

# Florida: An Economic Overview

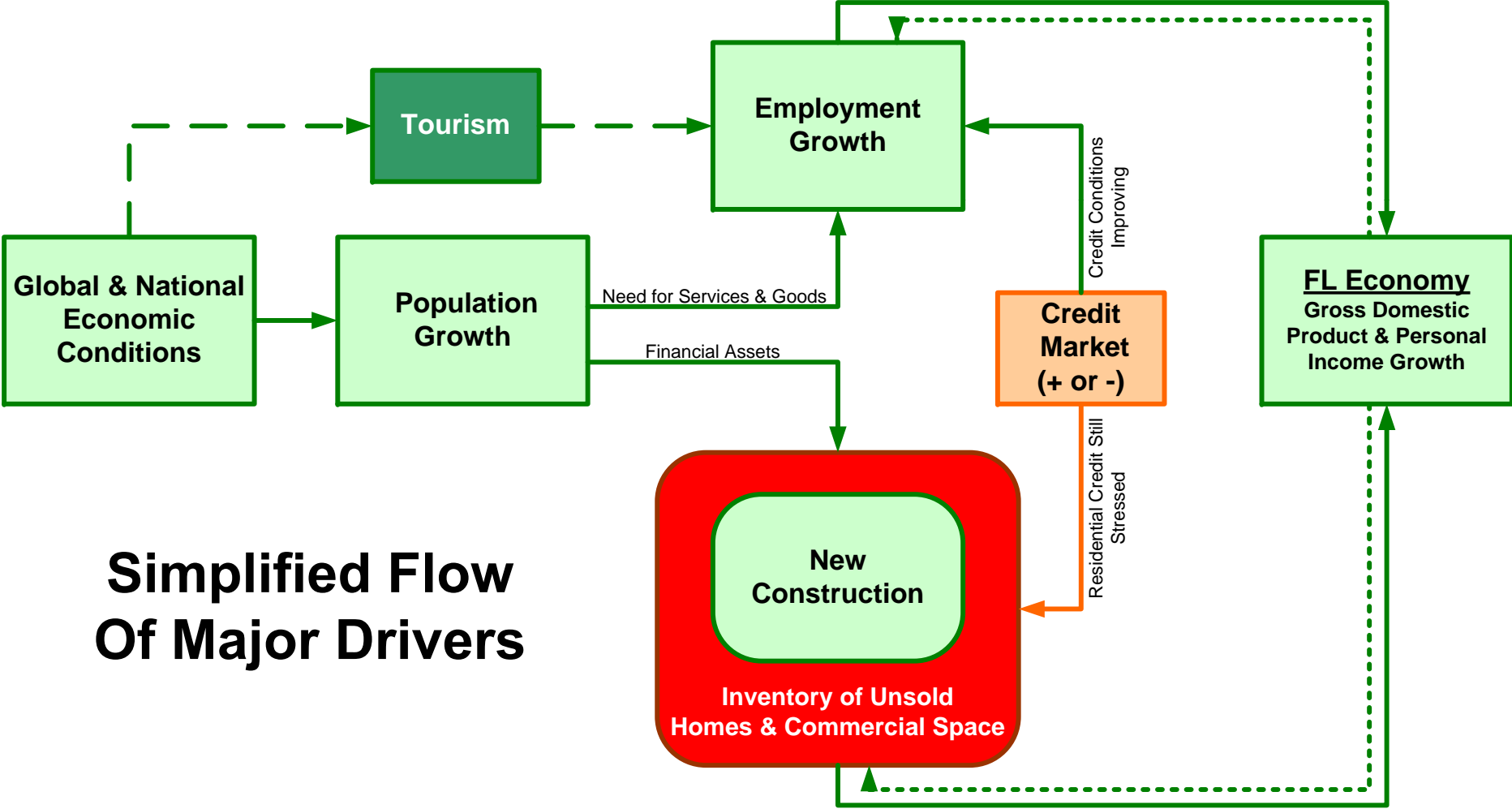
August 16, 2012

Presented by:



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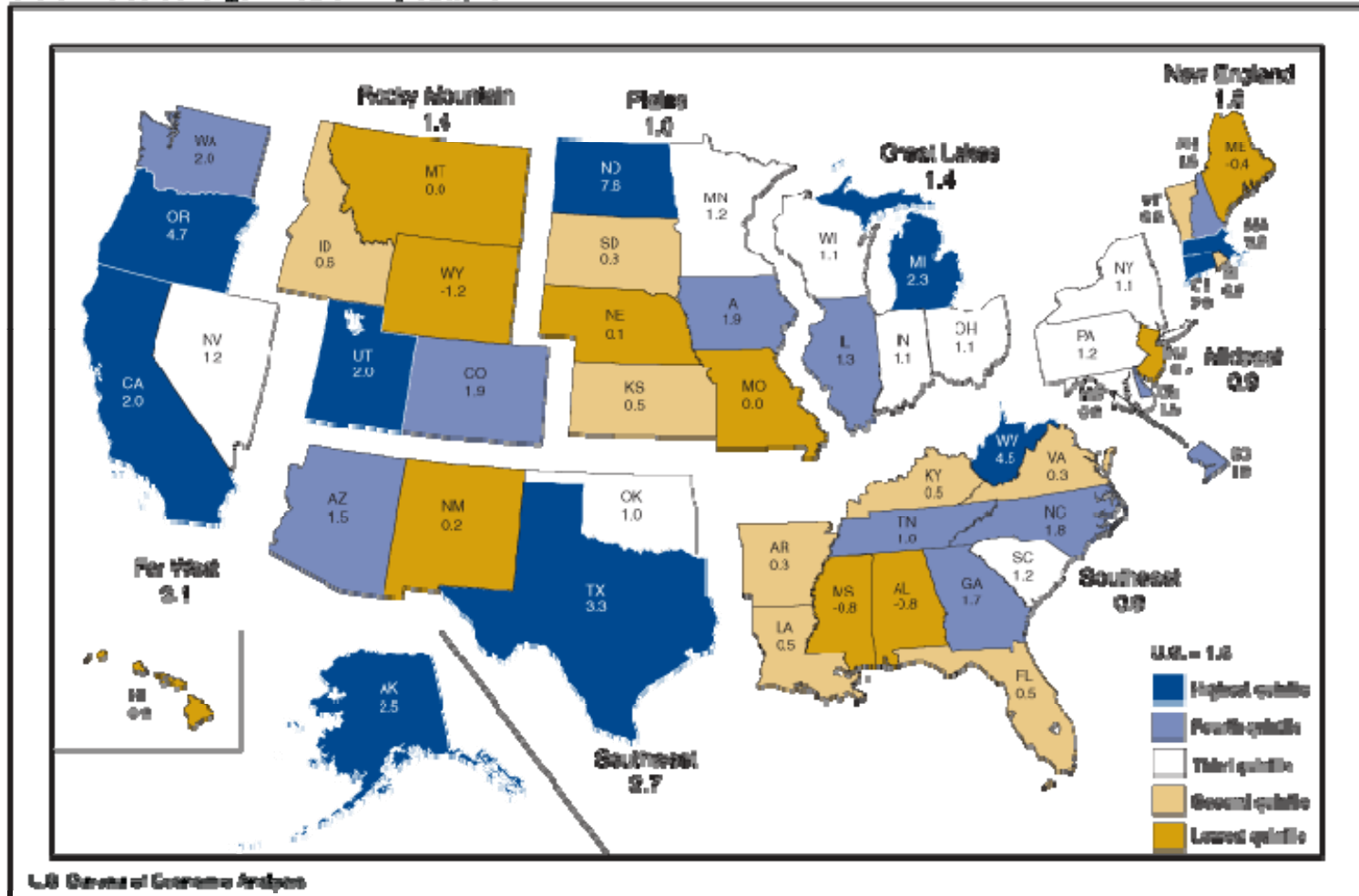
# Key Economic Variables Improving



**Simplified Flow  
Of Major Drivers**

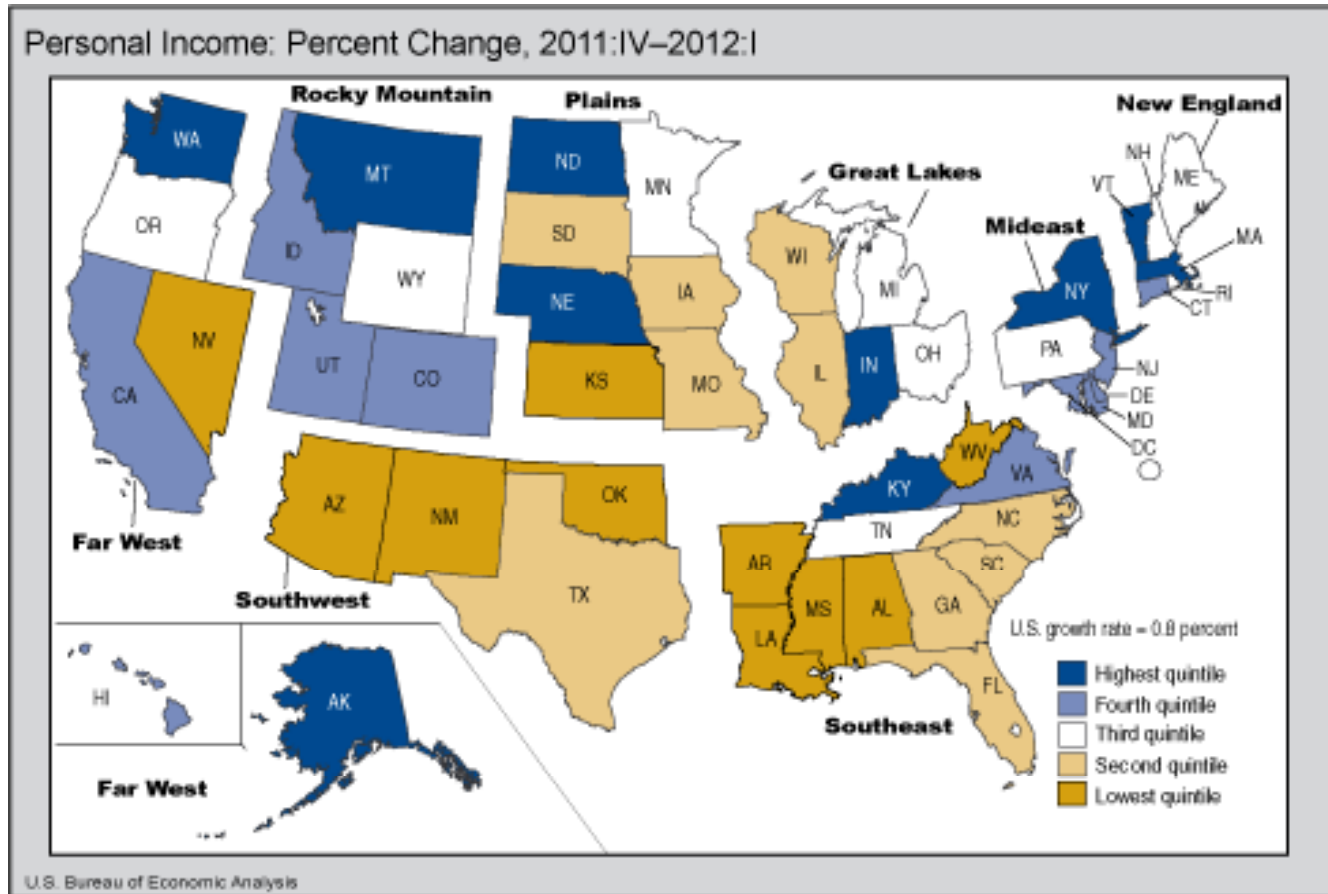
# Economy Remained Positive in 2011

Chart 1. Percent Changes in Real GDP by State, 2011



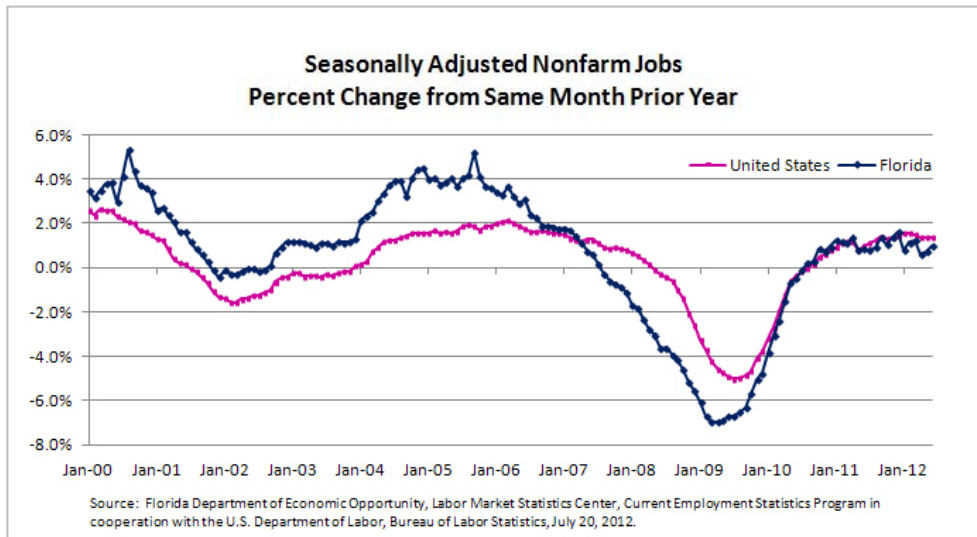
In 2011, Florida's economic growth remained in positive territory for the second year after declining two years in a row. State Gross Domestic Product (GDP) ranked us 37<sup>th</sup> in the nation in real growth with a gain of 0.5%. While the state's ranking improved, the growth slowed from a downwardly revised 0.9% for 2010.

# FL Personal Income Grows in Q1:2012



Florida's personal income grew 0.7 percent in the first quarter of 2012, ranking the state 38<sup>th</sup> in the country with respect to state growth. This was only slightly behind Texas which was ranked 36<sup>th</sup>. The national average was 0.8 percent. *Health Care and Social Assistance* and *Professional, Scientific and Technical Services* were the strongest industry contributors to the state's growth. Compared to the US as a whole, *Construction* continues to be a drag.

# Current Employment Conditions



## June Nonfarm Jobs (YOY)

US	1.4%
FL	1.0%
YR:	70,900 jobs
Peak:	-743,500 jobs

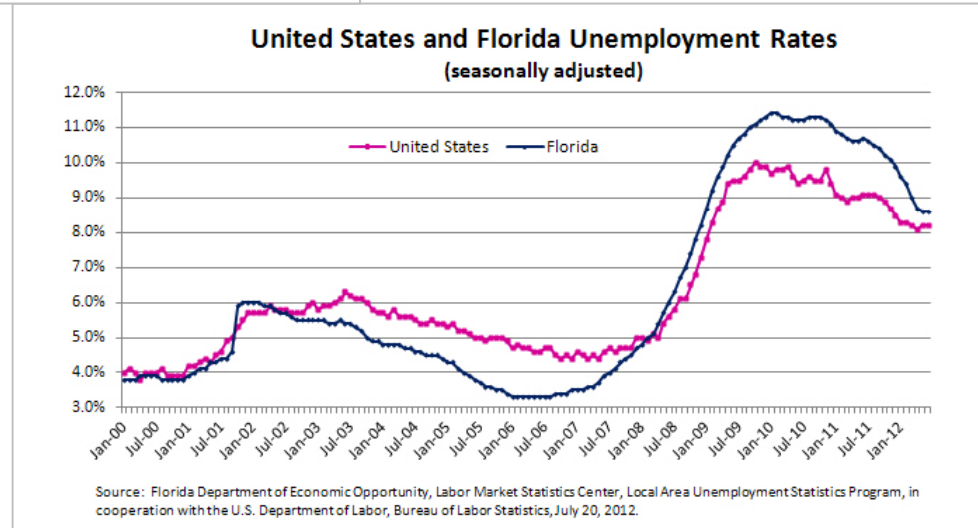
## June Unemployment Rate

US 8.2%  
 FL 8.6%  
 (795,000 people)

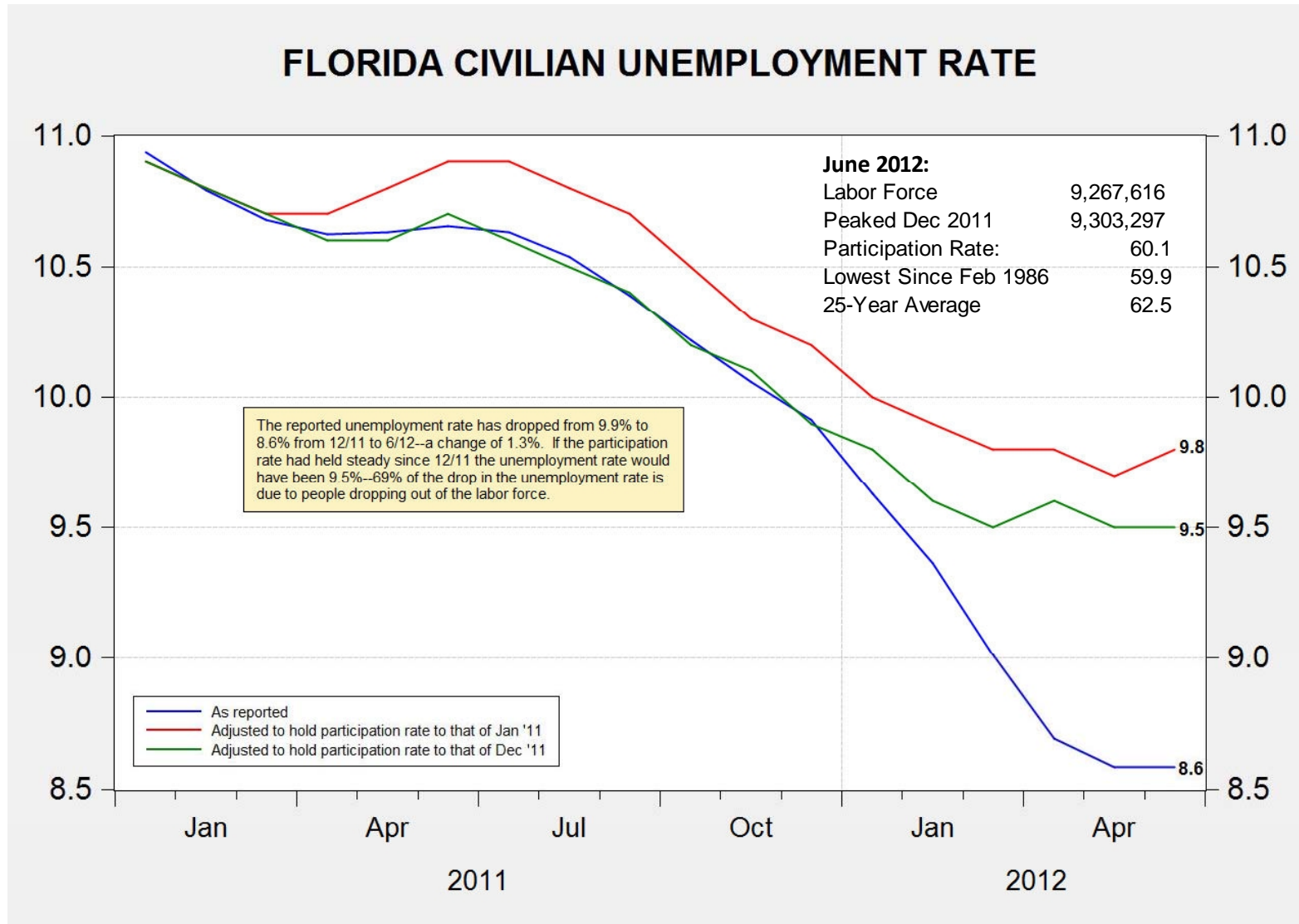
Ten states had a higher unemployment rate than Florida. Florida was tied with Michigan.

## Highest Monthly Rate

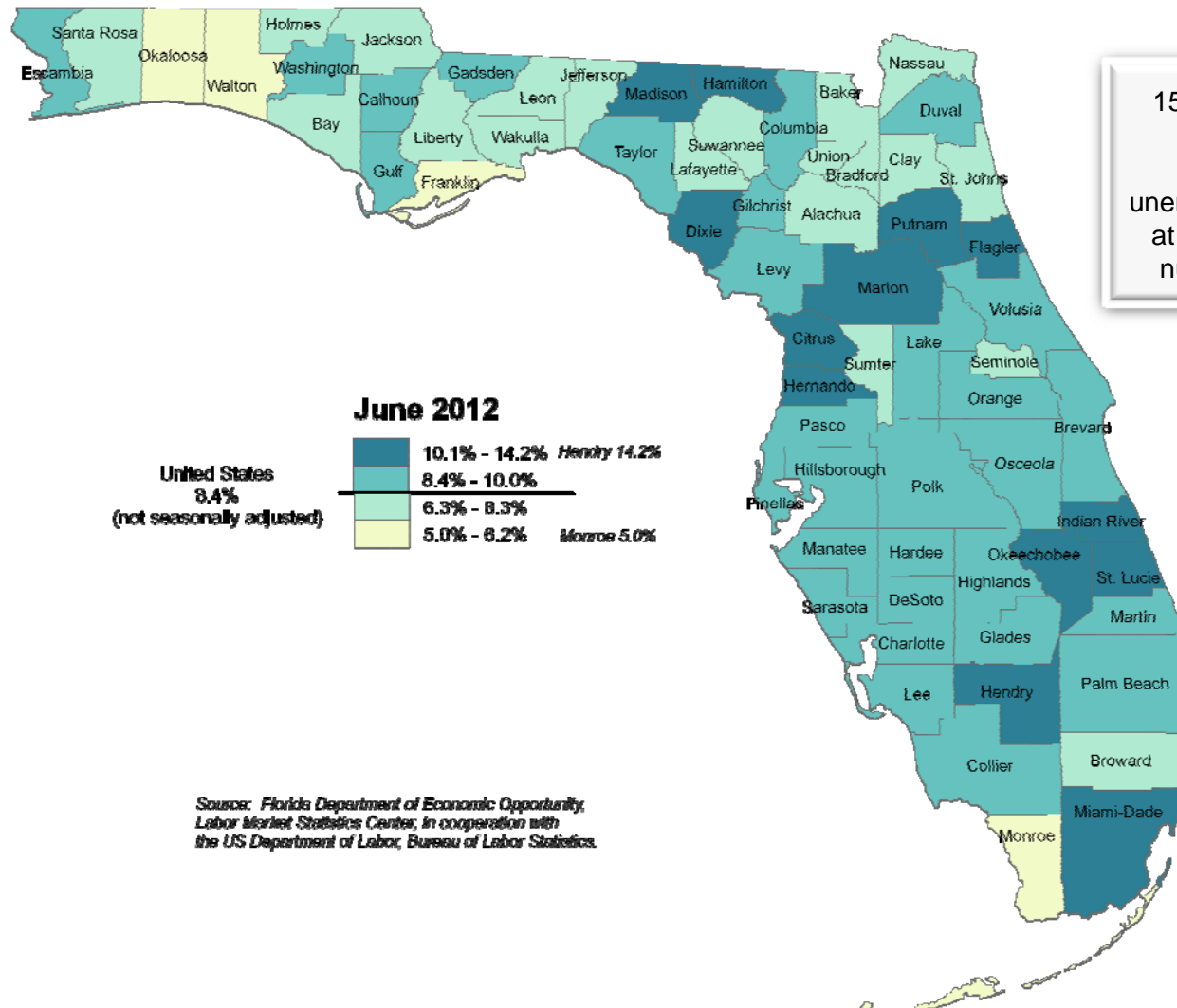
January & February 2010  
 11.4%



# Labor Force Reduction Accounts for Most of Rate Drop



# Unemployment Rates



15 of 67 counties with double-digit unemployment rates; at its highest, this number was 52.

Source: Florida Department of Economic Opportunity, Labor Market Statistics Center, in cooperation with the US Department of Labor, Bureau of Labor Statistics.



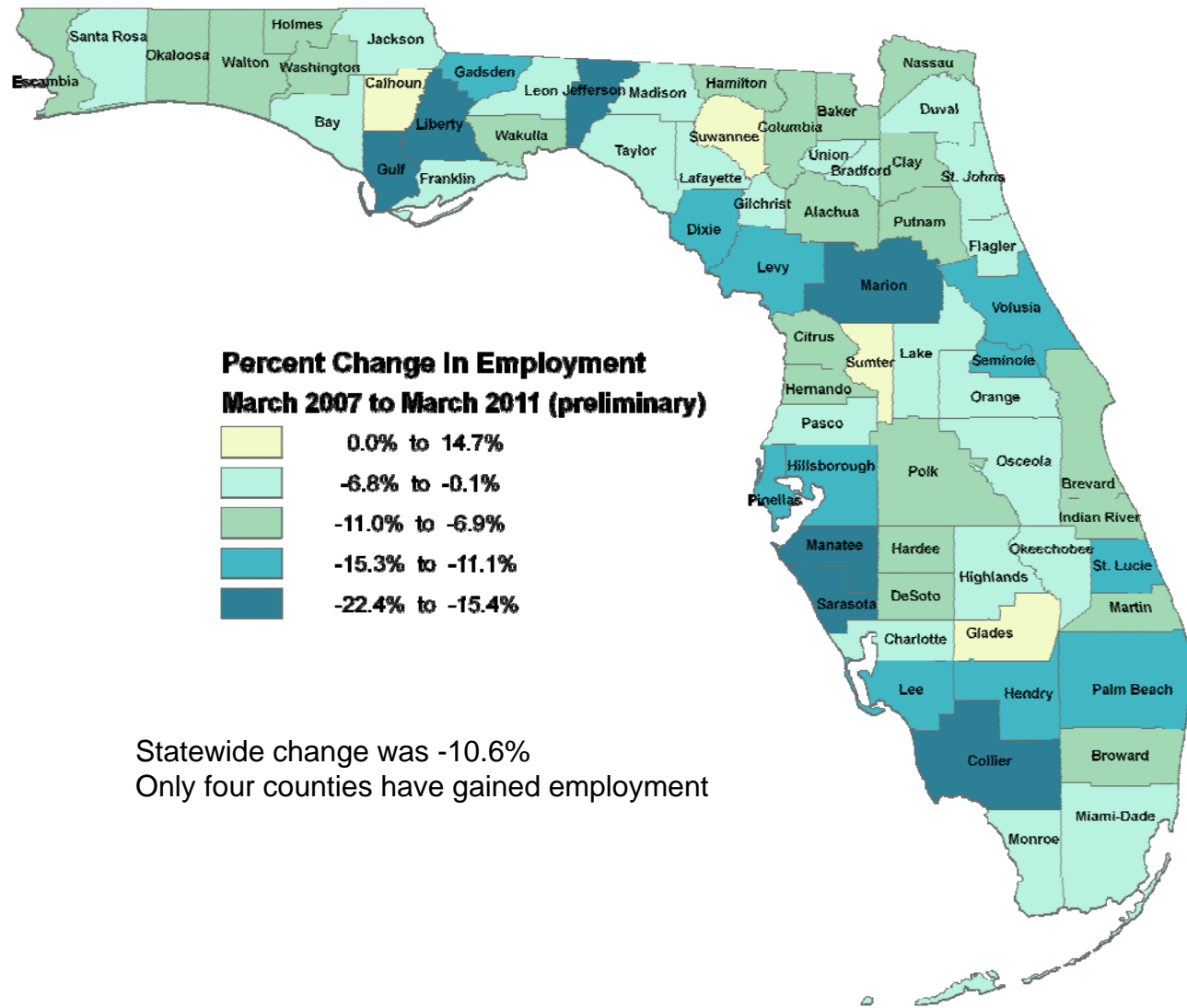
# Florida's Job Market

- The job market will take a long time to recover – about 743,500 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 2,500 people per month, so the hole is deeper than it looks.
- It would take the creation of about 1 million jobs for the same percentage of the total population to be working as was the case at the peak.





# Employment Down from Peak Levels

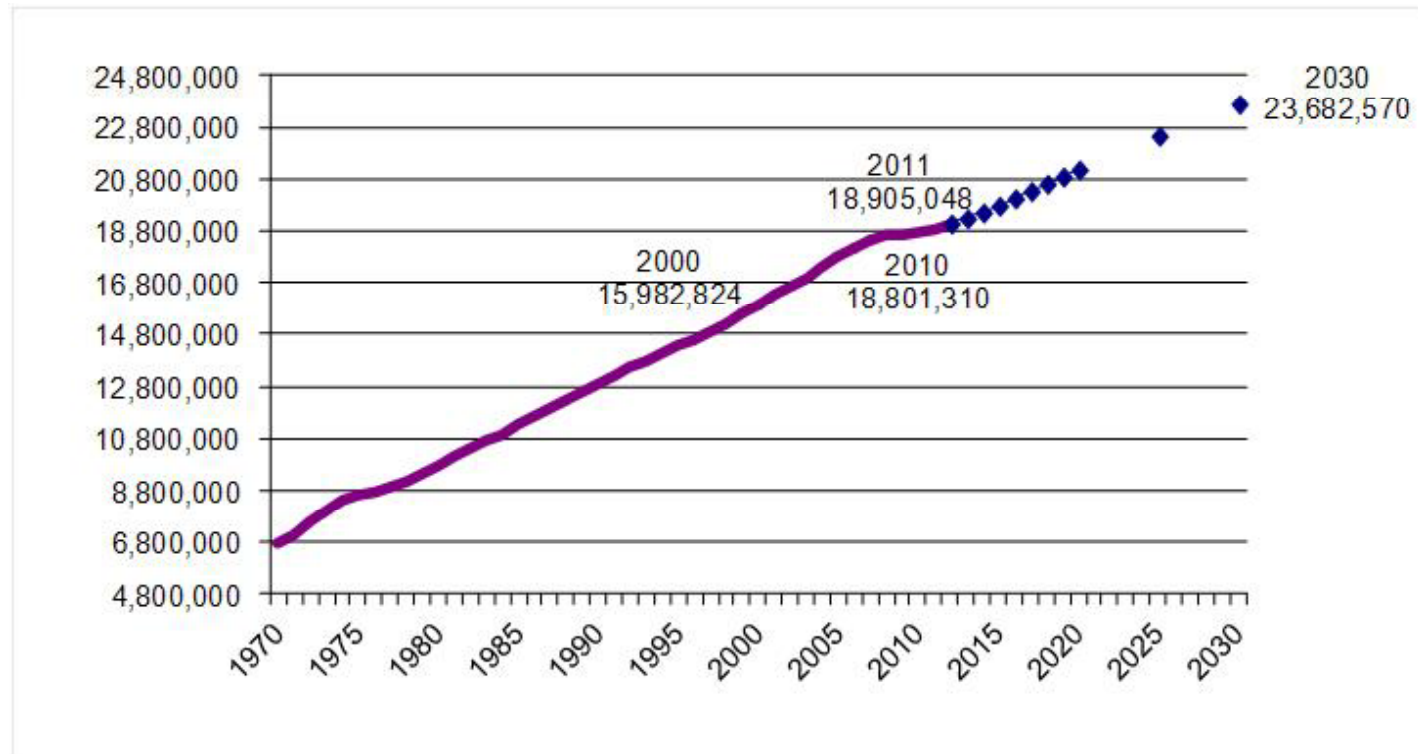


# Population Growth Recovering

- 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 1.2% between 2012 and 2015 – and then continue its recovery in the future, averaging 1.4% between 2020 and 2025. Most of Florida's population growth through 2030 will be from net migration (85%). Nationally, average annual growth will be about 0.9% between 2012 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 Snapshot

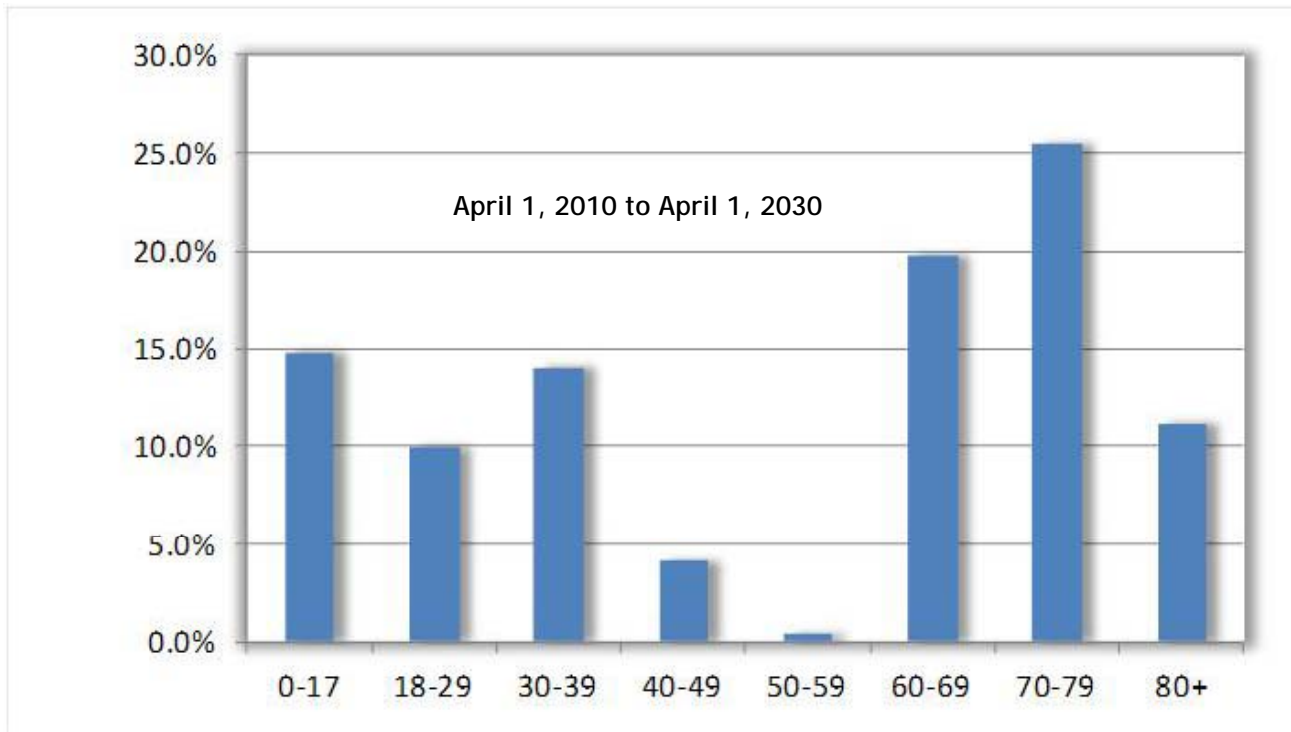


Florida's population:

- was 15,982,824 in 2000
- was 18,801,310 in 2010
- is forecast to grow to 23,682,570 by 2030

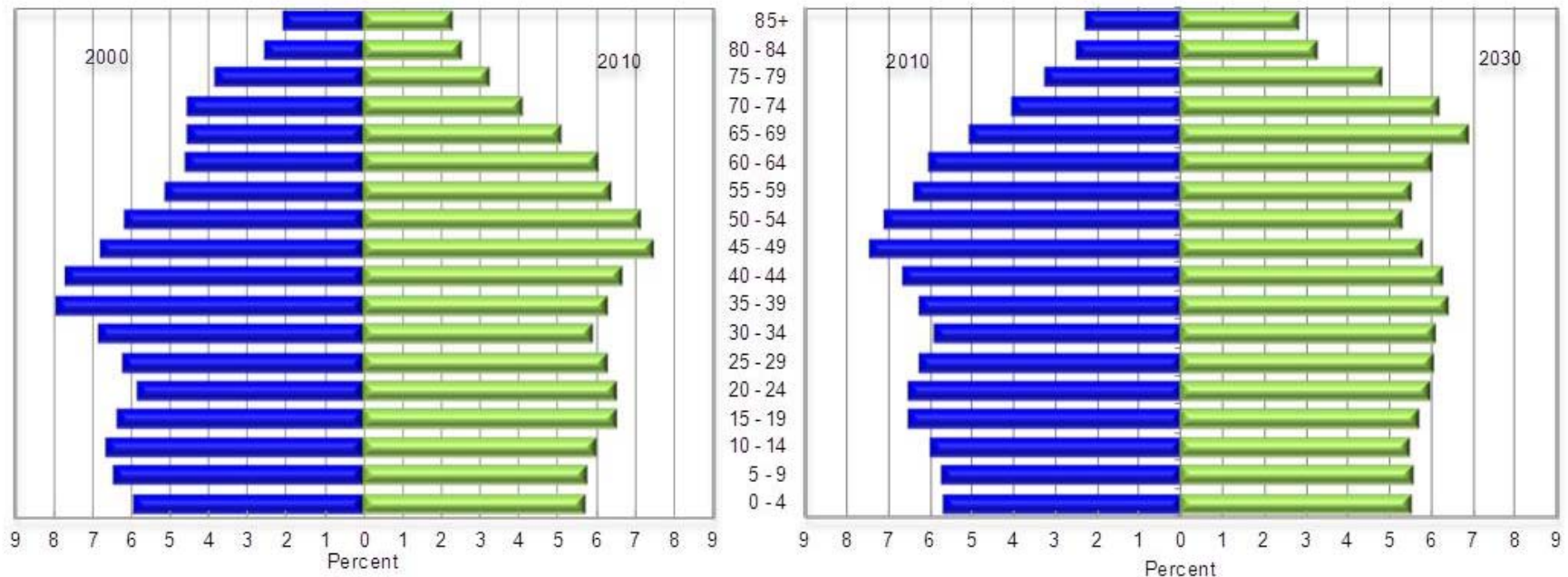


# Population Growth by Age Group



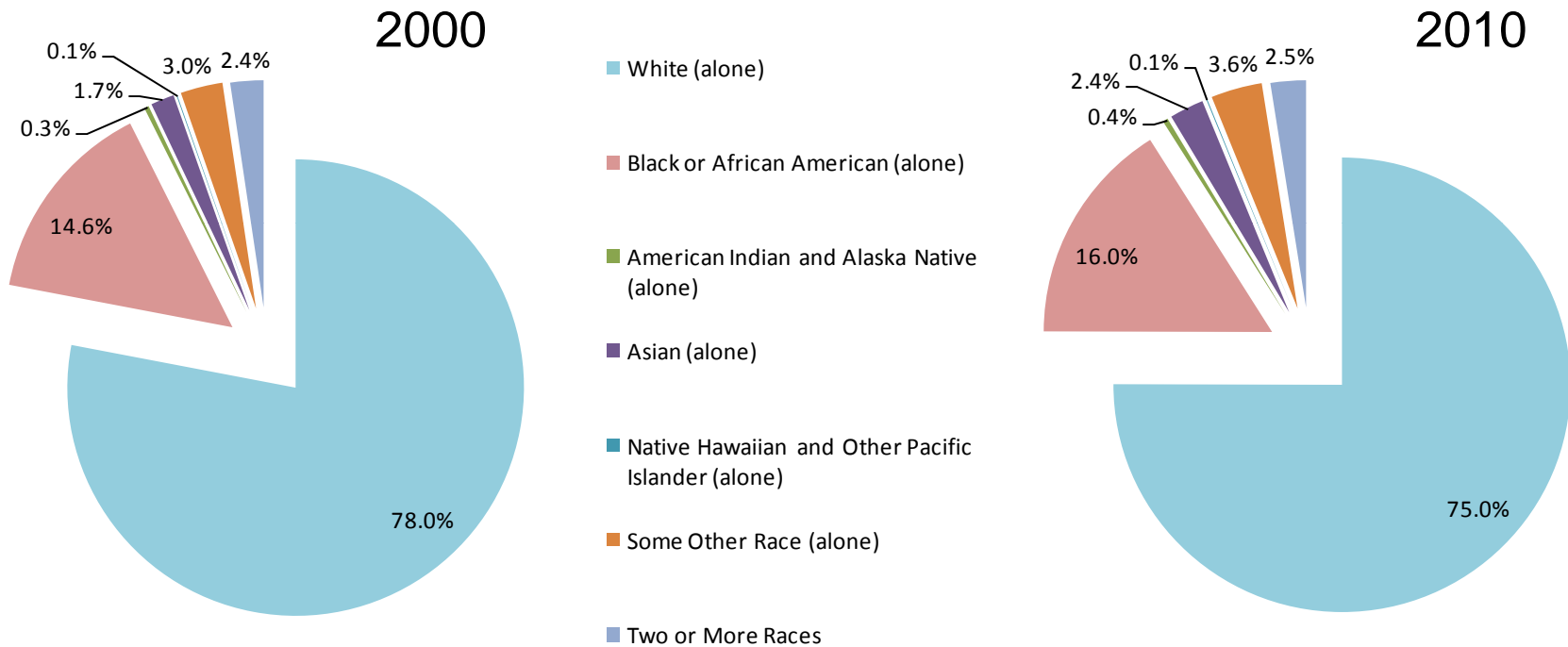
- Between 2010 and 2030, Florida's population is forecast to grow by almost 4.8 million.
- Florida's older population (age 60 and older) will account for most of Florida's population growth, representing 56.6 percent of the gains.
- Florida's younger population (age 0-17) will account for 14.8 percent of the gains.

# Total Population by Age Group



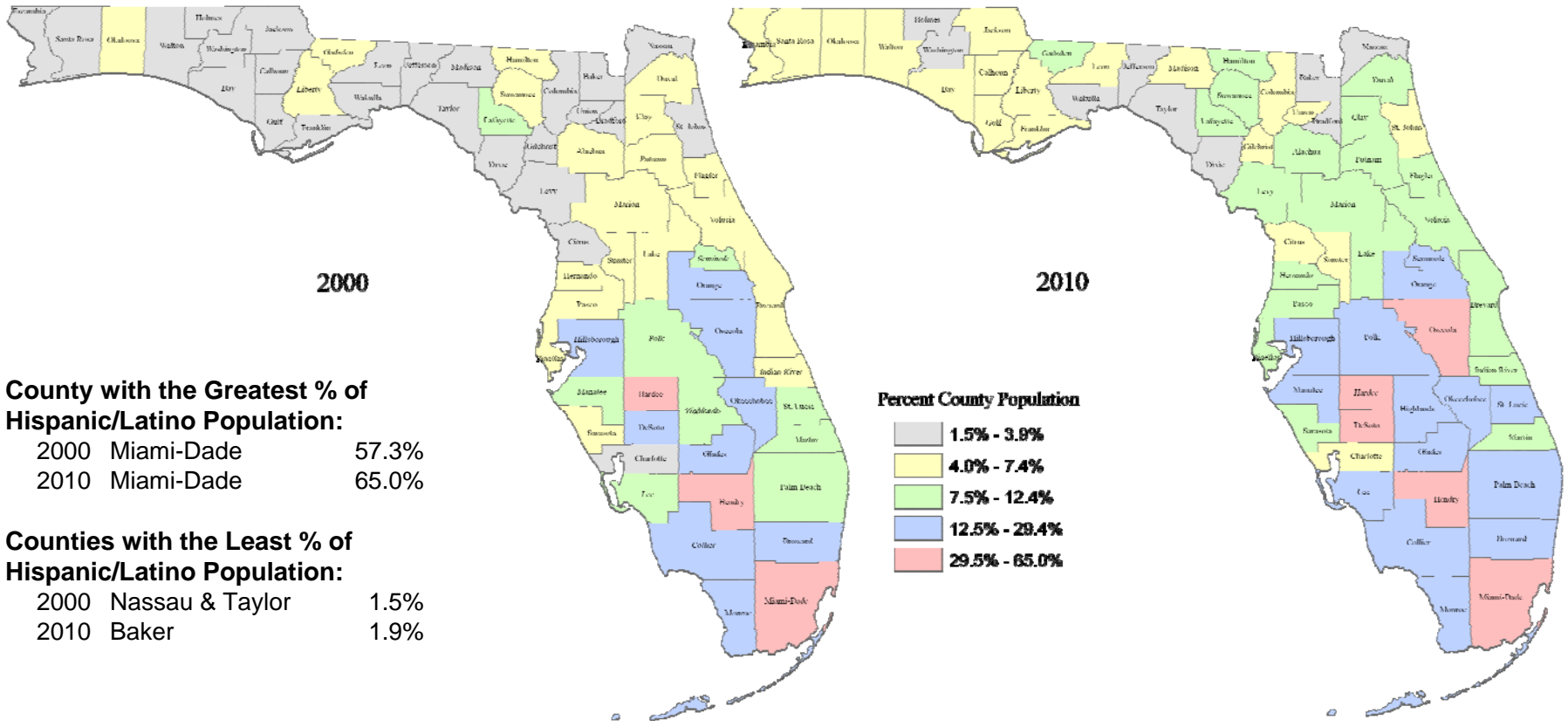
- In 2000, Florida's working age population (ages 25-54) represented 41.5 percent of the total population. With the aging Baby Boom generation, this population now represents 39.7 percent of Florida's total population and is expected to represent 36.0 percent by 2030.
- Population aged 65 and over is forecast to represent 24.1 percent in 2030.

# Diversity is Increasing



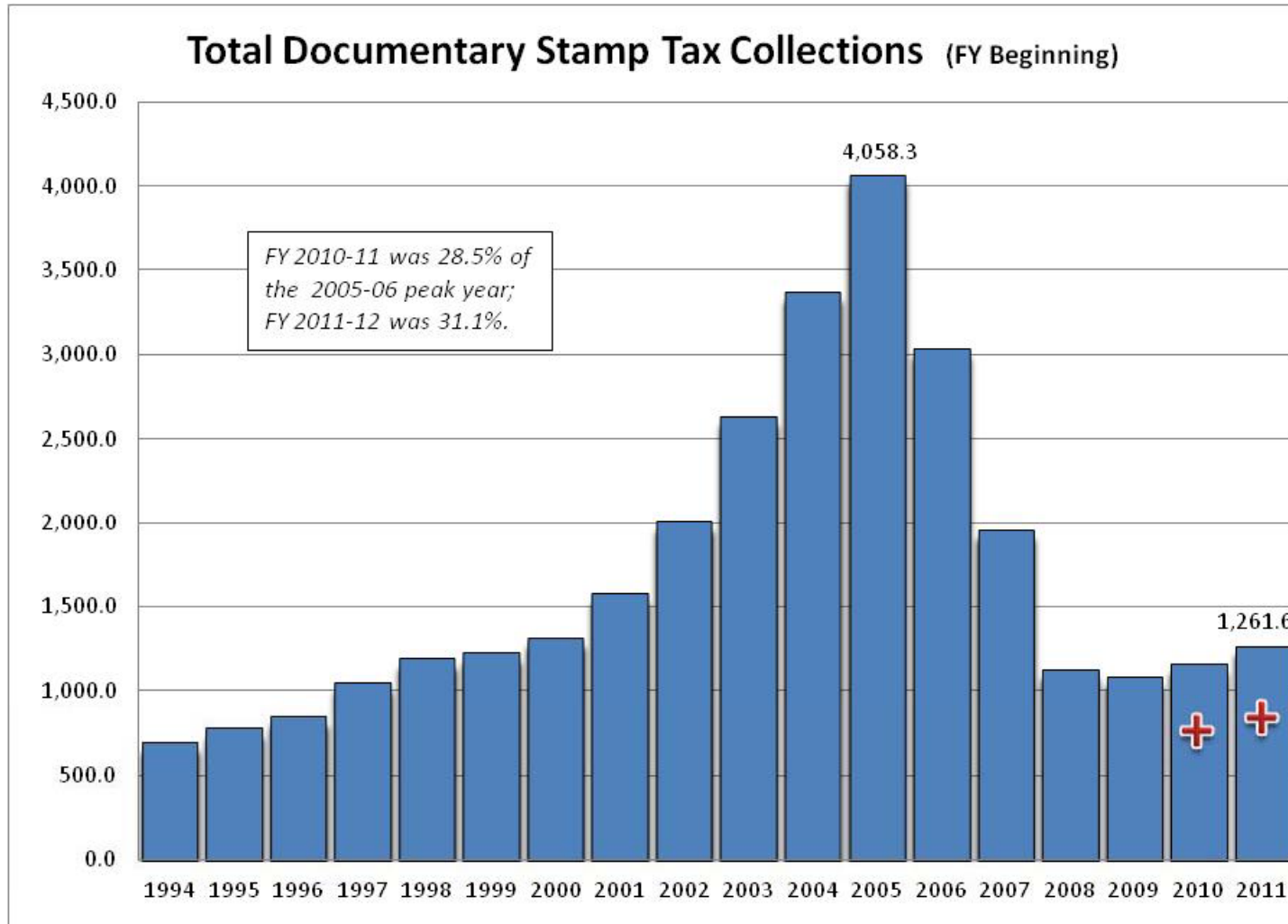
Florida's minority percentage of the population is 42.1% --- New York is now at 41.7%, and the nation as a whole is at 36.3%.

# Hispanic/Latino Population by County



Based on the 2010 Census, Hispanics represent about 22.5 percent of Florida's population. And, Florida will become increasingly more Hispanic; Hispanics are forecast to represent over 27 percent of Florida's population in 2030.

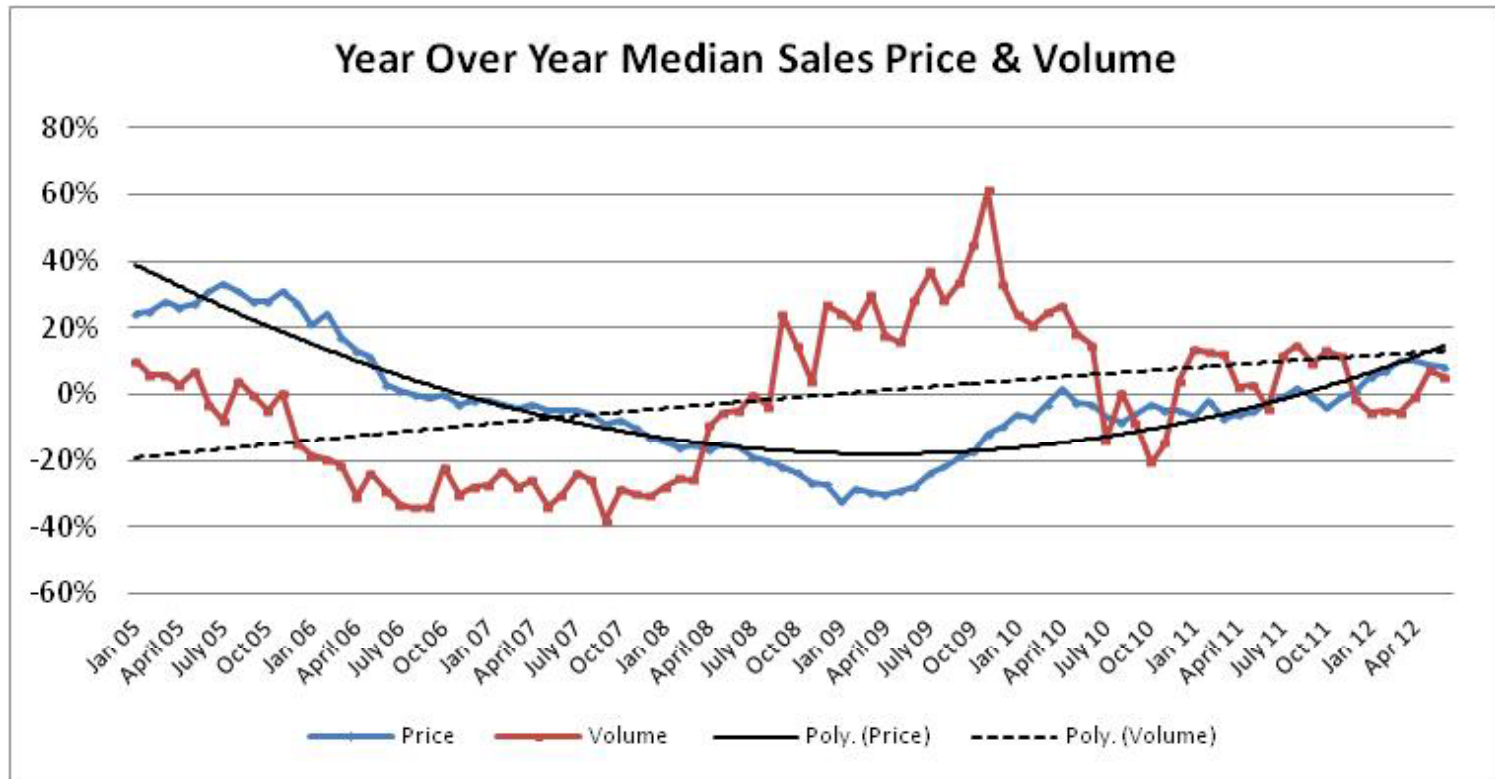
# Florida Housing is Generally Improving



Building permit activity, an indicator of new construction, is back in positive territory, showing strong year-over-year growth for the first six months of the calendar year.



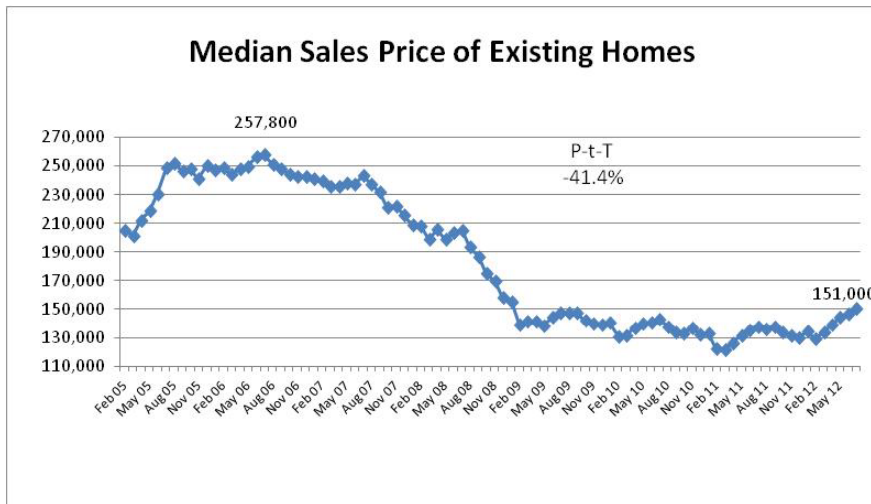
# But, Existing Homes Sales Are Sputtering



Data through June 2012

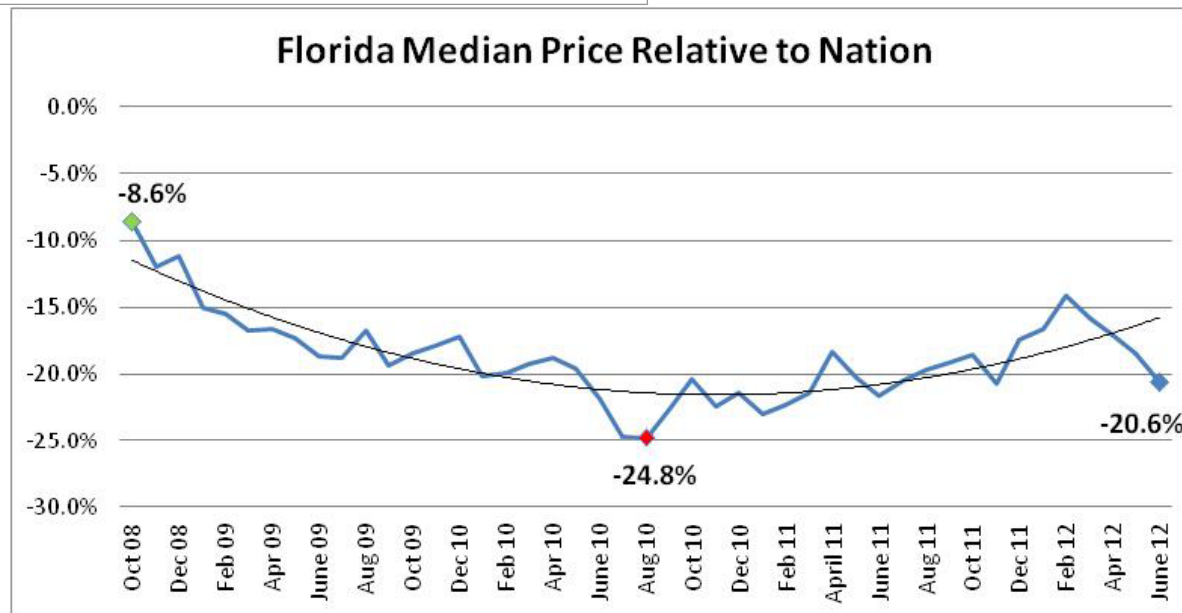
Sales Level in CY 2011 was 76.4% of 2005 boom level; for this year, 76.9%.

# While Existing Home Prices Are Rising



Data through June 2012

Median Sales Prices for Existing Homes have shown recent improvement, posting the highest number in June in 42 months (December 2008), but median sales prices are still substantially below the nation as a whole.



# Foreclosure Filings Remain Daunting

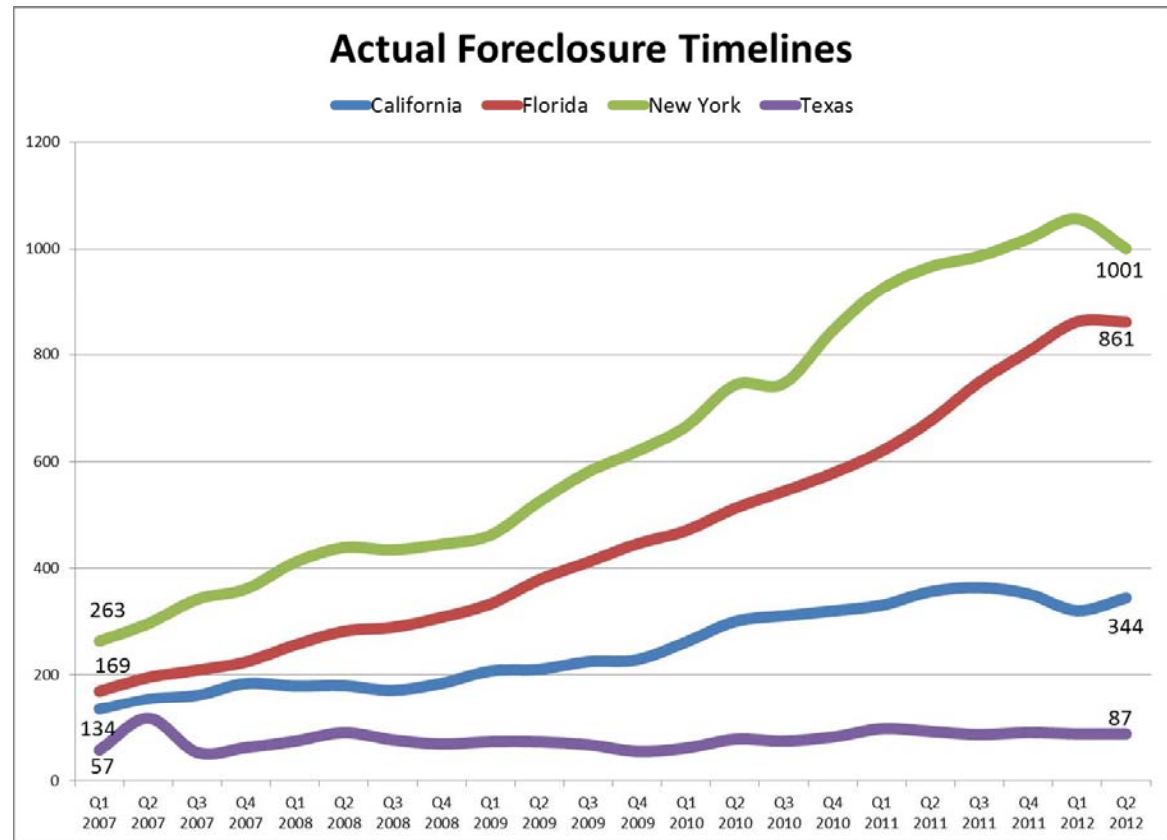
“Optimists point to declining home inventories in relation to sales, but they are looking at an illusion. Those supposed inventories do not include about 5m housing units with delinquent mortgages or those in foreclosure, which will soon be added to the pile. Nor do they include approximately 3m housing units that stand vacant – foreclosed upon but not yet listed for sale, or vacant homes that owners have pulled off the market because they can’t get a decent price for them.” *Financial Times*

## Foreclosure Process (once begun)

- 861 Days – 2.5 yrs – in Florida  
(3rd Longest Period in Nation)
- National Average – 378 days
- At the beginning of 2007, FL was at 169 days or less than 6 months.

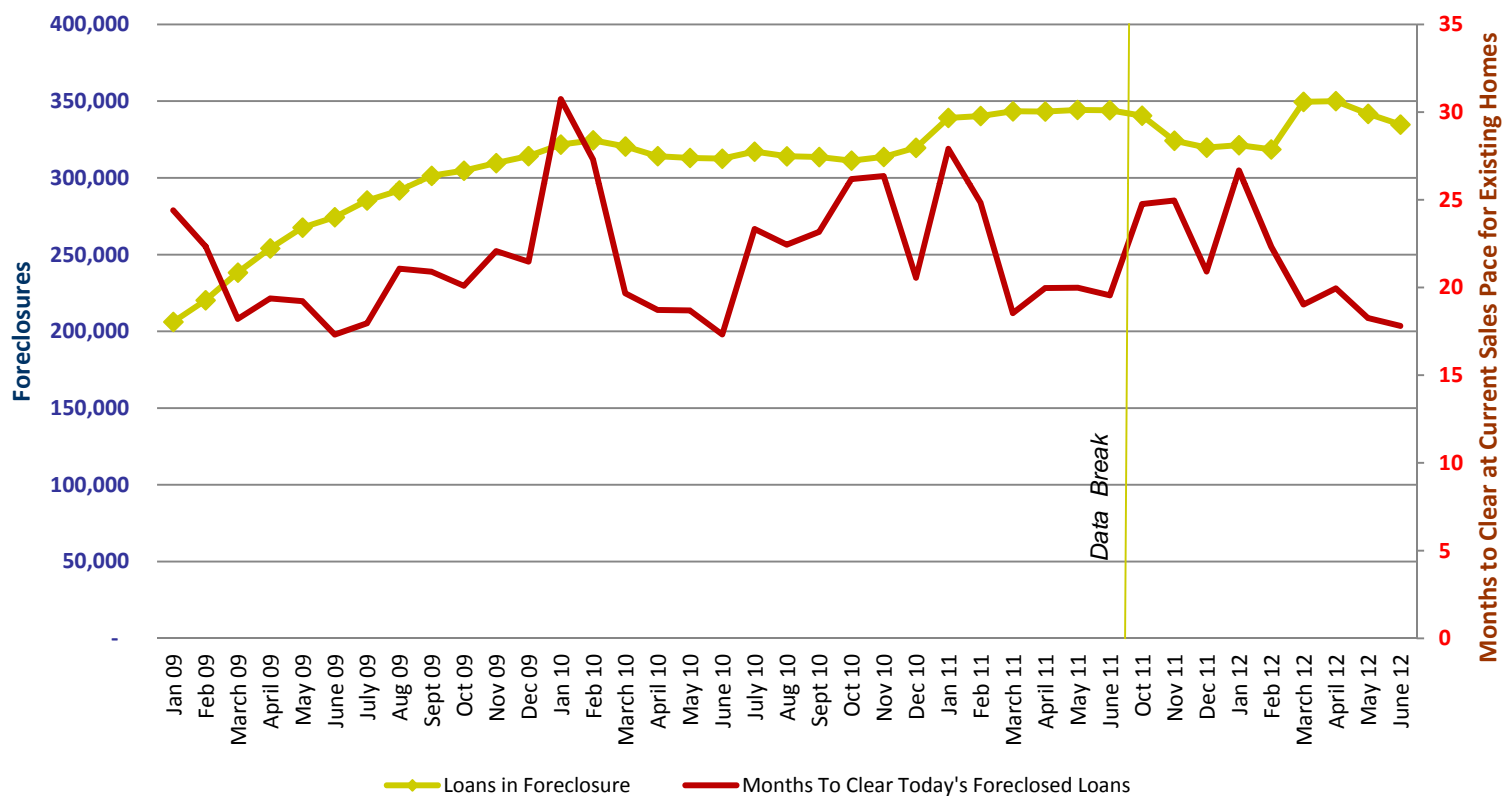
## July 2012, compared to US:

- Florida foreclosure activity increased 20% from one year ago.
- 2nd Highest # of Filings
- 3rd Highest Foreclosure Rate
- Among US Metro Area rates:  
Palm Bay-Melbourne-Titusville #5  
Five other areas were in the top 20



# Residential Loans in Foreclosure

## Loans in Foreclosure and Months to Clear at Current Sales Pace



Loan Data from LPS: June

# Foreclosures & Shadow Inventory

State	Del %	FC %	Non-Curr %	Yr/Yr Change in NC%
National	7.2%	4.1%	11.3%	-6.3%
FL *	7.6%	13.7%	21.3%	-6.1%
MS	13.0%	4.0%	17.0%	-0.8%
NJ *	8.1%	7.6%	15.8%	8.4%
NV	10.2%	5.2%	15.3%	-15.1%
IL *	7.1%	6.8%	13.9%	-1.1%
OH *	8.6%	4.5%	13.5%	-1.8%
IN *	8.7%	4.5%	13.2%	-3.4%
GA	10.1%	2.9%	13.0%	-7.7%
NY *	6.9%	6.1%	12.9%	3.3%
MD *	8.2%	4.6%	12.8%	-2.6%
LA *	9.4%	3.2%	12.6%	-4.3%
RI	8.5%	3.9%	12.4%	-5.3%
ME *	7.1%	5.1%	12.3%	3.0%
CT *	6.6%	5.6%	12.2%	4.5%
SC *	7.6%	4.5%	12.1%	-3.1%
TN	9.6%	2.2%	11.9%	-5.2%
DE *	8.3%	3.3%	11.6%	0.3%

State	Del %	FC %	Non-Curr %	Yr/Yr Change in NC%
National	7.2%	4.1%	11.3%	-6.3%
AL	9.7%	1.9%	11.6%	-3.8%
WV	9.1%	2.4%	11.5%	-4.6%
PA *	7.4%	3.9%	11.3%	1.9%
AR	9.4%	1.9%	11.3%	9.4%
NC	7.9%	3.1%	11.0%	-3.1%
KY *	7.3%	3.7%	11.0%	-0.8%
HI *	5.0%	5.9%	10.9%	1.4%
MI	8.0%	2.5%	10.4%	-12.8%
OK *	6.8%	3.3%	10.1%	-1.1%
NM *	5.6%	4.1%	9.7%	-0.5%
WI *	6.3%	2.5%	9.8%	-6.7%
MA	7.2%	1.9%	9.7%	-1.1%
DC	6.6%	1.9%	9.7%	-1.1%
WA	7.4%	1.9%	9.7%	-1.1%
CA	6.2%	1.9%	9.7%	-1.1%
MO	7.4%	1.9%	9.7%	-1.1%
TX	7.4%	1.9%	9.7%	-1.1%

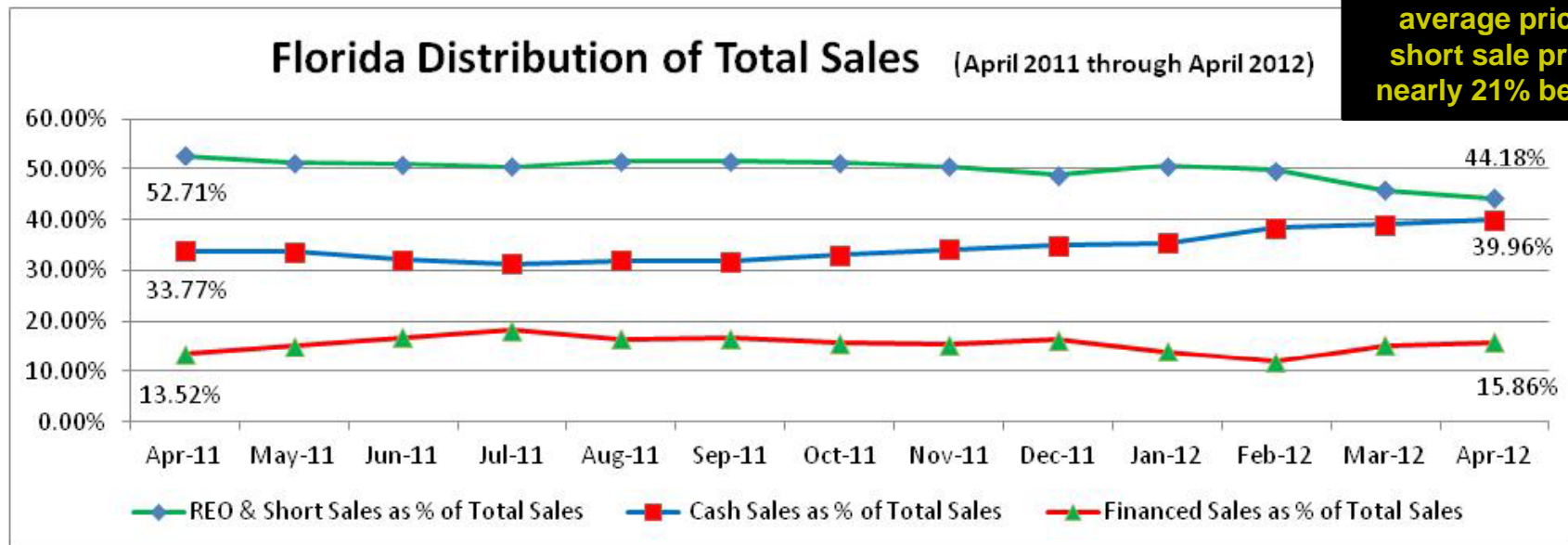
State	Del %	FC %	Non-Curr %	Yr/Yr Change in NC%
National	7.2%	4.1%	11.3%	-6.3%
AZ	5.9%	2.9%	8.7%	-24.3%
KS *	6.5%	2.1%	8.6%	-1.2%
VT *	4.9%	3.8%	8.7%	7.9%
NH	6.4%	2.0%	8.4%	-5.4%
UT	6.0%	1.9%	8.0%	-8.5%
OR	4.6%	3.4%	8.0%	-6.8%
IA *	5.1%	2.9%	8.0%	-3.0%
ID	5.0%	2.9%	7.8%	-8.9%
VA	5.9%	1.7%	7.6%	-7.7%
NE *	5.1%	1.3%	6.4%	-5.4%
MN	4.4%	1.0%	6.3%	-11.9%
ND	4.4%	1.0%	6.1%	-10.6%
SD	5.7%	1.0%	5.7%	-12.0%
WY	5.2%	1.0%	5.2%	-6.9%
MT	4.9%	1.0%	4.9%	-2.8%
WY	4.9%	1.0%	4.9%	-13.9%
WY	3.8%	1.0%	3.8%	-10.4%

\* - Indicates Judicial State

State	Del %	FC %	Non-Curr %
National	7.2%	4.1%	11.3%
FL *	7.6%	13.7%	21.3%

Slightly less than half of all residential loans in Florida are for homes that are underwater.  
(LPS Data for April and May)

# Sales Mix Points to Lower Prices

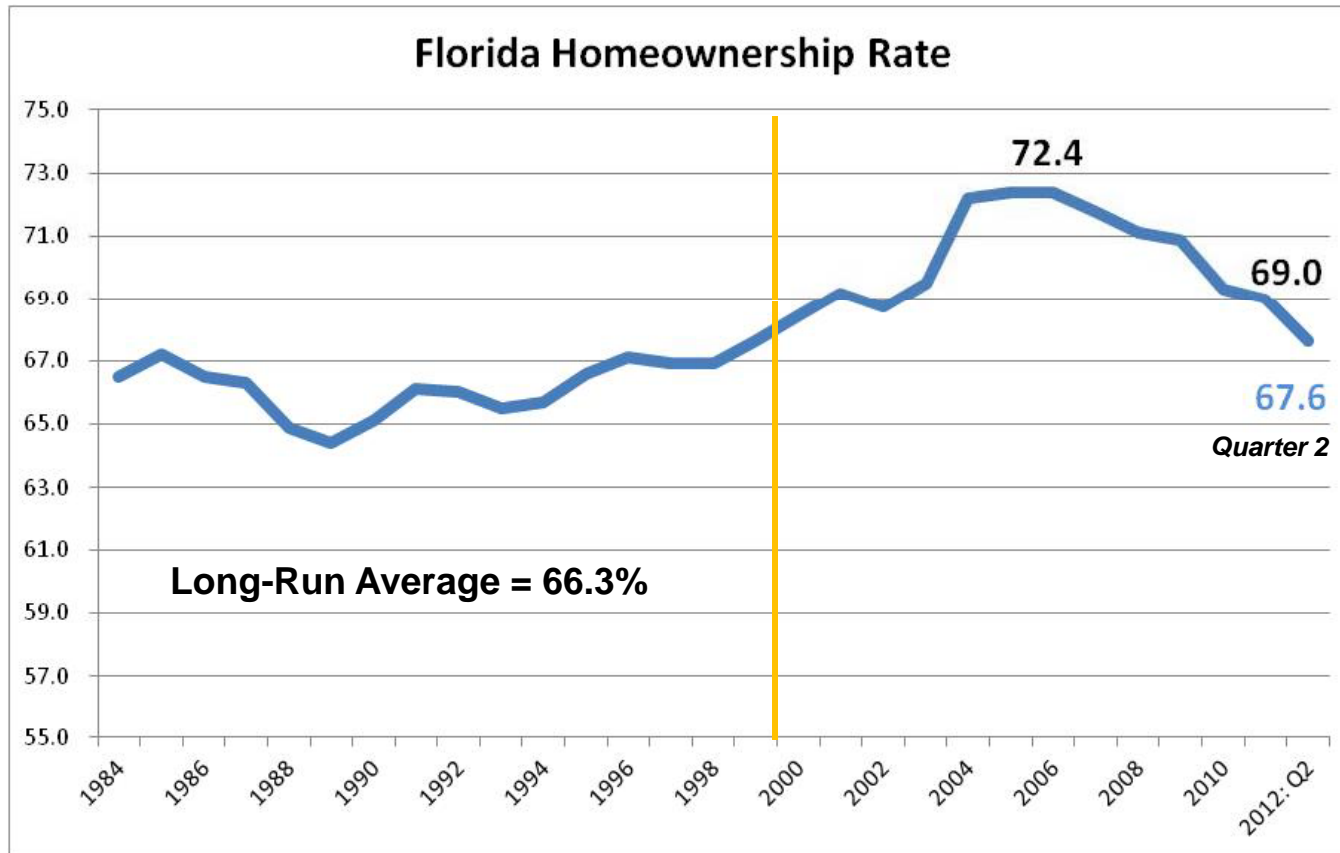


**REO price nearly 40% lower than average price; short sale price nearly 21% below**

LPS: Lender Processing Services

Cash Sales have been growing as a percentage of all sales, and financed sales have shown a modest upward tick. While short sales have been increasing in some states, that is not yet the case in Florida, where they have essentially been flat with a slight downward drift.

# Vulnerability



The 2011 percentage is the lowest since 2002. If the 2011 rate dropped immediately back to the long-run average, about 201,500 homeowners would be affected and \$26.1 billion of value.

# Credit Conditions Remain Tight

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?

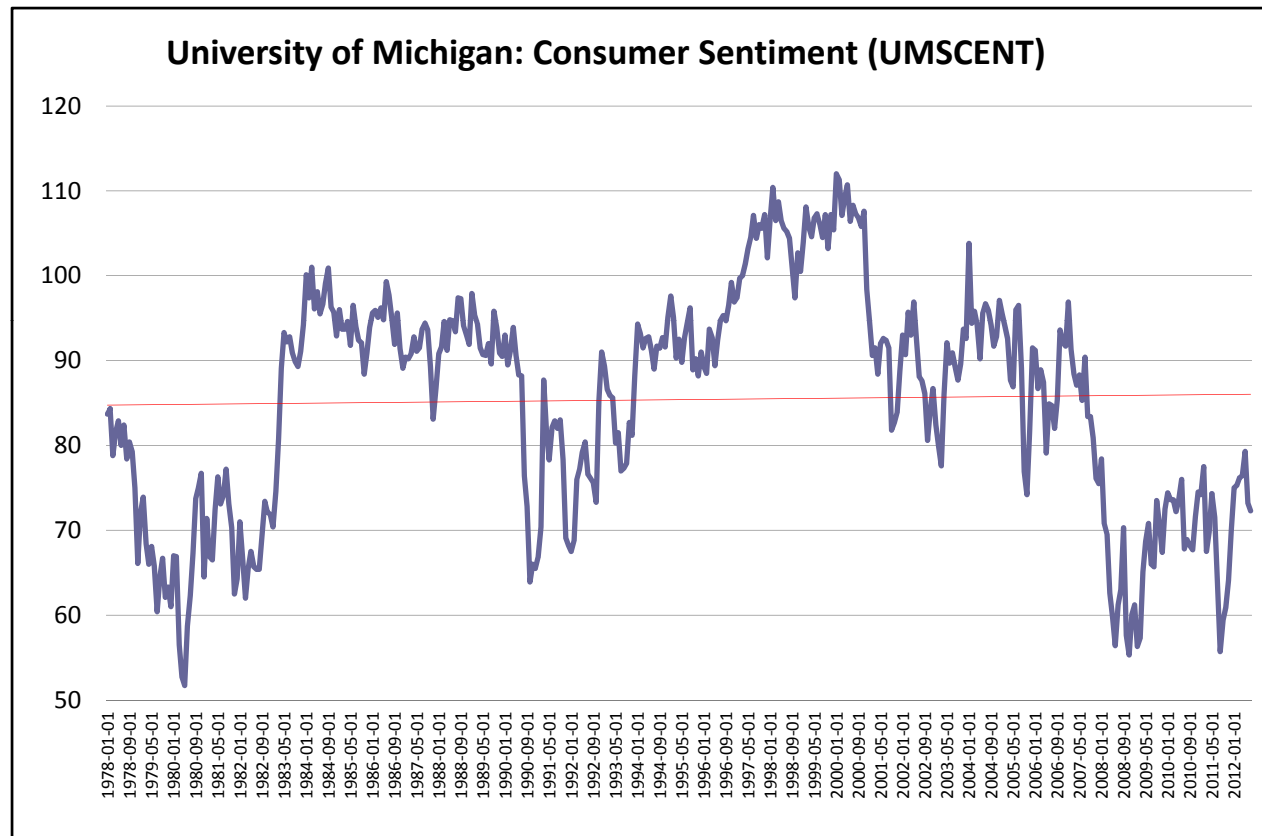
All Respondents									
	July '12 %	Apr '12 %	Jan '12 %	Oct '11 %	July '11 %	Apr '11 %	Jan '11 %	Oct '10 %	July '10 %
Tightened considerably	1.6%	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Tightened somewhat	1.6%	5.6	0.0	4.2	5.7	3.8	3.7	13.0	3.6
Remained basically unchanged	93.4	90.7	94.3	91.7	86.8	92.5	94.4	83.3	87.3
Eased somewhat	3.3	3.7	5.7	4.2	7.5	2.0	1.9	3.7	9.1
Eased considerably	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

July 2012 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.



# Perceptions Recover After 8/2011 Dive



- Consumer sentiment can be a leading indicator of recession, but not always: nationally, it had been improving, but fell in August 2011 to near the lowest level of the Great Recession and not far from the lowest level ever posted. The index reading is now back to the levels expected before the August dive (72.3 in July).
- Florida's consumer confidence (July: 76) is roughly mirroring the national trend.

# Economy Slowly 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. Overall...

- The national economy is still in recovery. While most areas of commercial and consumer credit are strengthening – residential credit still remains sluggish and difficult for consumers to access. So far, the recovery has been roughly half as strong as the average gain of 9.8% over the same period during the past seven recoveries.
- 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.
  - Florida's unique demographics and the aging of the baby-boom generation (2011 marks the first wave of boomers hitting retirement).

# Eurozone Problems Still Persist

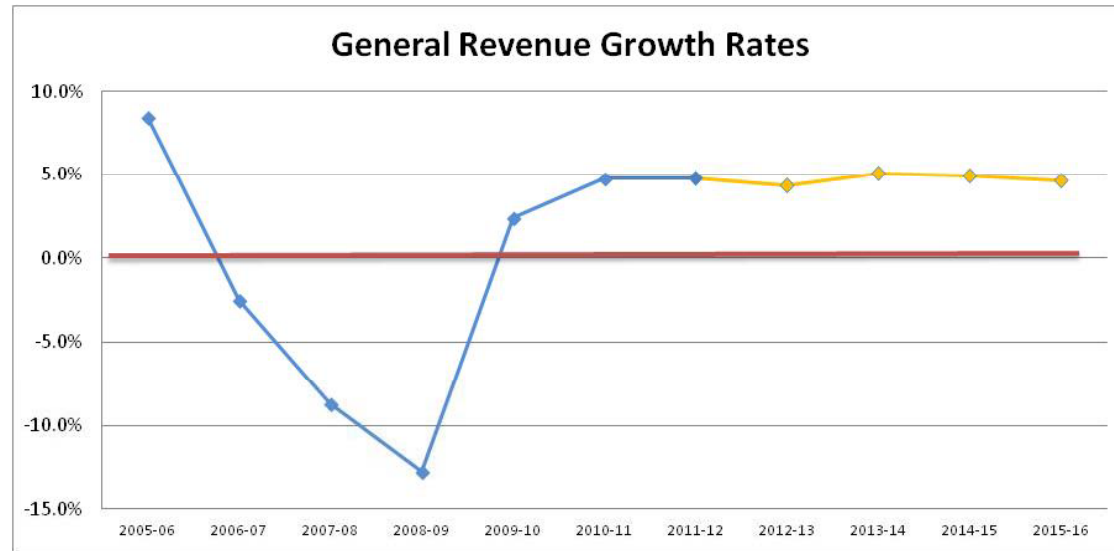
- The sovereign debt crisis in the Eurozone has led to banking instability with spillover effects on the global credit market: threats of even greater problems have reignited.
  - Spain, Portugal and Italy all still face major challenges and contracting economies.
  - Moody's has cut Italy's bond rating by two notches to Baa2, leaving it just two grades above junk status, citing increased risks of higher borrowing costs in part due to contagion from Spain and a possible Greek exit from the euro. Moody's compares economic conditions in Greece to the Great Depression in the US during the 1930s.
  - Greece is now seeking a two-year extension of its latest austerity program in order to ease the severity of the required cuts—and Global Insight is still predicting a Greece exit from the Eurozone (65% probability) by the middle of next year.
  - Efforts to bailout Spain and to begin recapitalizing Spain's banks are underway, with other Eurozone leaders, the International Monetary Fund, and the European Central Bank. These steps are being taken to head off a potential liquidity squeeze arising from recent credit downgrades.
- The latest data shows that the Eurozone as a whole contracted by 0.2% during the second quarter of the this calendar year, with the economies of Greece, Italy, Spain and Finland displaying the sharpest contractions. The latest data indicate that the Eurozone is at strong risk for another deep recession.
- These conditions are negatively affecting the United States:
  - Tighter credit conditions already exist, especially for businesses with foreign interests.
  - Reduced exports and corporate earnings already exist. The Greater Miami area is experiencing a significant reduction in exports to Spain (Florida exports to Spain fell nearly 30% last year).

# Other Risks to the Forecast

- As a result of the Supercommittee's failure, automatic spending cuts are scheduled to kick in at the beginning of 2013. Referred to as the Automatic Sequester, this is the enforcement mechanism used to ensure an additional \$1.2 trillion in spending reductions —falling equally on defense and non-defense spending. This means cuts of roughly 10% for defense spending for FFY 2013 and 9% for non-defense spending in non-exempt programs. Further details likely unknown until after the 2012 Election.
- In Federal Fiscal Year 2010, 8,101 Florida businesses received nearly \$18.5 billion in federal contracts. The vast majority of this money was defense-related. In this regard, defense agencies accounted for 71.3 percent of the total procurement contracts awarded to Florida in that year.
- The House Budget Resolution for 2013 proposes to eliminate sequester through the reconciliation process. They did this by replacing the automatic sequestration and protecting the defense budget with cuts of about \$300 billion from mandatory spending programs (including food stamps and health insurance subsidies). Unlikely to agree to this plan, the President's budget proposed to reverse the sequester through other deficit reduction proposals. The Senate has been silent.



# General Revenue Forecast



Fiscal Year	Post-Session Forecast	August Forecast	Difference (Aug - PS)	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	23211.7	23618.8	407.1	1067.2	4.7%
2012-13	24600.1	24631.6	31.5	1012.8	4.3%
2013-14	25878.0	25872.7	(5.3)	1241.1	5.0%
2014-15	27328.2	27141.4	(186.8)	1268.7	4.9%
2015-16	28601.0	28394.0	(207.0)	1252.6	4.6%

\*The Post-Session forecast simply updated the January 2012 forecast for Measures Affecting Revenue.