

# ISSUE BRIEF

## Housing Cost Burden for Florida Renters

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### Introduction

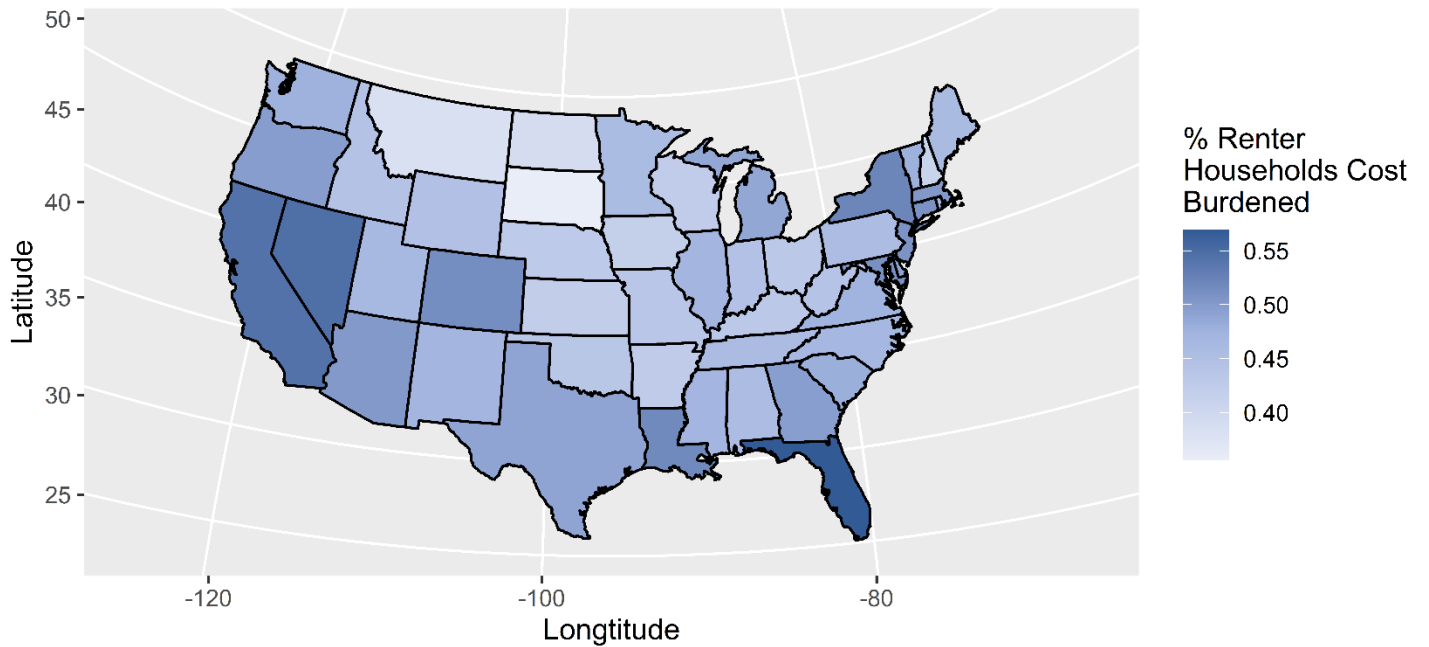
Rising rental costs have been an ongoing concern for many families across the nation. Population growth has [fueled this surge in Florida](#), with the population in the Sunshine State growing by 1.9 percent between 2021 and 2022. The increased demand for housing has placed upward pressure on rental prices in the state, and has increased the share of total income that households have had to dedicate towards housing costs. This burden comes with significant consequences for renters, including (but not limited to) reduced disposable incomes, higher levels of debt, and greater economic inequality.

In this issue brief, we use American Community Survey microdata to analyze how housing cost burdens for Florida renters have changed since the start of the Covid-19 pandemic. We employ the conventional definition of housing cost burden, defined by HUD as a household that pays at least 30 percent of their total income towards housing. Housing in this definition includes not only contract rent but also any additional costs for utilities and fuels that households incur each month. We compare data from 2019 to 2021 since results collected from the 2020 ACS were impacted by the Covid-19 pandemic.

We first provide a spatial analysis of housing cost burdens for renter-occupied households in all 50 states. Next, we provide a breakdown by demographic categories to see which groups have seen the largest percentage point increase in housing cost burden since 2019. Finally, we determine which occupations have the largest share of head householders dealing with housing cost burdens in Florida.

The results of the analysis show that Florida had the highest housing cost burden for renters in 2021, measured at 57 percent. The demographic groups that saw the largest percentage point increase in housing cost burdens were the Black, non-Hispanic population (4.2 percentage point increase), households with a head householder between 45 and 54 years old (3.7 percentage point increase), and those who were either a single parent or married with no children (4.0 percentage point increase each). Renting households in the computer, engineering, and science occupations or production occupations experienced the largest percentage point increase between 2019 and 2021 (7.2 percentage points each).

### Chart 1. Percent of Renter Households Cost Burdened, 2021



Source: RERI Analysis of American Community Survey 1-Year Estimate Microdata obtained from IPUMS.org

## Cost Burden for Renter-Occupied Households by State

Florida had the highest share of renter-occupied households that were cost burdened in 2021, measured at 57 percent (or 1.6 million households). This was a 10.0 percent increase from 2019, when 1.4 million households in the state were cost burdened. Nevada had the second-highest share of renter-occupied households that were cost burdened (54.7 percent), followed by California (54.4 percent), Hawaii (53.0 percent) and New York (52.1 percent). The states with the lowest share of cost burdened renter-occupied household were South Dakota (35.6 percent), Montana (38.3 percent), North Dakota (39.0 percent), New Hampshire (41.0 percent) and Iowa (41.8 percent).

A complete list displaying share of renter-occupied households that were cost burdened in 2021 for all 50 states can be found in the Appendix.

# Cost Burdened Florida Renters by Demographics

Table 1 helps illustrate how housing cost burdens for Florida renters evolved between 2019 and 2021, by select demographics. Renting households with a black, non-Hispanic householder saw the largest percentage point change (p.p. change) from 2019 to 2021, rising 4.2 points. When looking at age, the 35 to 44 and 45 to 54 age groups experienced the largest percentage point increase, rising 3.2 and 3.7 points over the three-year period. A breakdown by household composition showed that single parents and married couples with no children had the largest changes in shares, each rising by 4.0 percentage points.

Finally, while households with incomes less than 30 percent of area median income (AMI) and between 30 and 50 percent of AMI still had the largest share of renting households that were cost burdened in 2021 (88.3 and 88.7 percent), the state saw the largest changes for households with AMI's between 80 to 100 percent and greater than 100 percent (4.6 and 3.3 percentage point increases from 2019).

**Table 1.** Share for Florida renters cost burdened by demographics, 2019 to 2021

<b>Demographic</b>	<b>2019</b>	<b>2021</b>	<b>P.P. Change</b>
<b>Household Income</b>			
<i>30% AMI or less</i>	87.2%	88.3%	1.1%
<i>30 to 50% AMI</i>	87.2%	88.7%	1.6%
<i>50 to 80% AMI</i>	72.7%	75.3%	2.7%
<i>80 to 100% AMI</i>	45.6%	50.2%	4.6%
<i>Greater than 100% AMI</i>	11.8%	15.2%	3.3%
<b>Race/ethnicity of householder</b>			
<i>White, non-Hispanic</i>	48.5%	51.4%	2.9%
<i>Black, non-Hispanic</i>	60.5%	64.6%	4.2%
<i>Hispanic or Latino of any race</i>	59.3%	59.8%	0.5%
<b>Age of householder</b>			
<i>Under 25 years</i>	66.3%	67.9%	1.6%
<i>25 to 34 years</i>	51.5%	54.3%	2.8%
<i>35 to 44 years</i>	52.6%	55.8%	3.2%
<i>45 to 54 years</i>	49.5%	53.2%	3.7%
<i>55 to 64 years</i>	54.6%	56.6%	2.0%
<i>65 years and over</i>	60.4%	61.7%	1.3%
<b>Household composition</b>			
<i>Single person living alone</i>	65.2%	66.7%	1.5%
<i>Single parent</i>	65.7%	69.7%	4.0%
<i>Married couple, no children</i>	38.8%	42.8%	4.0%
<i>Married couple with children</i>	43.3%	44.7%	1.4%
<b>Overall</b>	<b>54.3%</b>	<b>57.0%</b>	<b>2.7%</b>

Source: RERI Analysis of American Community Survey 1-Year Estimate Microdata obtained from IPUMS.org

# Cost Burdened Florida Renters by Occupation

Table 2 provides a further analysis of share of cost burdened renters in Florida by occupation, identified using the Standard Occupational Classification (SOC) major occupation groups. Renting householders that worked in either the computer, engineering, and science occupations or production occupations saw the largest percentage point increase from 2019 to 2021, each rising 7.2 percentage points. Educational, legal, community service, arts, and media occupations had a 6.5 percentage point increase over the same period, while office and administrative support occupations had a 6.4 percentage point increase. Head householders that worked in a service occupation still had the highest share in 2021, measured at 65.2 percent.

**Table 2.** Share for Florida renters cost burdened by occupation of head householder, 2019 to 2021

<b>Occupation</b>	<b>2019</b>	<b>2021</b>	<b>P.P. Change</b>
Computer, Engineering, and Science Occupations	32.4%	39.7%	<b>7.2%</b>
Production Occupations	48.4%	55.6%	<b>7.2%</b>
Education, Legal, Community Service, Arts, and Media Occupations	46.5%	53.0%	<b>6.5%</b>
Office and Administrative Support Occupations	52.4%	58.8%	<b>6.4%</b>
Military Occupations	47.8%	52.6%	<b>4.8%</b>
Management, Business, and Financial Occupations	36.2%	41.0%	<b>4.8%</b>
Service Occupations	61.5%	65.2%	<b>3.7%</b>
Farming, Fishing, and Forestry Occupations	44.4%	48.0%	<b>3.6%</b>
Healthcare Practitioners and Technical Occupations	40.8%	44.3%	<b>3.5%</b>
Transportation and Material Moving Occupations	54.3%	56.3%	<b>2.0%</b>
Construction and Extraction Occupations	53.5%	54.7%	<b>1.2%</b>
Sales and Related Occupations	54.0%	54.1%	<b>0.1%</b>
Installation, Maintenance, and Repair Occupations	47.4%	47.2%	<b>-0.2%</b>

*Source: RERI Analysis of American Community Survey 1-Year Estimate Microdata obtained from IPUMS.org*

# Appendix. Cost Burden for Renter Households by State

**Table 3.** Housing cost burden for renter-occupied households by state, 2021

State	Renter-Occupied Households	Cost-burdened Renter Households	Percent Cost-burdened Renter Households
Florida	2,793,977	1,591,206	57.0%
Nevada	485,850	265,831	54.7%
California	5,915,933	3,216,397	54.4%
Hawaii	185,007	98,131	53.0%
New York	3,409,741	1,778,176	52.1%
Louisiana	581,416	301,107	51.8%
Colorado	762,080	391,268	51.3%
Maryland	755,046	386,069	51.1%
Connecticut	473,755	241,909	51.1%
New Jersey	1,240,864	630,359	50.8%
Massachusetts	1,014,064	509,659	50.3%
Arizona	909,293	456,215	50.2%
Oregon	613,407	305,227	49.8%
Georgia	1,359,165	674,859	49.7%
Delaware	108,504	53,380	49.2%
Texas	4,034,640	1,978,911	49.0%
Michigan	1,080,875	527,483	48.8%
District of Columbia	186,381	90,478	48.5%
South Carolina	576,434	276,371	47.9%
Alaska	86,300	41,299	47.9%
Vermont	72,596	34,634	47.7%
Washington	1,086,835	517,816	47.6%
Virginia	1,077,284	511,116	47.4%
Mississippi	343,467	161,953	47.2%
Illinois	1,620,038	761,363	47.0%
New Mexico	252,878	118,777	47.0%
Rhode Island	161,570	75,777	46.9%
North Carolina	1,380,650	643,479	46.6%
Utah	336,271	155,881	46.4%
Maine	149,227	68,729	46.1%
Tennessee	896,169	411,397	45.9%
Minnesota	604,782	276,838	45.8%
Pennsylvania	1,566,128	716,459	45.7%
Alabama	588,084	268,605	45.7%
Wyoming	69,582	31,173	44.8%
Indiana	773,840	345,511	44.6%
Idaho	197,603	87,608	44.3%
West Virginia	177,737	78,623	44.2%
Missouri	767,199	334,590	43.6%
Oklahoma	533,098	231,951	43.5%
Kentucky	560,885	242,492	43.2%
Ohio	1,584,114	684,861	43.2%
Nebraska	253,593	108,551	42.8%
Arkansas	386,740	164,504	42.5%
Wisconsin	776,835	328,996	42.4%
Kansas	384,806	161,999	42.1%
Iowa	361,176	151,083	41.8%
New Hampshire	152,000	62,371	41.0%
North Dakota	118,184	46,097	39.0%
Montana	138,161	52,893	38.3%
South Dakota	113,523	40,450	35.6%

Source: RERI Analysis of American Community Survey 1-Year Estimate Microdata obtained from IPUMS.org