; Walton</td>
<td>2,347</td>
<td>116</td>
</tr>
<tr>
<td>Escambia County</td>
<td>4,802</td>
<td>124</td>
</tr>
<tr>
<td>Okaloosa County</td>
<td>678</td>
<td>106</td>
</tr>
<tr>
<td>Santa Rosa County</td>
<td>750</td>
<td>112</td>
</tr>
</tbody>
</table>
Who Struggles to Make Rent?

• Accommodation and Food Services
  • 62,000 workers in 5-County
  • On average, takes 56% of their income to make FMR for a 2-bedroom apartment.

• Retail
  • 52,000 workers
  • 40% of income to afford FMR 2-bedroom

• Arts and Rec
  • 6,800 workers
  • 50% of income to afford FMR 2-bedroom
This map represents the amount of hours worked at Florida’s minimum wage to afford a FMR two-bedroom apartment.

In 2017, Florida's DEO estimates there were 968,958 employees who made less than $9.25 an hour.
Purple = Low Income Housing Tax Credit Qualified Census Tracts

Blue = Small Area Difficult Development Areas

Affordable Housing Units
Affordability Survey

Panel Findings
Our Survey

- 610 respondents from an online panel
- NWFL
- Larger geography
- Weighted by Gender & Race / Ethnicity
- Use Census Data as a Measure of Comparison (HH Income, Rent/Mortgage)
Overall, 60% of respondents said that some type of personal debt had impacted their decision to take on a mortgage.
In our five-county region, student loan debt was identified as the second top debt by a much closer margin.

**Credit Card Debt**
How easy or difficult is it to find safe, decent, suitable and affordable housing?

**Say Difficult:**
- Renters: 70%
- Other: 63%
- Home Owners: 53%
How important is it that housing affordability is addressed in the region?

Ext/V Important
Renters: 75%
Other: 73%
Home Owners: 66%
Is the current supply of housing affordable enough to meet the needs of the community?

Say Supply
Insufficient:
Other: 44%
Renters: 34%
Home Owners: 31%