

Florida: An Economic Overview

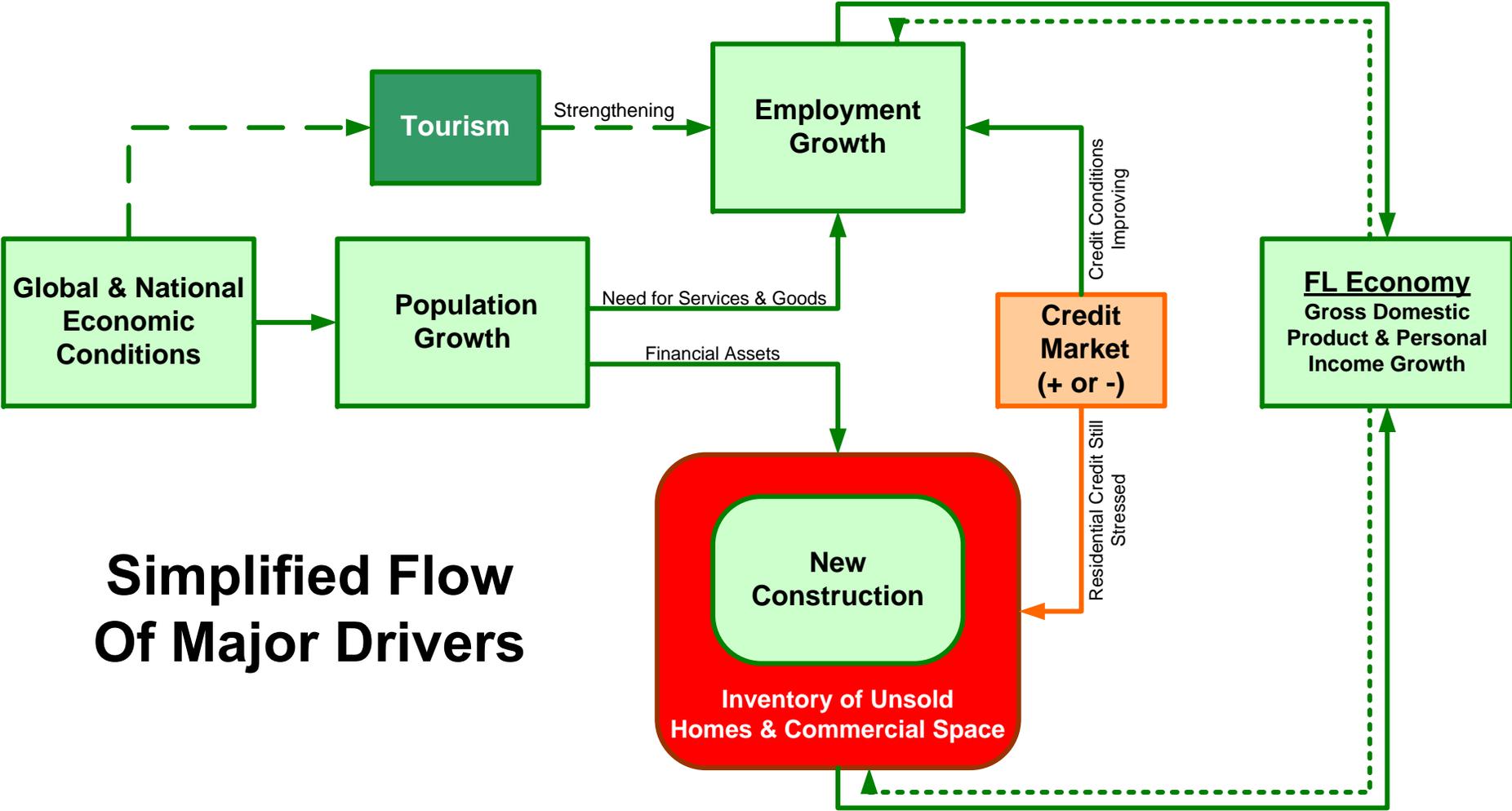
November 14, 2013

Presented by:

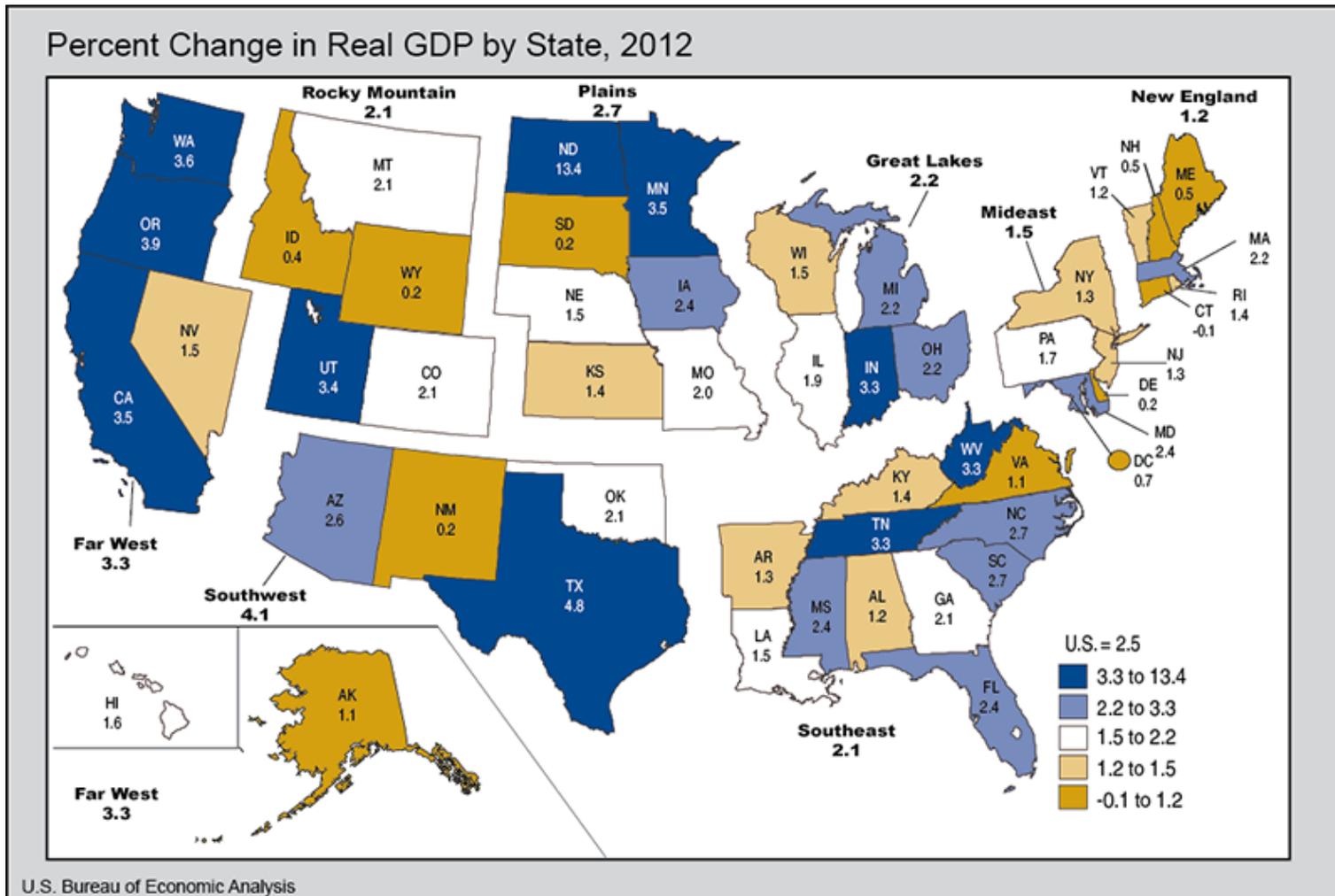


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Key Economic Variables Improving

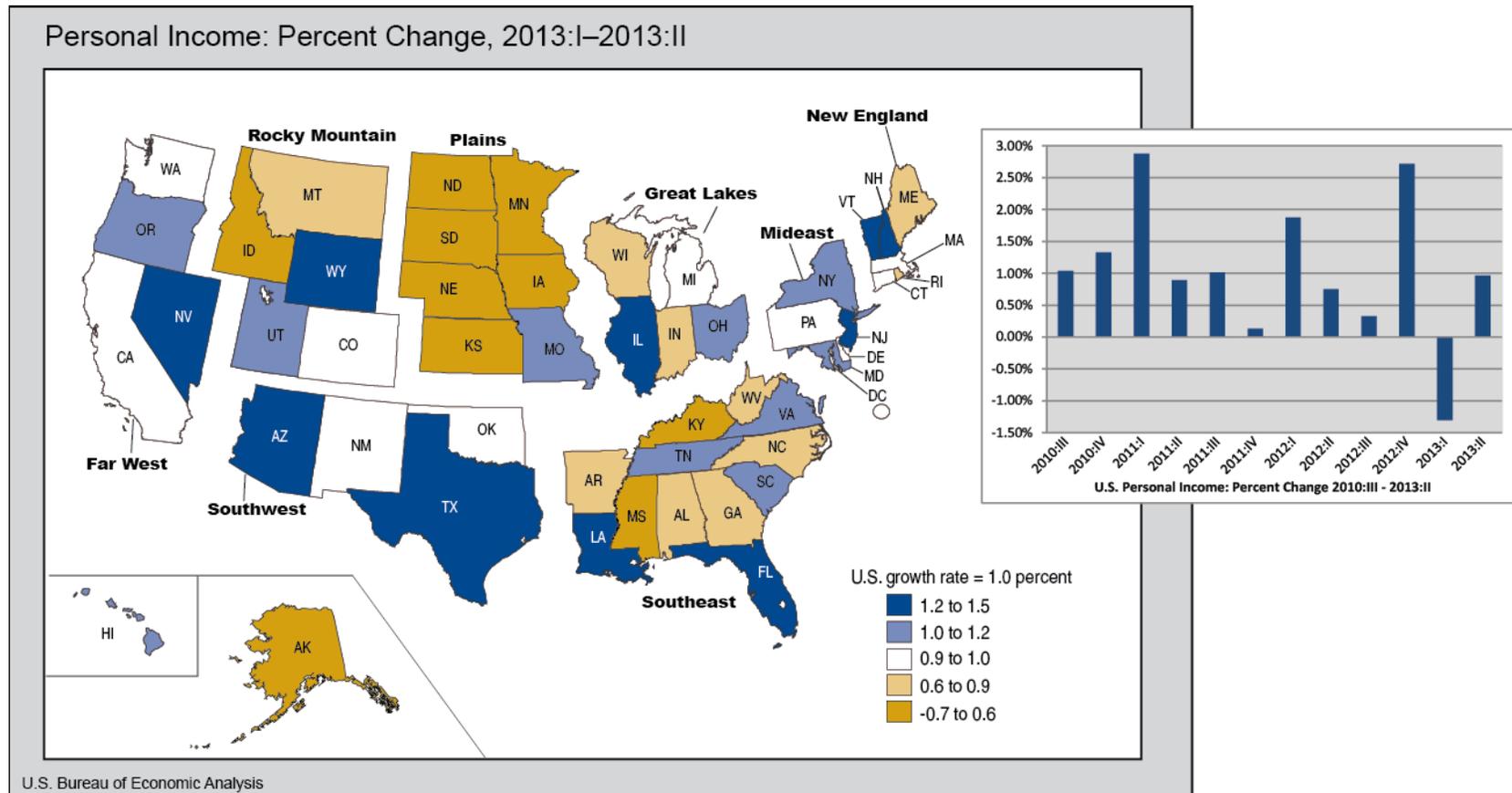


Economy Strongly Improved in 2012



In 2012, Florida's economic growth was in positive territory for the third year after declining two years in a row. State Gross Domestic Product (GDP) ranked us 14th in the nation in real growth with a gain of 2.4%, just slightly below the national average of 2.5%.

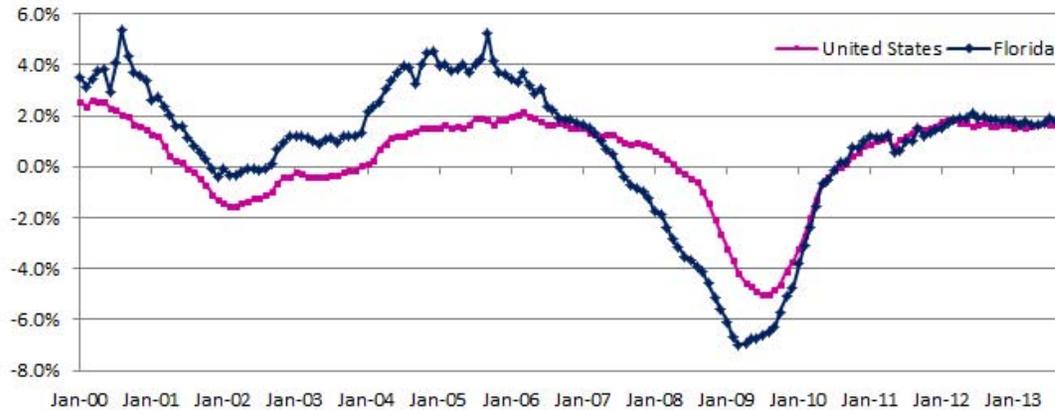
FL Personal Income Grows in 2013:Q2



Florida finished the 2012 calendar year with 3.2% growth over 2011, putting the state only slightly below the national growth rate of 3.5%. After declining in the first quarter of 2013, Florida's personal income had strong growth (1.5%) in the second quarter; however the state's second-place ranking was largely caused by a return to normalcy after an artificial decline. The first-quarter decline mainly reflected the effects of the expiration of the "payroll tax holiday" and the acceleration of bonuses and personal dividends to the fourth quarter of 2012 in anticipation of unrealized changes arising from resolution of the "Fiscal Cliff" which particularly affected Florida.

Current Employment Conditions

**Seasonally Adjusted Nonfarm Jobs
Percent Change from Same Month Prior Year**



Source: Florida Department of Economic Opportunity, Bureau of Labor Market Statistics, Current Employment Statistics Program in cooperation with the U.S. Department of Labor, Bureau of Labor Statistics, September 20, 2013.

August Nonfarm Jobs (YOY)

US	1.6%
FL	1.8%
YR:	131,400 jobs
Peak:	-521,000 jobs

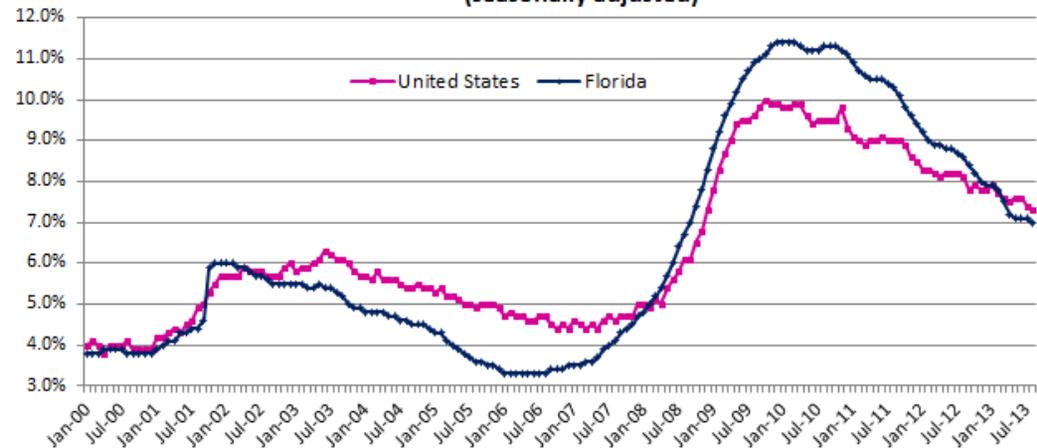
August Unemployment Rate

US	7.3%
FL	7.0%
(656,000 people)	

Highest Monthly Rate

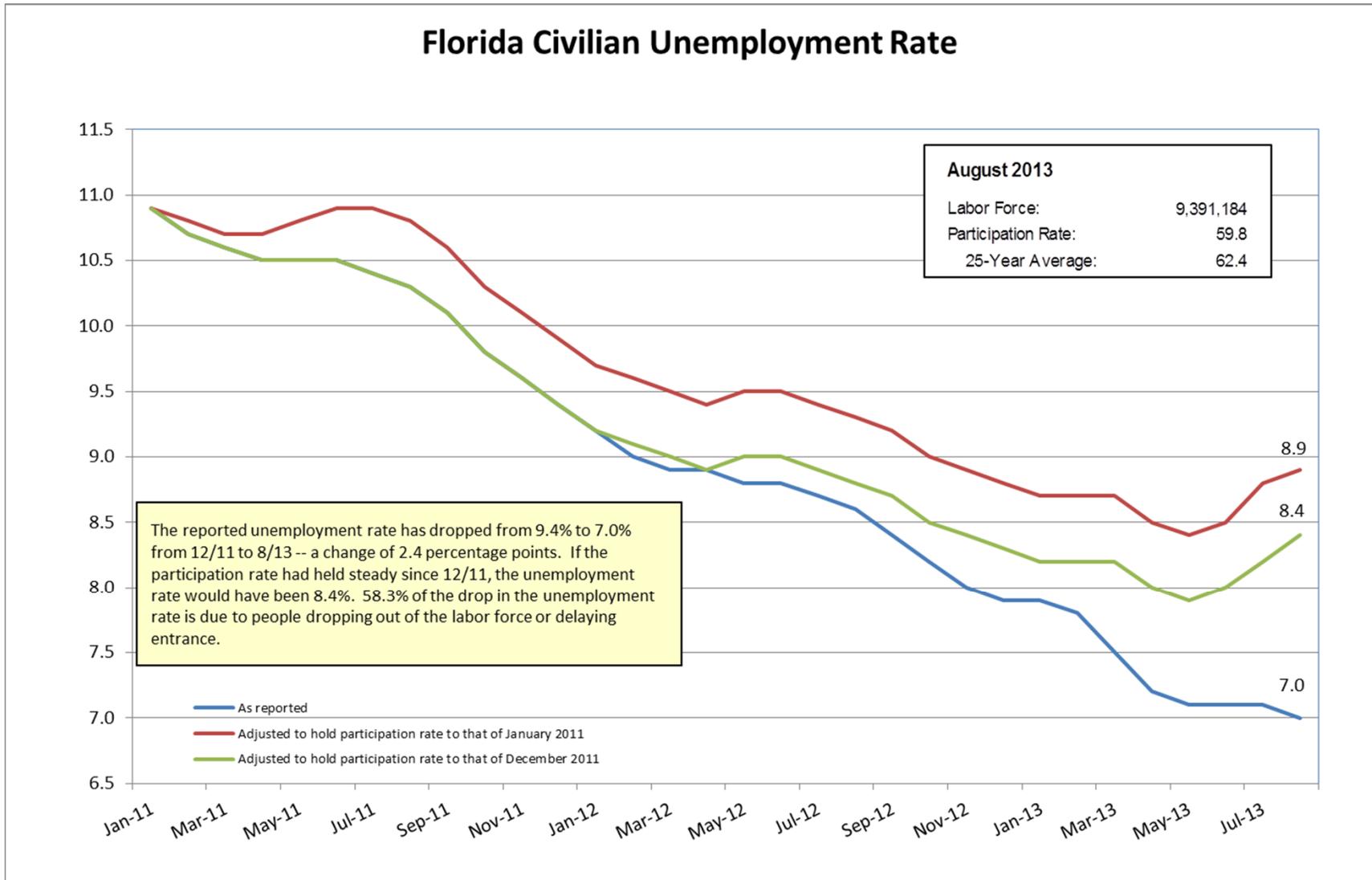
11.4%
December 2009 through March 2010

**United States and Florida Unemployment Rates
(seasonally adjusted)**



Source: Florida Department of Economic Opportunity, Bureau of Labor Market Statistics, Local Area Unemployment Statistics Program, in cooperation with the U.S. Department of Labor, Bureau of Labor Statistics, September 20, 2013.

Labor Force Changes Affect Rate Drop

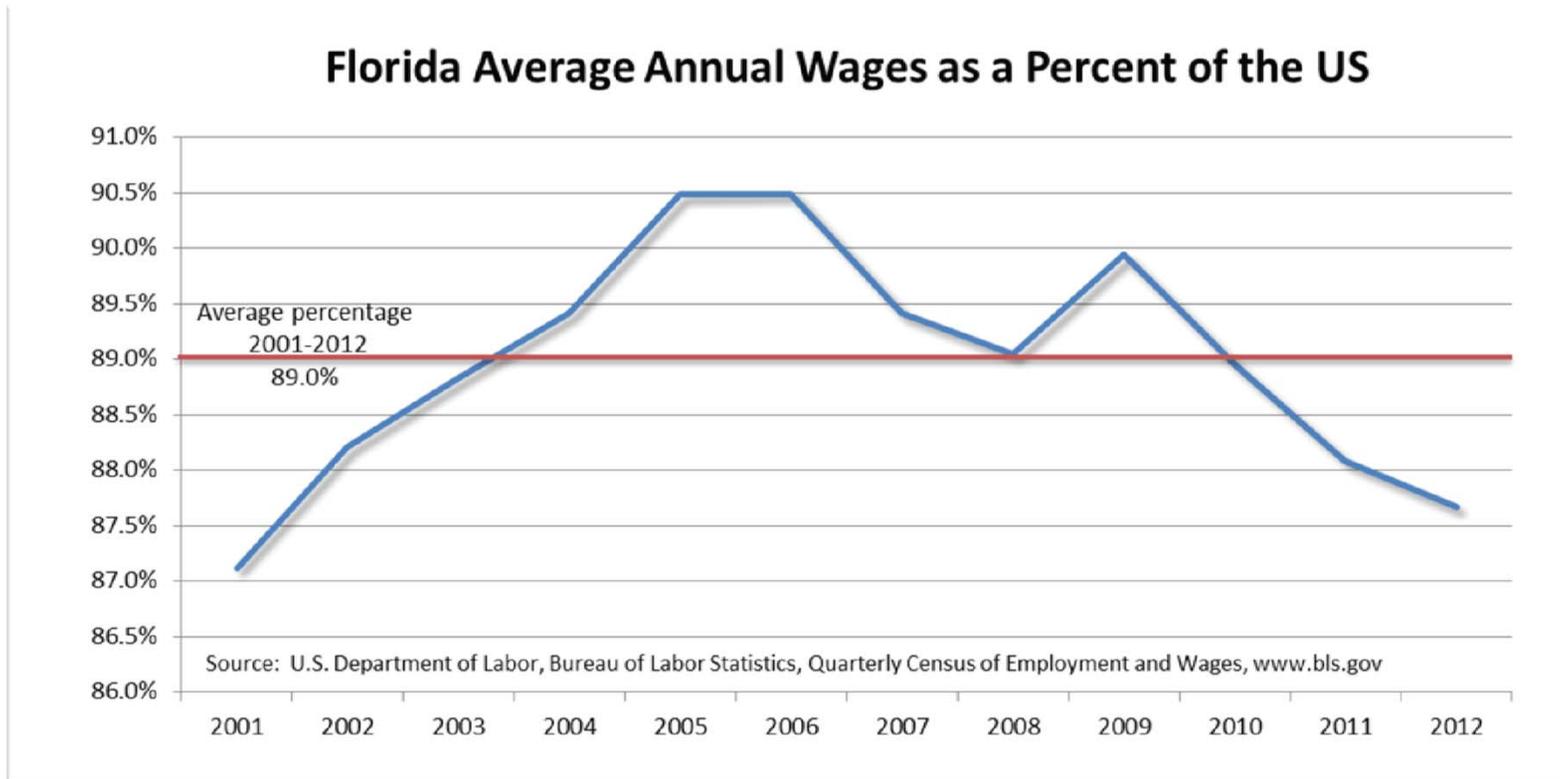


Florida's Job Market

- The job market will take a long time to recover – about 521,000 jobs have been lost since the most recent peak. Rehiring, while necessary, will not be enough.
- Florida's prime working-age population (aged 25-54) is forecast to add about 2,900 people per month, so the hole is deeper than it looks.
- It would take the creation of about 900,000 jobs for the same percentage of the total population to be working as was the case at the peak.



Wage Gap Increases in 2012



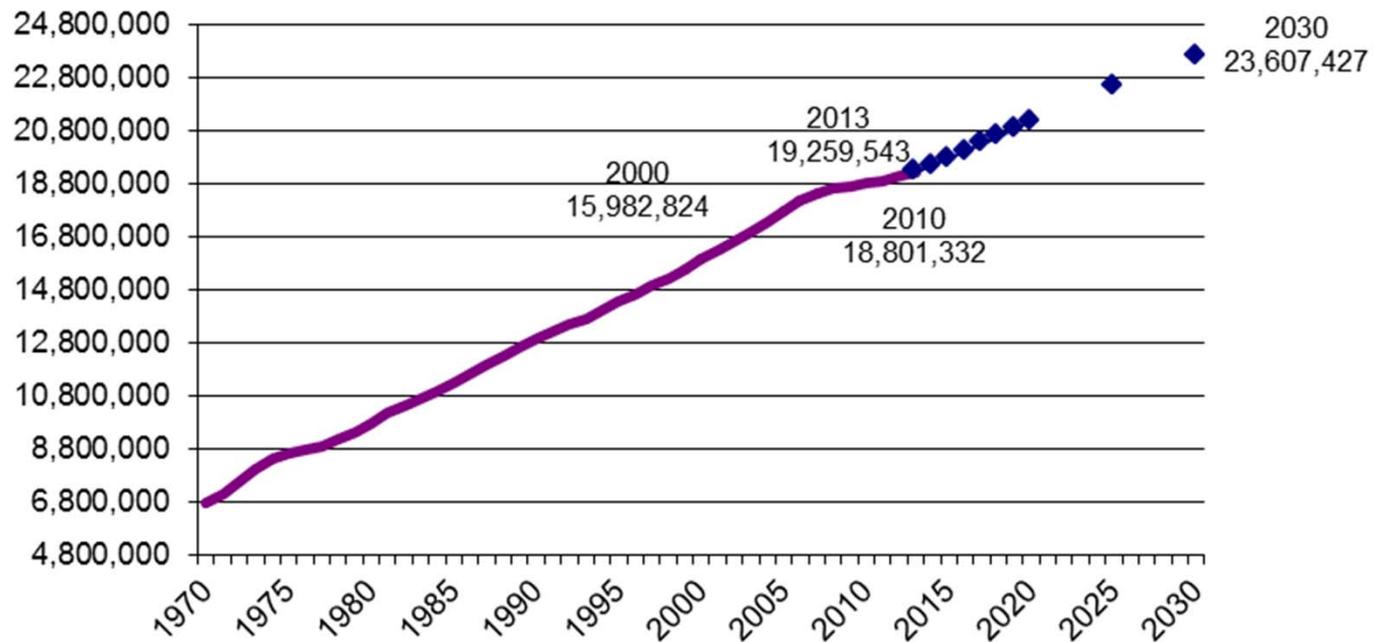
Florida's average annual wage has typically been below the US average. The preliminary data for the 2012 calendar year showed that it further declined to 87.7% of the US. Although Florida's wage level actually increased over the prior year, the US average annual wage increased more.

Population Growth Recovering

- Population growth is the state's primary engine of economic growth, fueling both employment and income growth.
- Population growth is forecast to continue strengthening, showing increasing rates of growth over the next few years. In the near-term, growth is expected to average 1.3% between 2013 and 2015 – and then continue its recovery in the future, averaging 1.4% between 2015 and 2020. Most of Florida's population growth through 2030 will be from net migration (90.0%). Nationally, average annual growth will be about 0.74% between 2013 and 2030.
- The future will be different than the past; Florida's long-term growth rate between 1970 and 1995 was over 3%.
- Florida is on track to break the 20 million mark during 2016, becoming the third most populous state sometime before then – surpassing New York.



Florida's April 1 Population

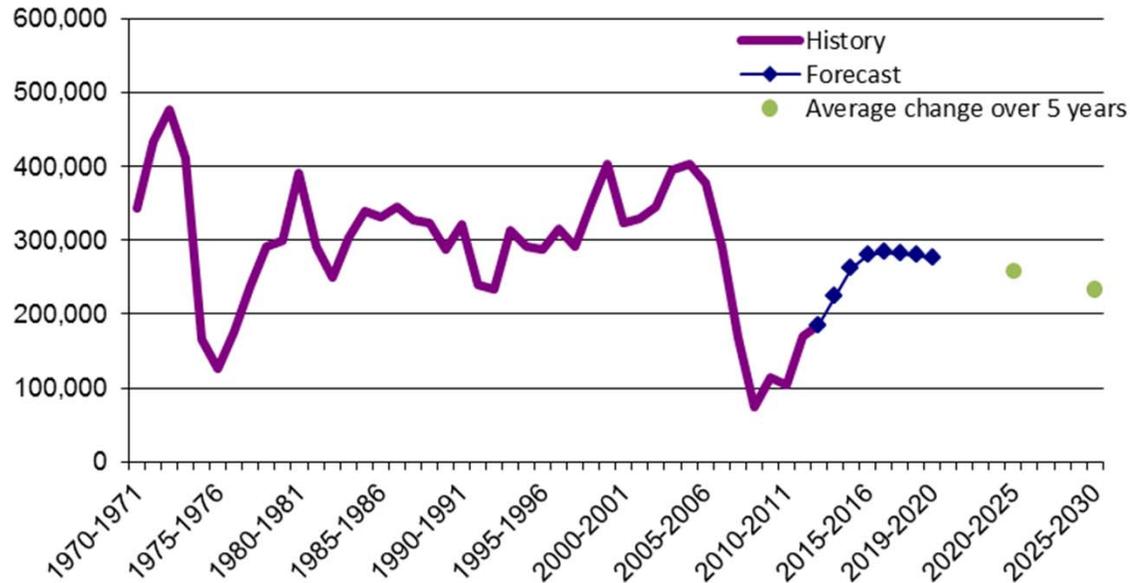


Florida's population:

- was 15,982,824 in 2000
- was 18,801,332 in 2010
- is forecast to grow to 23,607,427 by 2030



Florida's Population Growth



Population:

- Average annual increase between 2000 and 2006 was: 361,942
- Average annual increase between 2007 and 2013 was: 135,463

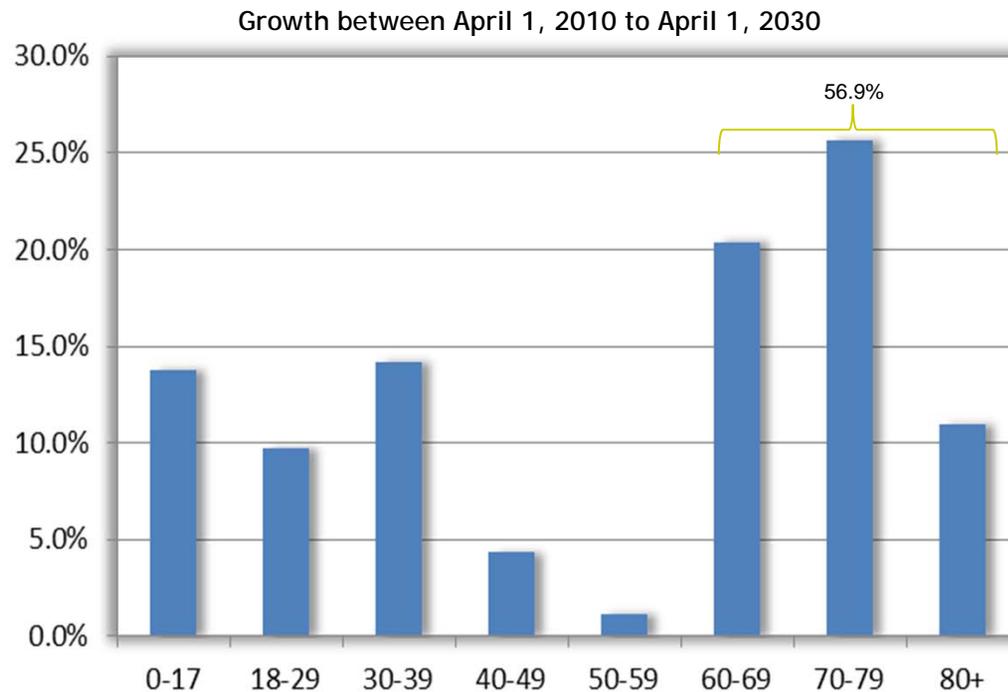
Population is forecast to increase on average by:

- 243,034 between 2013 and 2015 --- a gain of 666 per day
- 280,504 between 2015 and 2020 --- a gain of 769 per day
- 258,657 between 2020 and 2025 --- a gain of 709 per day
- 233,202 between 2025 and 2030 --- a gain of 639 per day



2013	
Orlando	250,415
St. Petersburg	249,704
Hiialeah	229,766

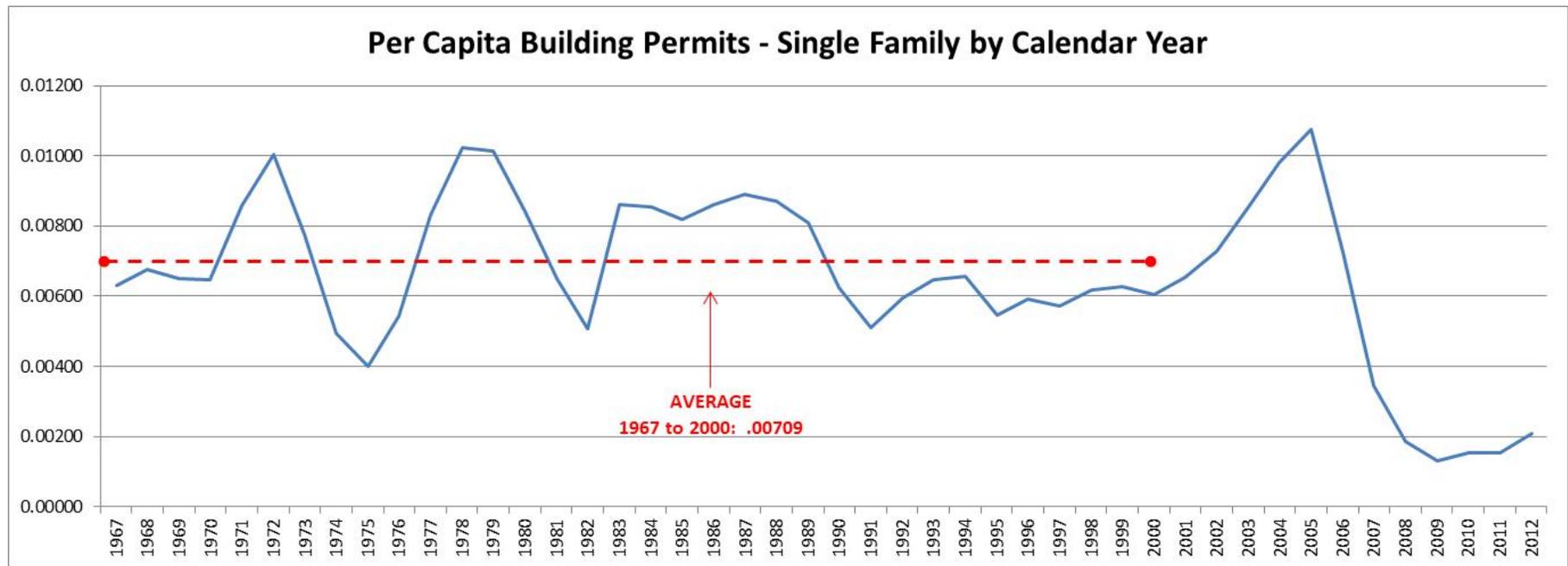
Population Growth by Age Group



- Between 2010 and 2030, Florida's population is forecast to grow by almost 4.8 million.
- Florida's older population (age 60 and older) will account for most of Florida's population growth, representing 56.9 percent of the gains.
- Florida's younger population (age 0-17) will account for 13.8 percent of the gains.

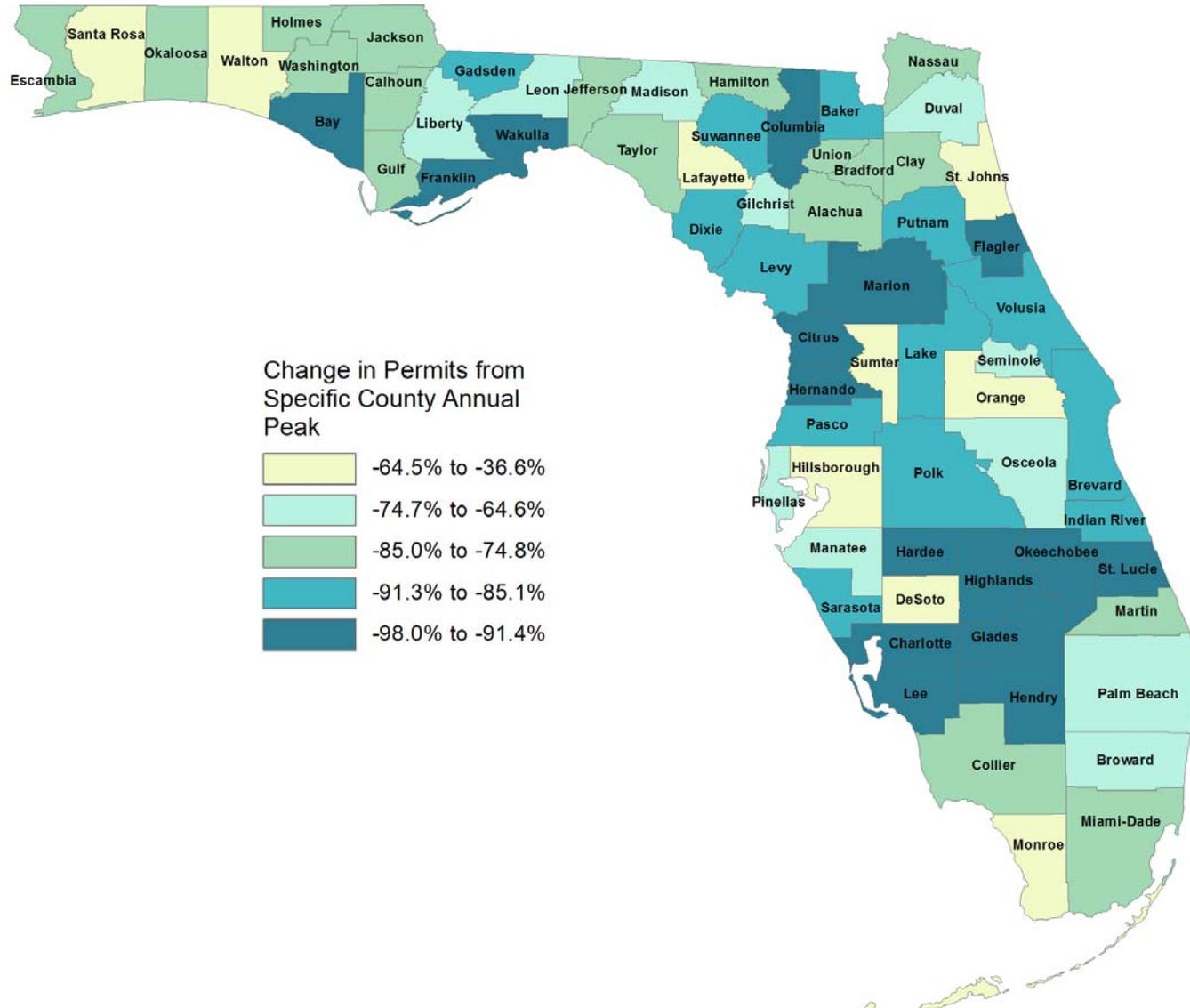


Florida Housing is Generally Improving

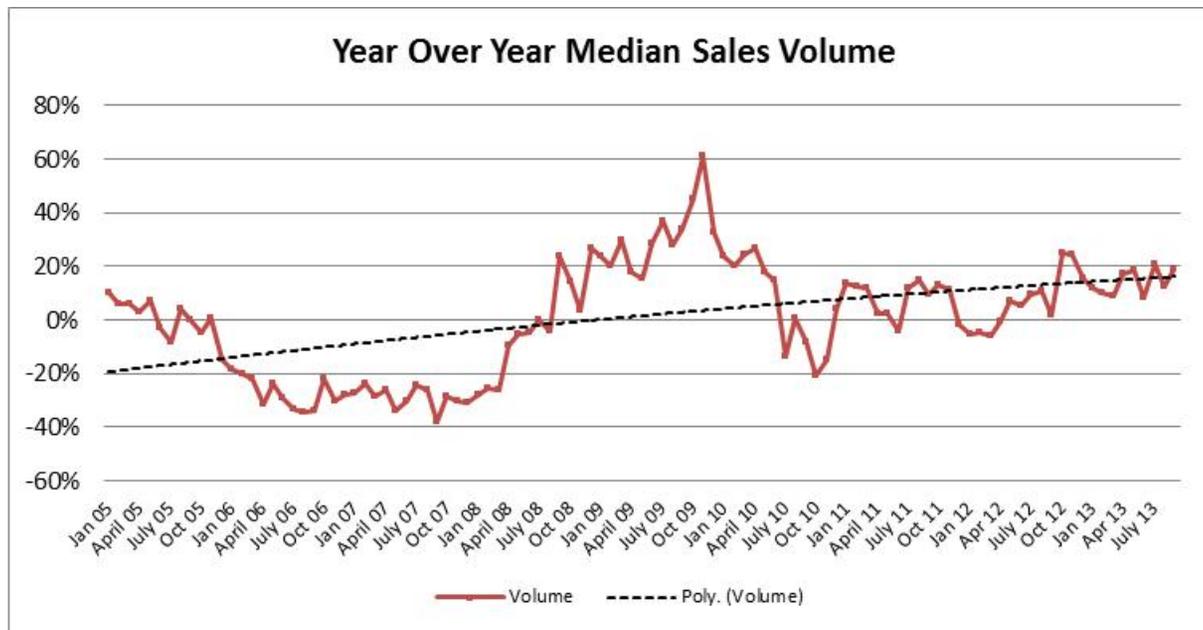
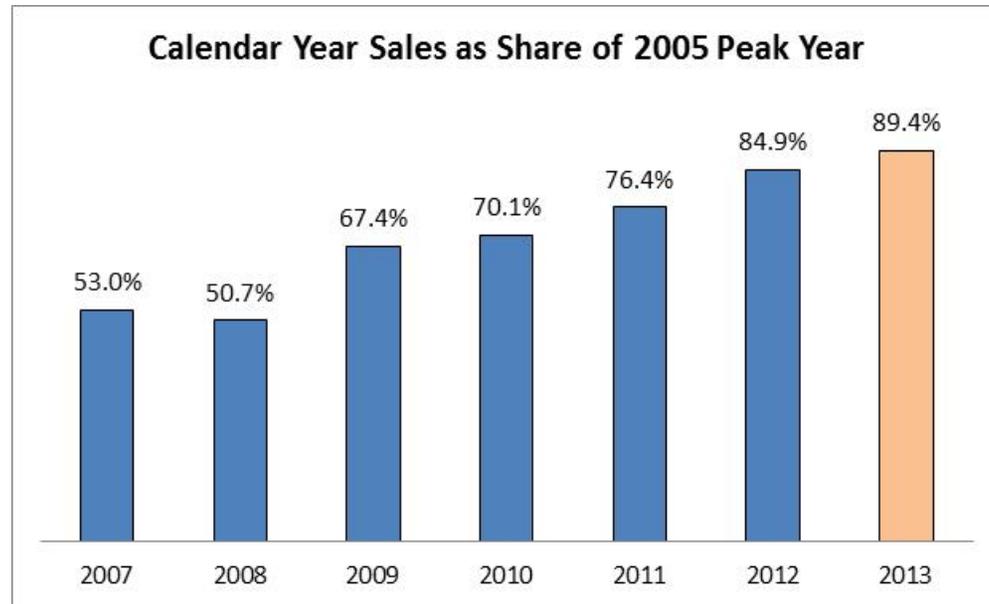


Building permit activity, an indicator of new construction, is back in positive territory, showing strong (32.4%) calendar year growth in 2012. For the first eight months of the 2013 calendar year, permits were running 42.8% above the same timeframe in the prior year, but the level is still low by historic standards.

2012 Building Permit Activity Relative to the County's Peak during the Period 2000-2007

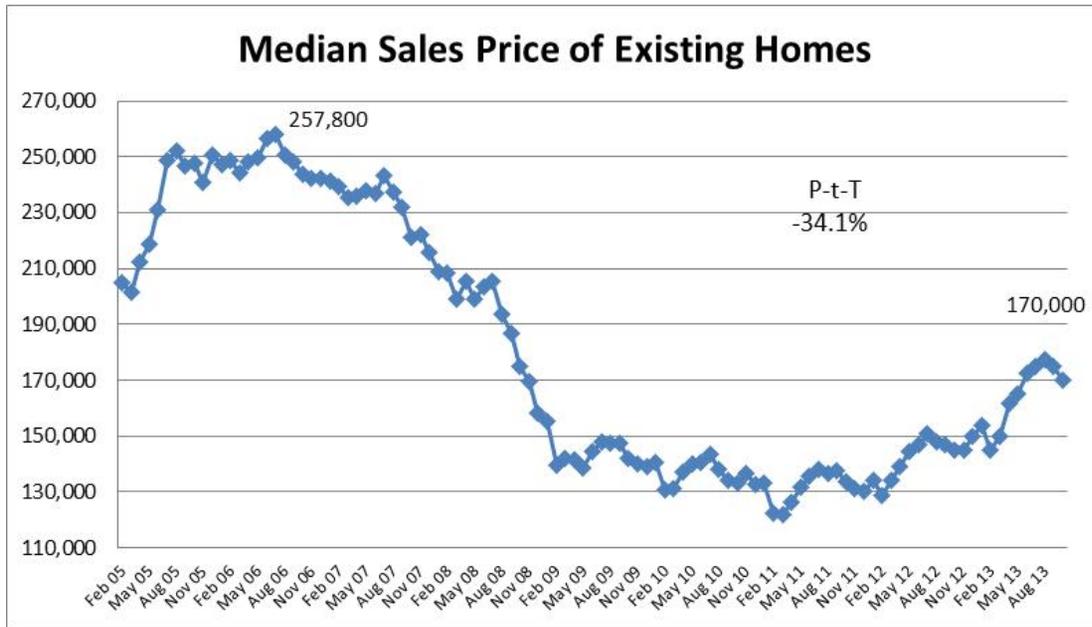


Existing Homes Sales Are Increasing

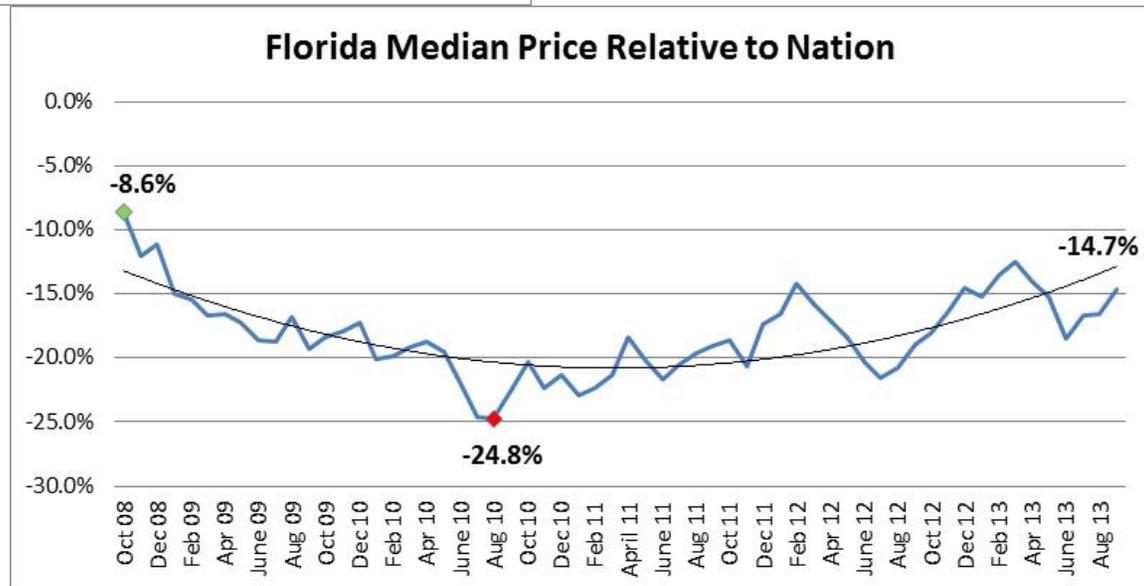


Data through
September 2013

Existing Home Price Gains Have Slowed...

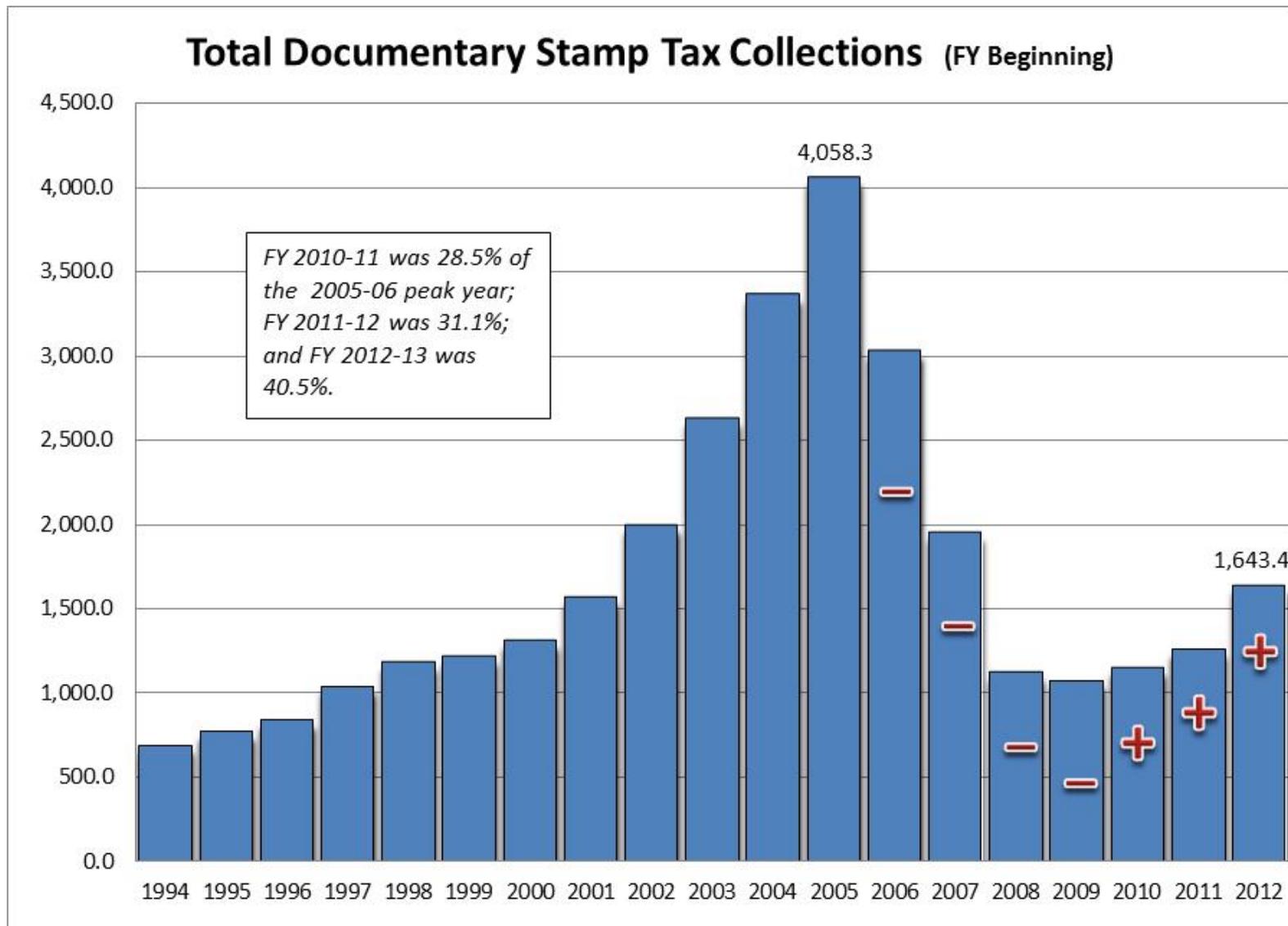


Median Sales Prices for Existing Homes have recently begun to drift slightly downwards and are still substantially below the nation as a whole.



Data through September 2013

Documentary Stamp Collections (Reflecting All Activity)



Foreclosure Activity Remains Daunting

2012 Calendar Year...

Florida had highest Foreclosure Rate in the US for the first time since the housing crisis began. (3.11% of housing units received at least 1 filing)

2013: Quarter 3 compared to US:

- Highest State for # of Filings
- Highest State for Foreclosure Rate
- Among US Metro Area rates: 8 of the top 10 highest metro rates in the nation were in Florida.

Port St. Lucie #1

Jacksonville #2

Miami #3

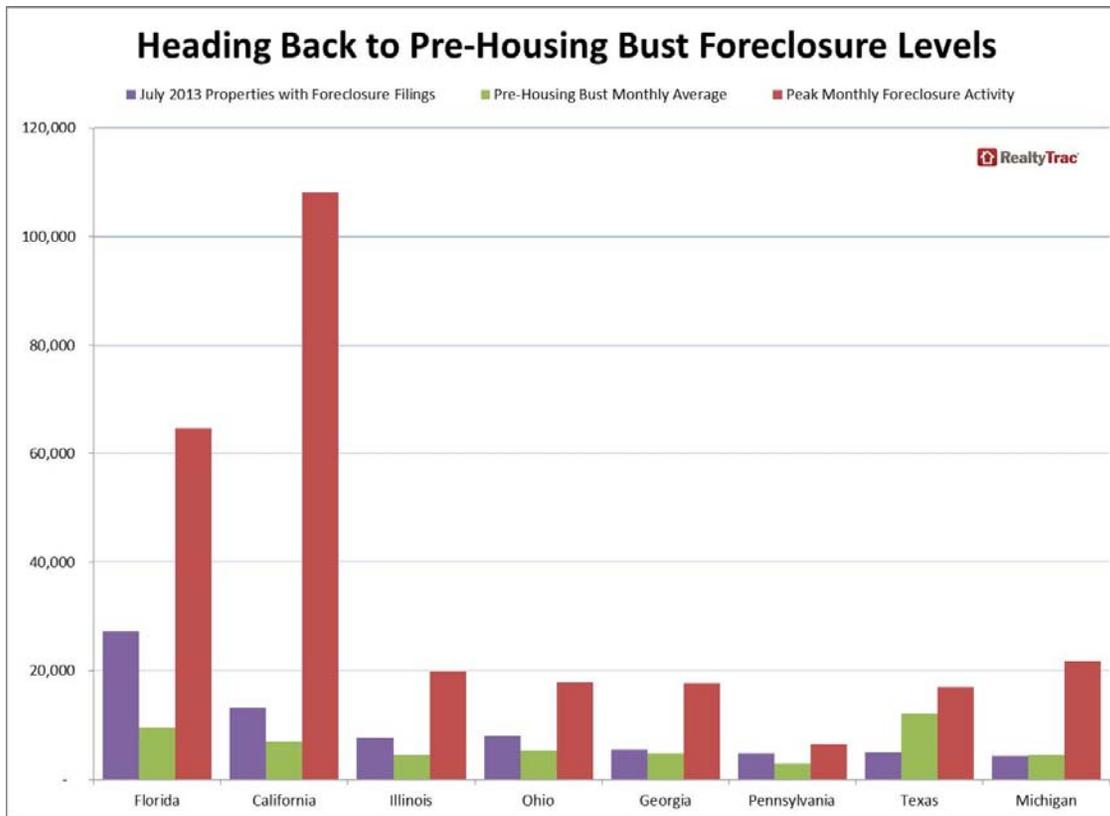
Palm Bay-Melbourne #4

Ocala #6

Tampa #7

Orlando #8

Pensacola #9



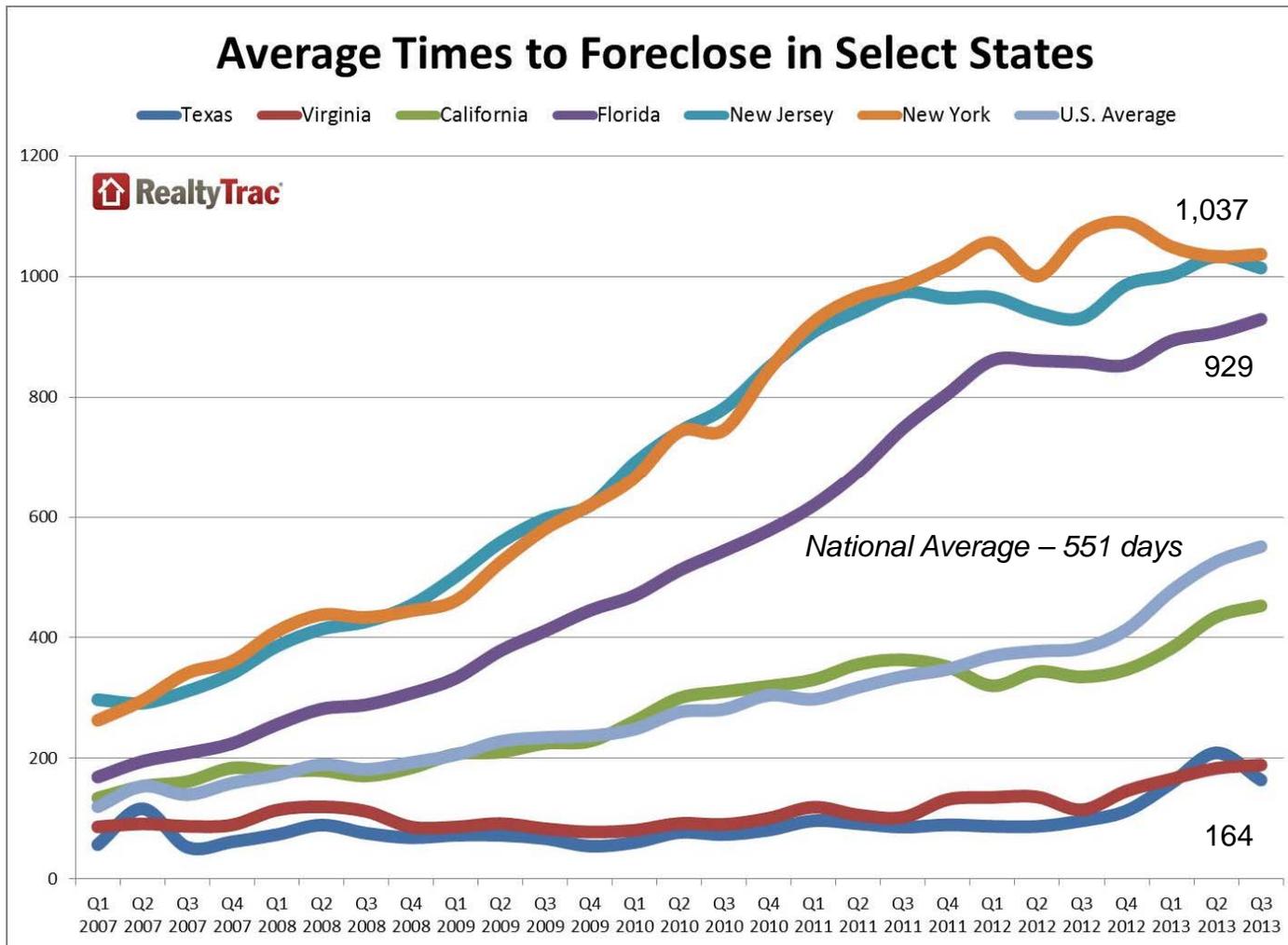
“Florida foreclosure activity in the third quarter decreased 8 percent from a year ago following six consecutive quarters with annual increases in foreclosure activity, but the state still posted the nation’s highest foreclosure rate during the quarter. A total of 70,902 Florida properties had foreclosure filings in the third quarter, down 7 percent from the previous quarter and a rate of one in every 126 housing units — more than twice the national average.” *RealtyTrac*

Data from RealtyTrac

Days to Foreclose

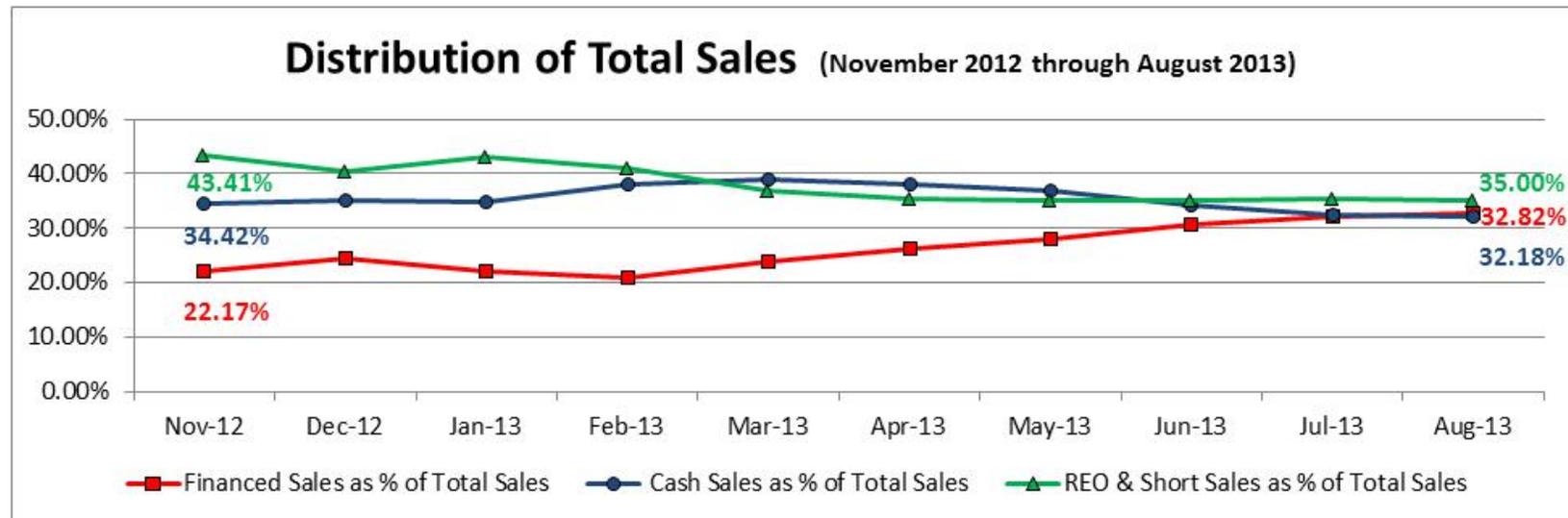
Foreclosure Process (once begun)

- 929 Days – 2.6 yrs – in Florida (3rd Longest Period in Nation in 2013:Q3)
- At the beginning of 2007, Florida was at 169 days or less than 6 months.



Sales Mix Points to Lower Prices

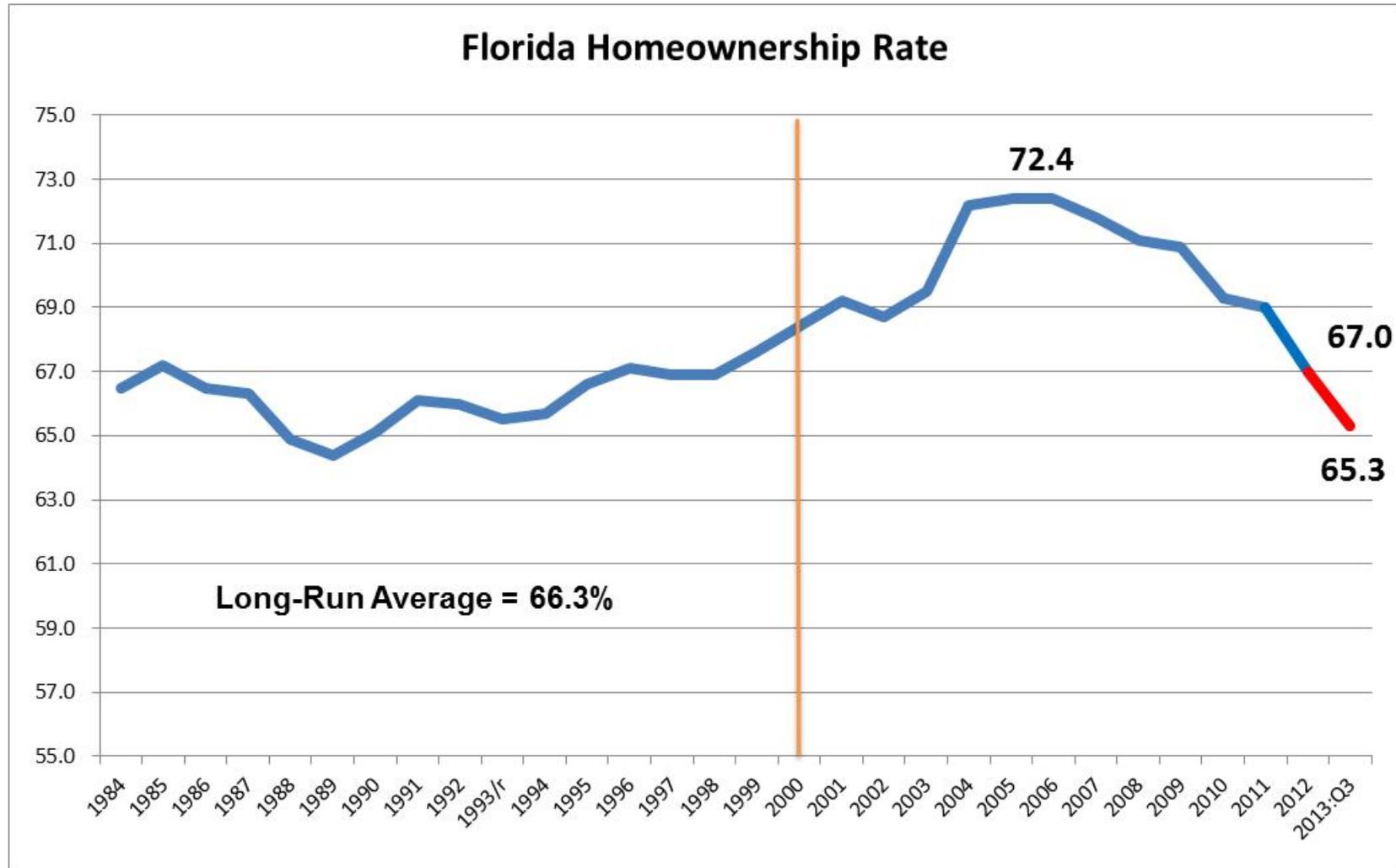
REO price running 44% lower than normal price; short sale price running 36% below



Data from LPS: Lender Processing Services

- Financed sales have been growing as percentages of all sales, cash sales have declined slightly in recent months after staying relatively flat for most of the year—and the percentage for REO & Short Sales has stabilized in recent months after declining in earlier months. The three data points for August have nearly converged.
- While short sales have been significantly increasing in some states, that is not yet the case in Florida. There were 6,809 short sales in August 2012, and 5,574 in August 2013.
- To the extent short sales increase, the foreclosure pipeline will be reduced.

Homeownership Rate Back to Normal



The 2012 percentage of 67.0 is the lowest since 1998. The 2013 third quarter data indicates a further decline to 65.3%, below the long-term average.

Credit Conditions Sending Mixed Messages

Question to Senior Loan Officers:

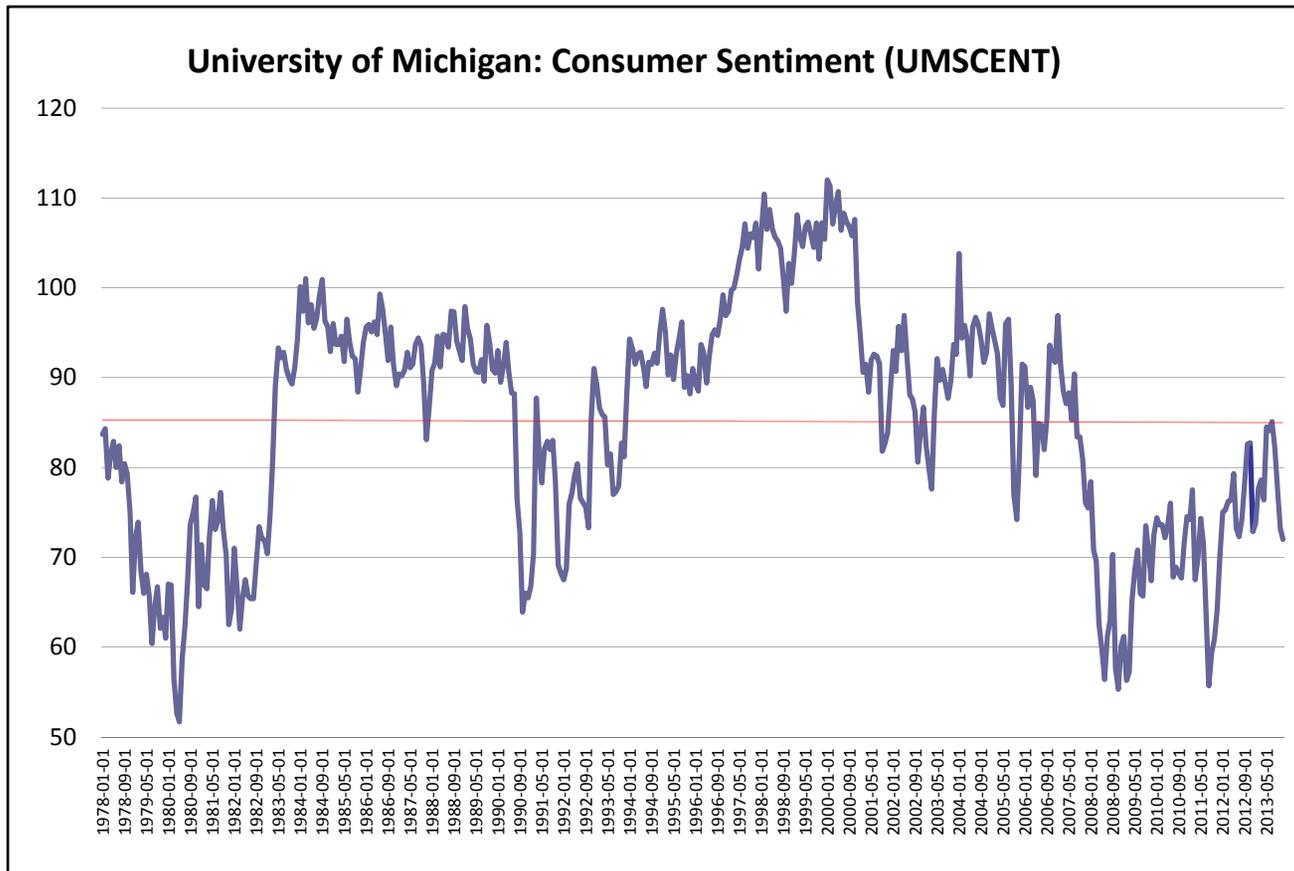
Over the past three months, how have your bank's credit standards for approving applications from individuals for **prime residential mortgage loans** to purchase homes changed?

All Respondents									
	Oct '13 %	July '13 %	Apr '13 %	Jan '13 %	Oct '12 %	July '12 %	Apr '12 %	Jan '12 %	Oct '11 %
Tightened considerably	1.4%	0.0	0.0	0.0	0.0	1.6	0.0	0.0	0.0
Tightened somewhat	4.3%	3.0	1.6	1.5	3.1	1.6	5.6	0.0	4.2
Remained basically unchanged	79.7	86.6	89.1	92.3	92.2	93.4	90.7	94.3	91.7
Eased somewhat	14.5%	10.4	9.4	4.6	4.7	3.3	3.7	5.7	4.2
Eased considerably	0.0%	0.0	0.0	1.5	0.0	0.0	0.0	0.0	0.0
Total	100%	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

January 2013 Senior Loan Officer Opinion Survey on Bank Lending Practices (Federal Reserve Board)

Banks reported that they were less likely than in 2006, to varying degrees, to originate mortgages to any borrowers apart from those with the strongest credit profiles. Downpayments of 20% also a strong requirement.

Consumer Perceptions Drop



Nationally, consumer sentiment had been improving since the low point of the Great Recession, but fell in August 2011 to near the lowest level of the recession and not far from the lowest level ever posted. The index reading dropped again in December 2012 as concerns about the Fiscal Cliff took hold, but recovered through July to its average since inception (85.1). In the four subsequent months, the series has declined each month. In November, the index reading was 72.0, the lowest level in 23 months (December 2011).

Economy Recovering

Florida growth rates are gradually returning to more typical levels. But, drags are more persistent than past events, and it will take a few more years to climb completely out of the hole left by the recession. In the various forecasts, normalcy has been largely achieved by FY 2016-17. Overall...

- The recovery in the national economy is well underway. While most areas of commercial and consumer credit are strengthening – residential credit still remains sluggish and difficult for consumers to access but has shown recent improvement.
- The subsequent turnaround in Florida housing will be led by:
 - Low home prices that begin to attract buyers and clear the inventory.
 - Long-run sustainable demand caused by continued population growth and household formation that has been pent-up.
 - Florida's unique demographics and the aging of the baby-boom generation (2011 marked the first wave of boomers hitting retirement).



Upside Risk for Construction

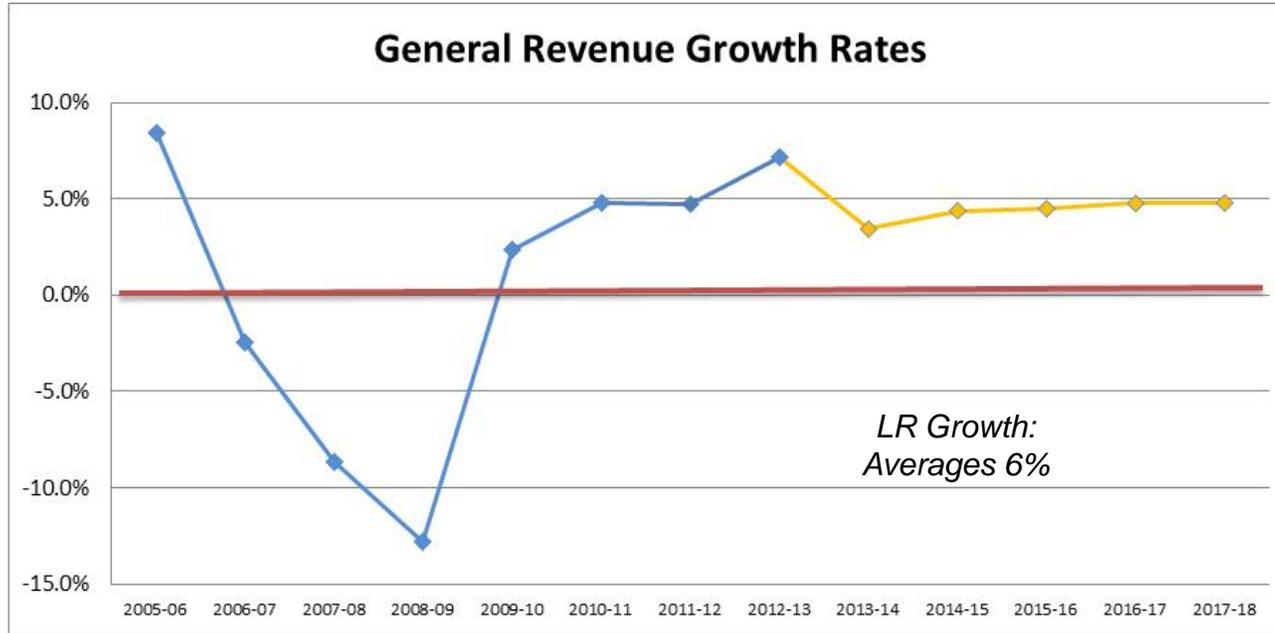
- The “shadow inventory” of homes that are in foreclosure or carry delinquent or defaulted mortgages may contain a significant number of “ghost” homes that are distressed beyond realistic use, in that they have not been physically maintained or are located in distressed pockets that will not come back in a reasonable timeframe. This means that the supply has become two-tiered – viable homes and seriously distressed homes.
- To the extent that the number of viable homes is limited, new construction may come back quicker than expected.



Yet Another “Fiscal Cliff”

- **Automatic Sequester** – Many of the Sequester’s expected early effects were muted through the use of federal reserves, targeted congressional fixes, and contracting delays. These solutions will be largely unavailable if the Sequester continues into future fiscal years, meaning that the cumulative effects will come closer to the original predictions.
 - In the continuing resolution passed in October, Congress froze 2014 spending at 2013 sequestration levels through January 15th while negotiators seek a budget agreement that would ease some of the automatic cuts.
 - While it is clear that there is no meaningful support for the current Sequester provisions, agreement has not been reached on a long-term replacement. It is likely that any of the proposed alternatives will attempt to generate a similar amount of savings and have an equal or greater detrimental impact on Florida’s economy.
 - Currently, a joint budget conference is working on possible compromises for the 2014 budget under a deadline to report back to Congress by December 13, 2013.
- **Statutory Debt Ceiling Temporarily Suspended** – The Treasury has the authority to issue new debt through February 7, 2014. Because the Treasury still has the ability to use its emergency powers, it may be able to delay a default for another month or two beyond this date.

General Revenue Forecast



Fiscal Year	Post-Session Forecast	August Forecast	Difference	Incremental Growth	Growth
2005-06	27074.8				8.4%
2006-07	26404.1				-2.5%
2007-08	24112.1				-8.7%
2008-09	21025.6				-12.8%
2009-10	21523.1				2.4%
2010-11	22551.6				4.8%
2011-12	23618.8				4.7%
2012-13	25020.6	25314.6	294.0	1695.8	7.2%
2013-14	26006.4	26184.2	177.8	869.6	3.4%
2014-15	27075.6	27333.2	257.6	1149.0	4.4%
2015-16	28144.6	28560.9	416.3	1227.7	4.5%
2016-17	29401.1	29920.8	519.7	1359.9	4.8%
2017-18	30942.6	31354.9	412.3	1434.1	4.8%

The growth rates for FY 2012-13 and FY 2013-14 are slightly distorted by the receipt of the \$200.1 million deposit from the National Mortgage Settlement Agreement. After adjusting for this deposit, the underlying growth rates are 6.3% and 4.3%, respectively.