

# Florida: An Economic Overview

August 31, 2021

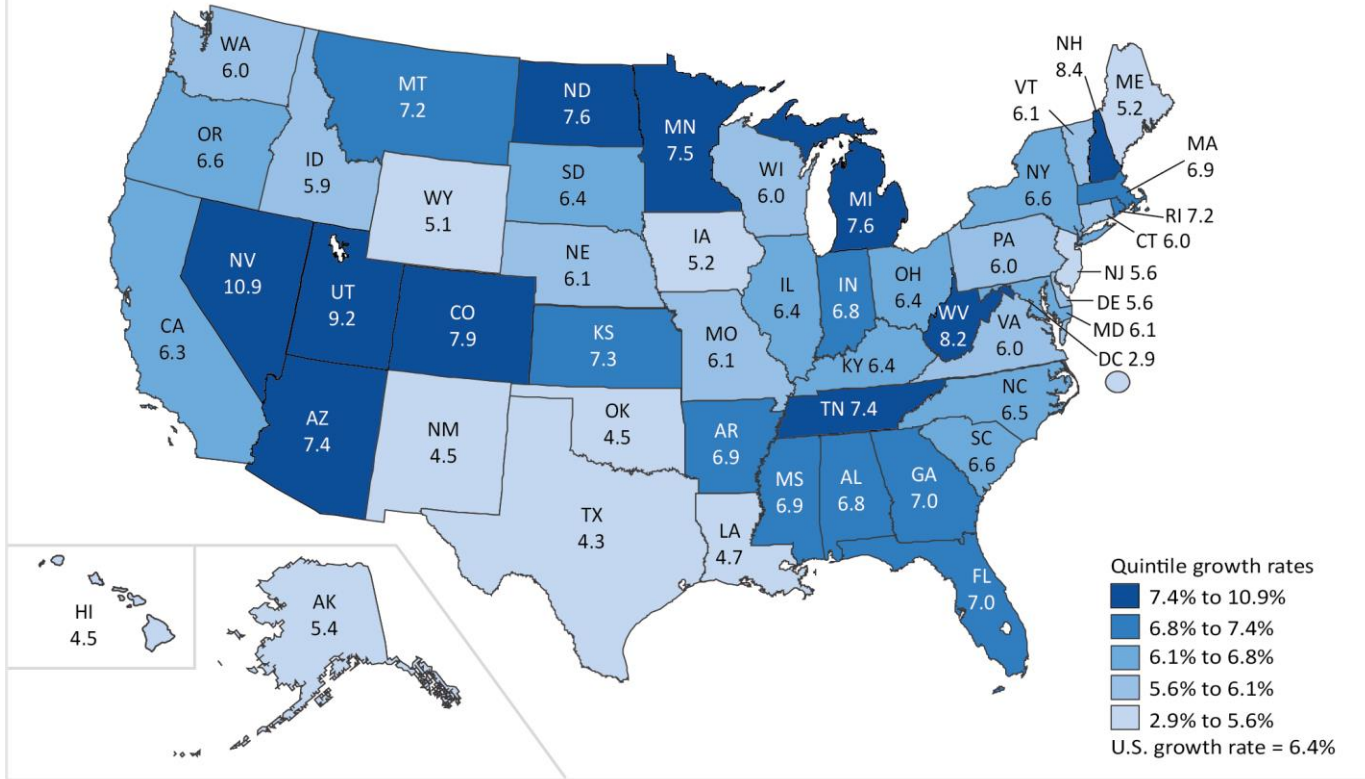
Presented by:



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# Coronavirus Impact on Florida GDP...

Real GDP: Percent Change at Annual Rate, 2020:Q4–2021:Q1



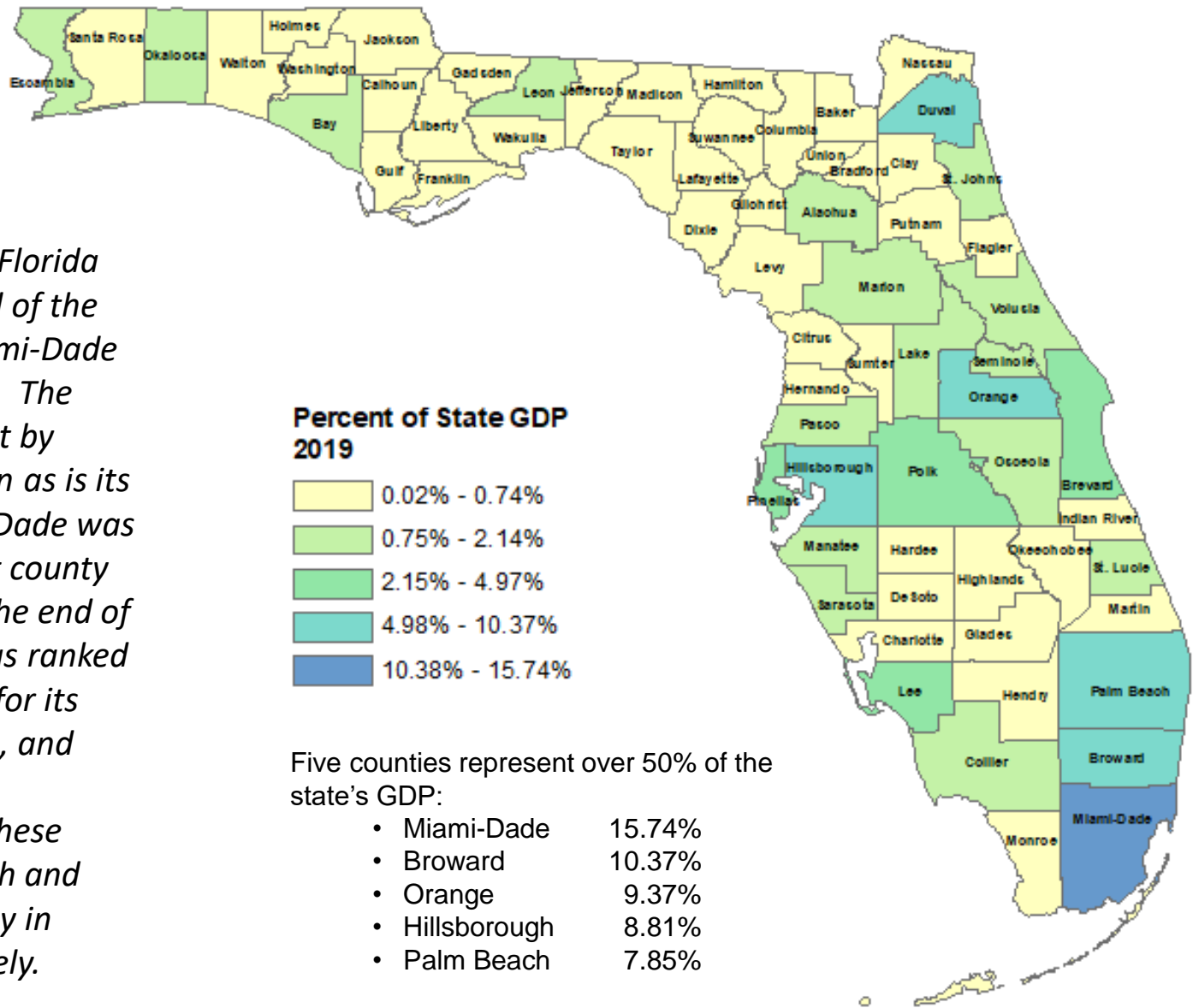
*For the 2018 calendar year, Florida had 3.8 percent growth in Real Gross Domestic Product (GDP). For 2019, Florida's growth slowed from the prior year, but remained above the national average (2.8 percent in Florida versus 2.2 percent in the US). Translating the data into the state's fiscal year, Florida grew 3.3 percent in Fiscal Year 2018-19 and was expected to grow 2.5 percent in Fiscal Year 2019-20 at the Conference held immediately before the pandemic. Through the first half of the 2019-20 fiscal year, the data showed that the state was on track to match that Conference projection.*

U.S. Bureau of Economic Analysis

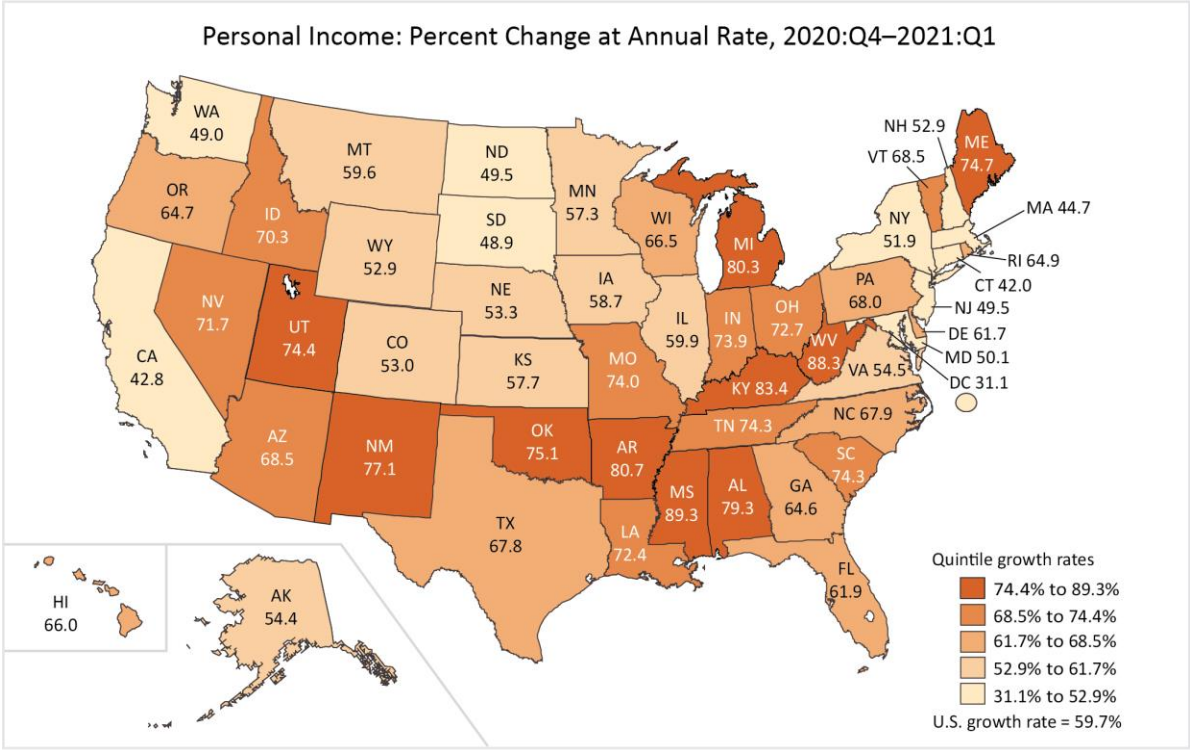
After falling -4.3 percent in the first quarter of 2020 and -30.1 percent in the second quarter, Florida's real GDP rebounded by 33.4 percent in the third quarter and finished the calendar year with 3.1 percent growth in the fourth quarter. The entire 2020 year ended with a loss of -2.9 percent over the prior year. For the first quarter of 2021, Florida came in at 7.0 percent, topping the rate for the US as a whole and ranking 15<sup>th</sup> in the country. The latest Estimating Conference projections show an increase of 2.0 percent for Fiscal Year 2020-21 and 4.5 percent for Fiscal Year 2021-22. For the 2022-23, 2023-24 and 2024-25 fiscal years, annual growth will average a more characteristic 2.5 percent.

# State's GDP by County...

*Pre-pandemic, South Florida represented one-third of the State's GDP with Miami-Dade clocking in at 15.74%. The post-pandemic impact by county is still unknown as is its duration, but Miami-Dade was the state's hardest hit county by most metrics. At the end of December 2020, it was ranked fourth in the country for its total number of cases, and Broward was ranked thirteenth. In 2020, these counties ranked eighth and seventeenth nationally in population, respectively.*



# Coronavirus Impact on FL Personal Income...

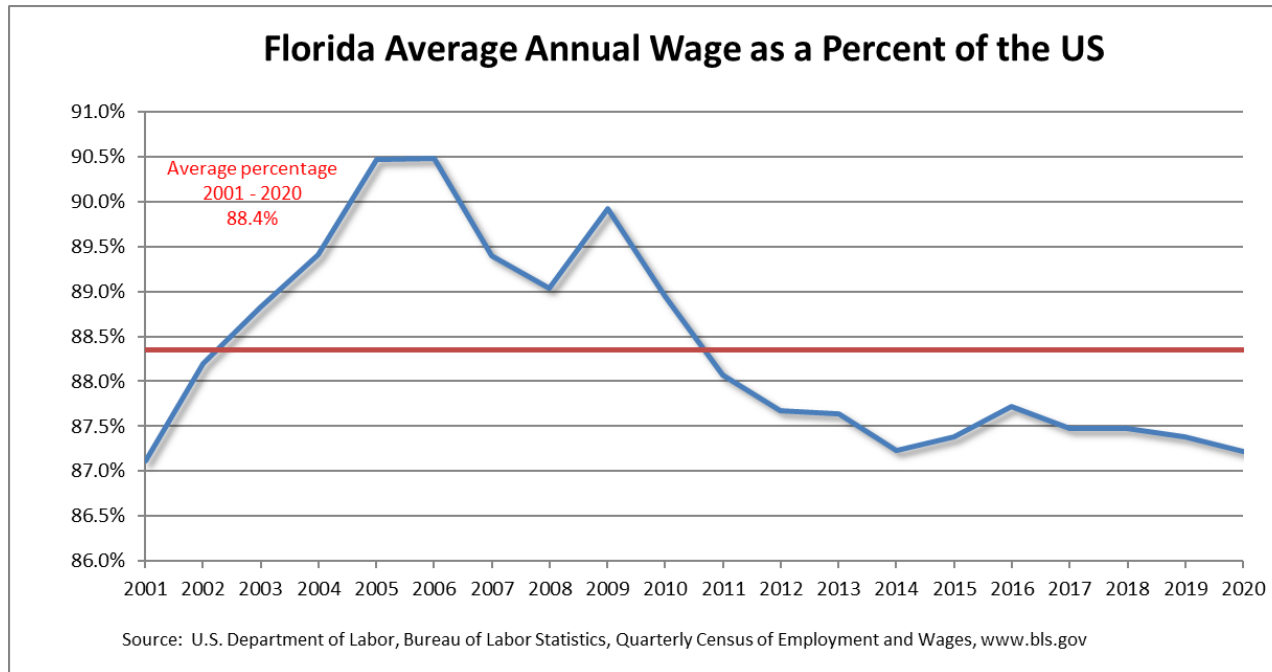


U.S. Bureau of Economic Analysis

*For the 2018 calendar year, Florida had 6.5 percent growth in personal income and 5.1 percent growth in per capita personal income. For 2019, Florida's personal income growth slowed slightly from the prior year, but remained above the national average (4.0 percent growth in Florida versus 3.9 percent in the US), while per capita personal income growth fell below the national growth rate (2.9 percent in Florida versus 3.5 percent in the US). Translating the data into the state's fiscal year, Florida grew 5.3 percent in personal income during Fiscal Year 2018-19 and was expected to grow 5.1 percent in Fiscal Year 2019-20 at the Conference held immediately before the pandemic. Through the first half of the 2019-20 fiscal year, the data showed that the state was on track to match that Conference projection.*

Normally, personal income growth is another important gauge of the state's economic health; however, its changes have been in stark contrast to GDP as federal dollars have flooded into many Florida households. For example, in the first quarter of 2021, Florida's personal income growth shot up 61.9 percent, largely due to the two most recent federal stimulus and relief programs converging in the quarter. Once the federal support measures expire, the state's personal income will recede at an annualized 24.7 percent in the second quarter of the 2021 calendar year to produce a final growth rate for the 2020-21 fiscal year of 8.5 percent. The Economic Estimating Conference expects personal income to increase by 1.5 percent in the current year based on the hope that, as furloughed and laid off workers return to their jobs or find new opportunities, wage growth will offset much of the loss of the massive government relief measures. Thereafter, the annual growth rates are expected to remain solidly above 4.0 percent.

# Atypical Wage Gap Stubbornly Persisted in 2020...



Florida's average annual wage has typically been below the US average. The most recent data for the 2020 calendar year showed that Florida's average wage, relative to the US average, continued to fall from 2016 when it was 87.7% to 87.2% in 2020. Matching the ratio in 2014, this was Florida's lowest percentage since 2001 when it was 87.1%.

In part, the lower than average wage gains has to do with the mix of jobs that have been growing the fastest in Florida and their average wages. For example, the Accommodation & Food Services employment sector is large, has the lowest average annual wage, and had—until the pandemic—been growing faster than overall employment in the state. This sector is closely related to the health of Florida's tourism industry which has been bearing the brunt of the Covid-related economic impacts. With its massive disruption in the fourth quarter of the state's fiscal year, FY 2019-20 saw a decline of 19.1% over the peak of 129+ million visitors in FY 2018-19. Visitors in FY 2020-21 had a further decline of 10.6% from the already suppressed level for the prior year.

# Current Employment Conditions...

## July 2021 Nonfarm Jobs (YOY)

US: 5.2%

FL: 4.2%

*Employment dropped by over 1.2 million jobs from February 2020 to April 2020, a decline of -14.0 percent. As of July, Florida has regained 953,400 jobs out of the 1,269,200 million lost, or about 75%.*

## July 2021 Unemployment Rate

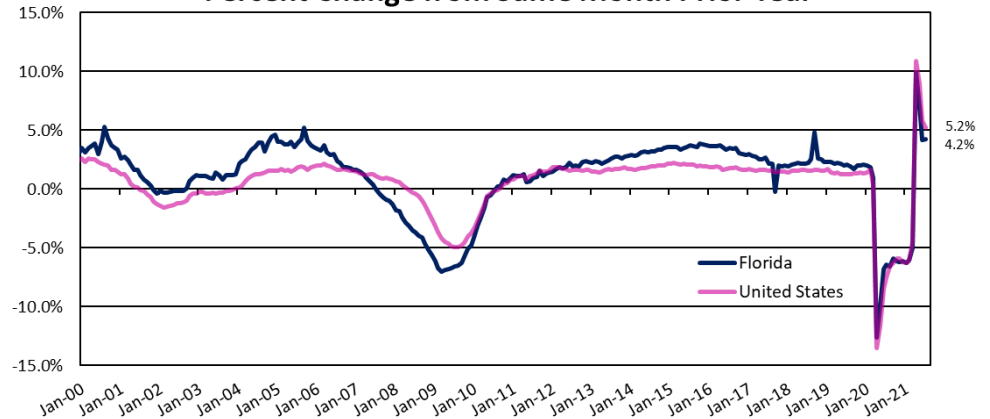
US: 5.4%

FL: 5.1% (529,900 jobless persons)

*The Revenue Estimating Conference assumes the "full employment" unemployment rate is about 4 percent.*

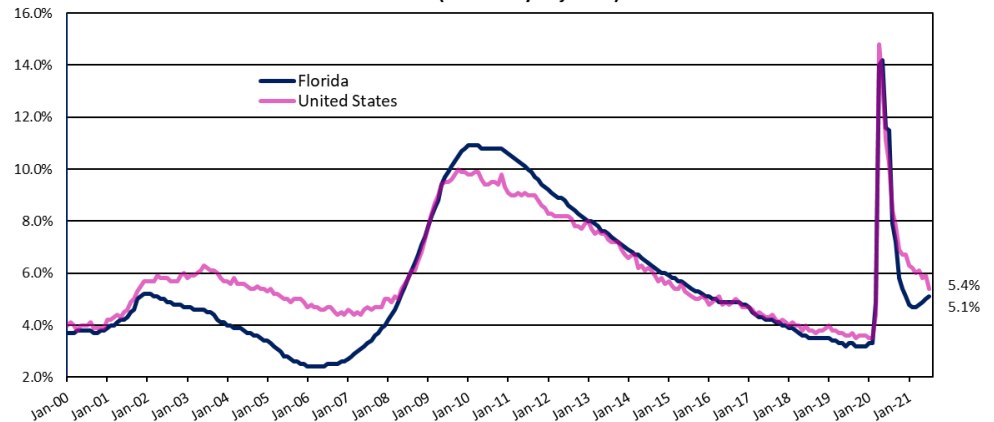
Florida's unemployment rate had been hovering around 3.3 percent from April 2019 through February 2020. With the onset of the pandemic, the unemployment rate spiked to 14.2 percent in May 2020, handily surpassing the prior peak rate of 10.9 percent experienced in the first four months of 2010 during the Great Recession. Given the short period over which the change from ultra low to ultra high occurred, it was stunning.

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



Source: Florida Department of Economic Opportunity, Bureau of Workforce Statistics and Economic Research, Current Employment Statistics Program in cooperation with the U.S. Department of Labor, Bureau of Labor Statistics, August 20, 2021.

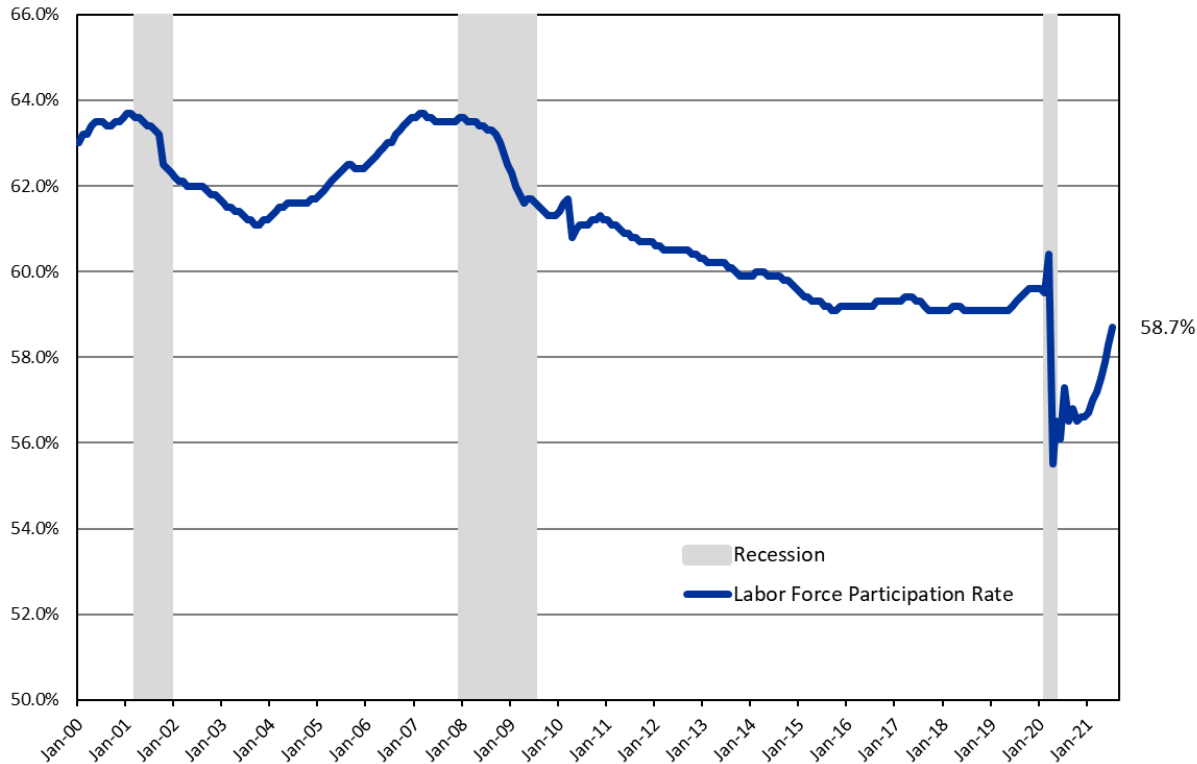
**United States and Florida Unemployment Rates  
(seasonally adjusted)**



Source: Florida Department of Economic Opportunity, Bureau of Workforce Statistics and Economic Research, Local Area Unemployment Statistics Program, in cooperation with the U.S. Department of Labor, Bureau of Labor Statistics, August 20, 2021.



# Florida's Participation Rate Subpar...



Source: U.S. Department of Labor, Bureau of Labor Statistics, Local Area Unemployment Statistics, Civilian Noninstitutional Population and Associated Rate and Ratio Measures for Model-Based Areas, released August 20, 2021.

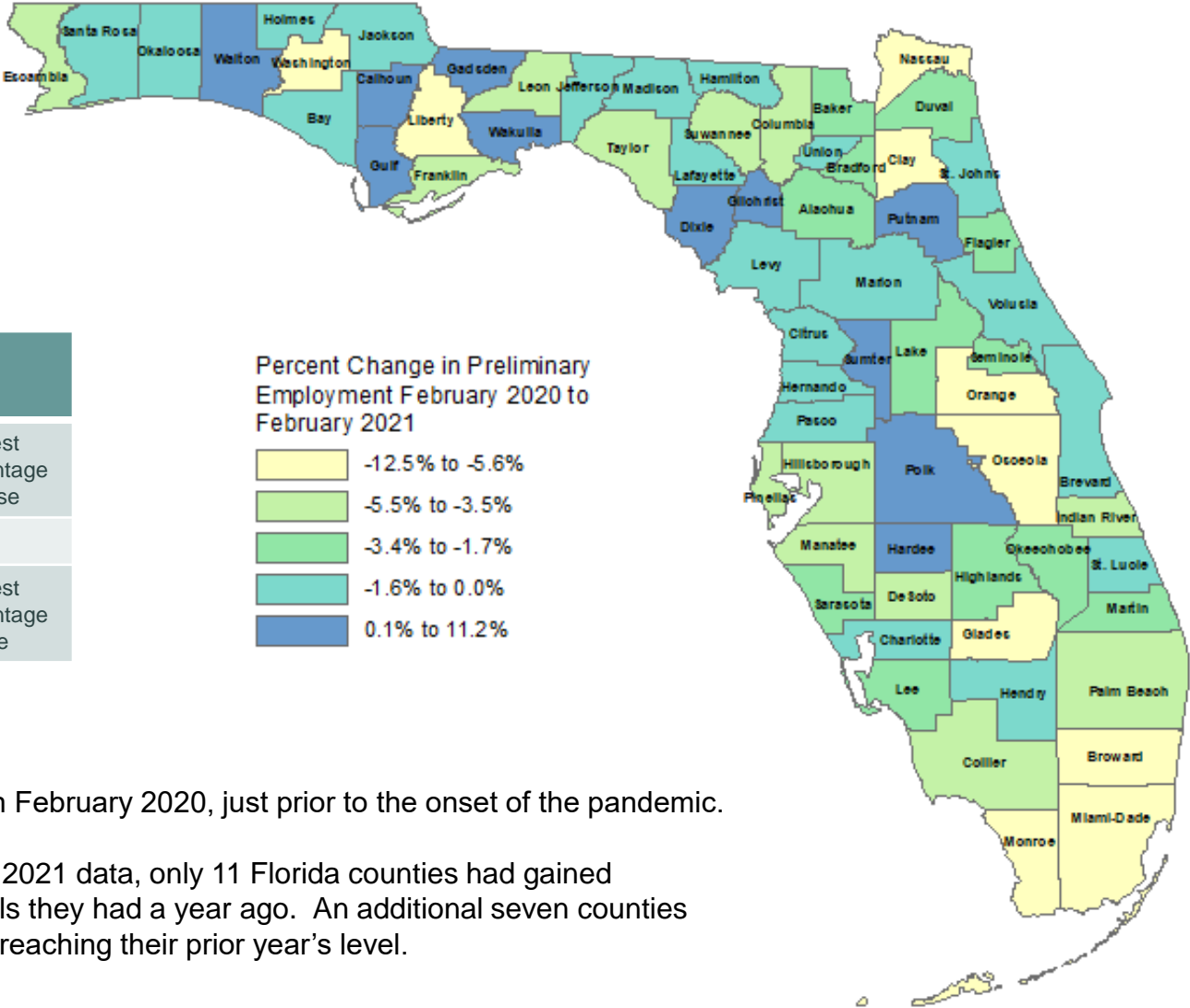
Florida's labor force participation rate most recently peaked during the Housing Boom at 63.7% from February 2007 to March 2007. Pre-pandemic, Florida's participation rate had been above 59%; however, once the pandemic took hold, Florida's participation rate fell to 55.5% in April 2020. Since then, Florida's participation rate has partially recovered, posting 58.7% in July 2021.

Florida's participation rate is still lower than the US even though the US participation rate also fell substantially in April to 60.2%. The US participation rate has been rising more modestly, posting 61.7% in July 2021.

As a result of the pandemic's economic impact, there was a surge in the number of unemployed in both Florida and the US. The duration of unemployment initially reflected the shift of a large number of workers into unemployment with an increased number and percentage of those unemployed for less than 5 weeks. As time progressed, these unemployed workers increased the percentage of unemployed in the longer-duration unemployment categories – 5 to 14 weeks (starting in May 2020), 15 to 26 weeks (starting in July 2020), and 27 to 51 weeks (starting in September 2020).

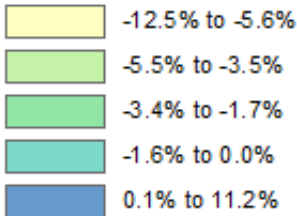
Prior to the pandemic's impact on the labor force, Florida was still experiencing a significant percentage of long-term unemployed (24.7%). The relative share of this group fell during the early months of the pandemic when the ranks of newly unemployed swelled, but now is up to 35.7% as people laid off during the pandemic continue to be unemployed.

# Employment Below Pre-Pandemic Peak...



Area	February 2020 to February 2021	
Gadsden County	11.2%	Greatest Percentage Increase
<b>Florida</b>	<b>-4.1%</b>	
Orange County	-12.5%	Greatest Percentage Decline

Percent Change in Preliminary Employment February 2020 to February 2021



- Florida’s employment peaked in February 2020, just prior to the onset of the pandemic.
- Based on preliminary February 2021 data, only 11 Florida counties had gained employment relative to the levels they had a year ago. An additional seven counties were fewer than 50 jobs shy of reaching their prior year’s level.

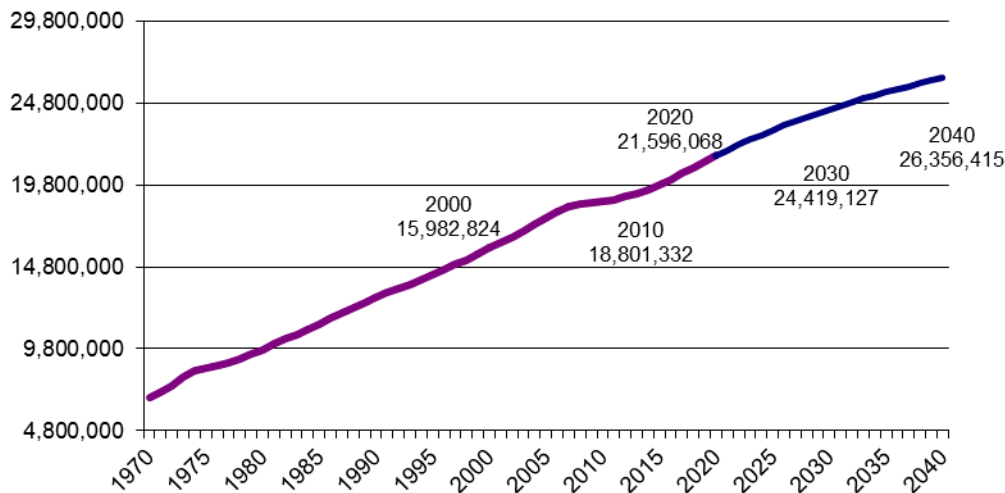
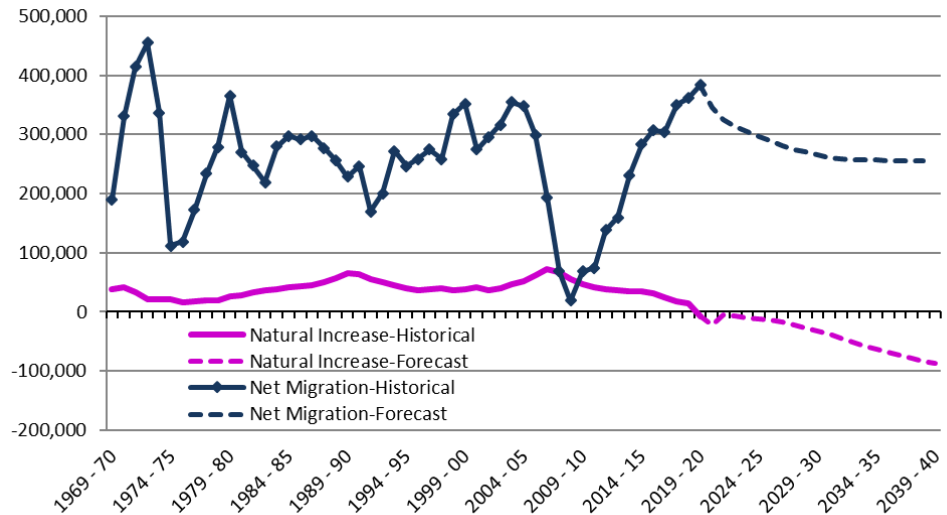


# Population Growth to Slow...

- Population growth is typically the state's primary engine of economic growth, fueling both employment and income growth.
- Florida's population exhibited strong growth in recent years. Between April 1, 2018 and 2019, population grew by 368,021 residents (1.77%), while between April 1, 2019 and 2020, the state added 387,479 residents (1.83%). As a result of the pandemic, population growth is expected to slow to 329,717 new residents (1.53%) in 2021, reflecting negative natural increase (more deaths than births). Between 2021 and 2025, growth is forecast to average 1.36%.
- All of Florida's population growth through 2030 will be from net migration.
- Nationally, average annual growth was forecast to be about 0.66% between 2020 and 2030. This number has not been updated since the release of the new Census numbers.
- The future will be different than the past; Florida's long-term growth rate between 1970 and 1995 was over 3%.
- Florida is currently the third most populous state, behind California and Texas.

# Florida's Population Growth...

Florida's population growth has mostly been from net migration. The pandemic's cumulative effect is expected to be a slowing in net migration as well as a shift in net natural increase to negative numbers sooner than originally expected.



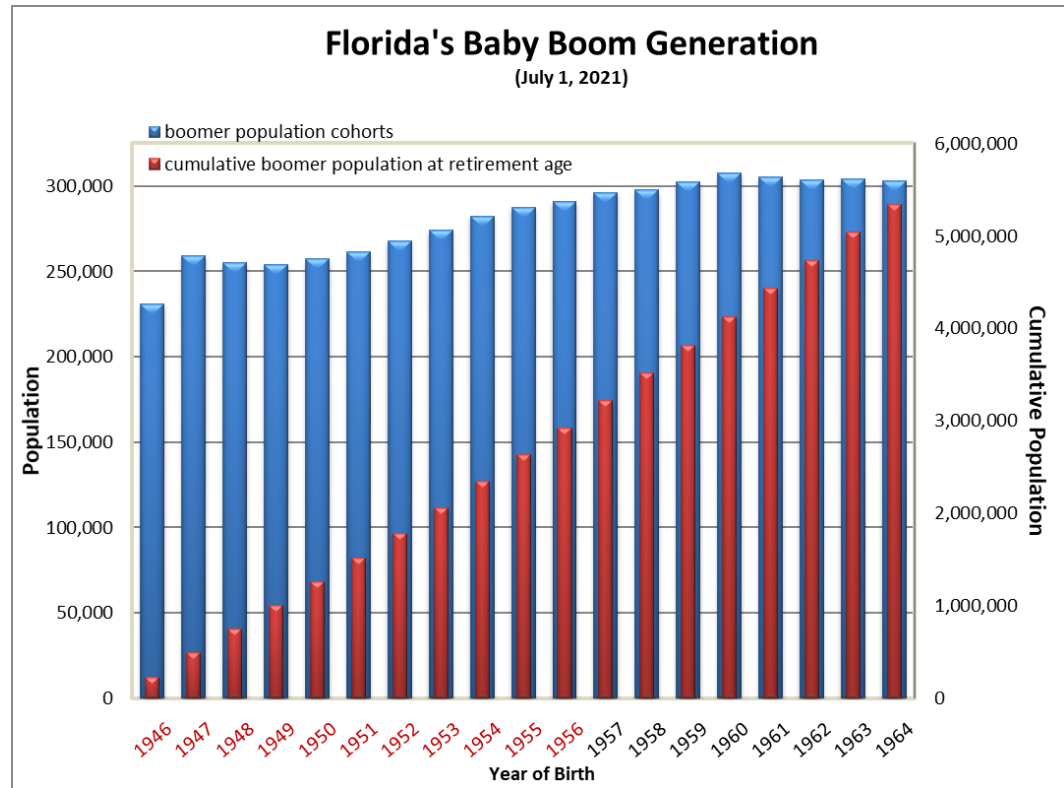
Florida's population growth of 387,479 between April 1, 2019 and April 1, 2020 was the strongest annual increase since 2005, immediately prior to the collapse of the housing market and the beginning of the Great Recession.

Note: April 1, 2020 population is an estimate prior to the release of the 2020 Census data.

# Baby Boomers in Context...

The first cohort of Baby Boomers became eligible for retirement (turned age 65) in 2011. Eleven cohorts have now entered the retirement phase: 2011 through 2021. This represents over half of all Baby Boomers.

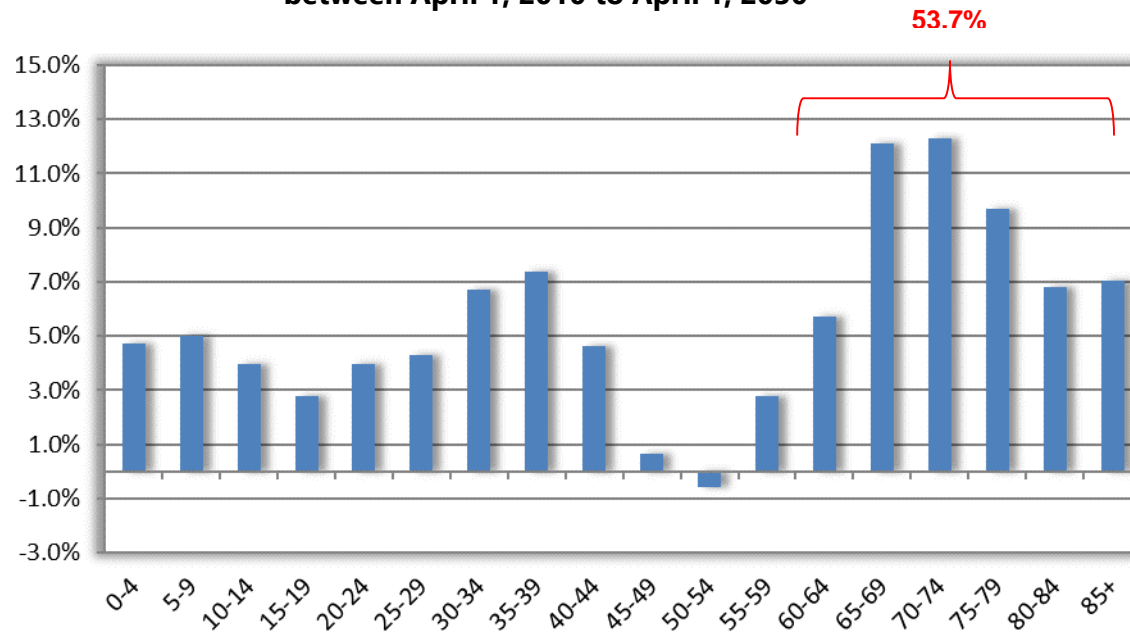
Population aged 65 and over is forecast to represent 24.4% of the total population in 2030, compared with 20.5% in 2020 and 17.3% in 2010.



- In 2000, Florida's prime working age population (ages 25-54) represented 41.5% of the total population. With the aging Baby Boom generation, this population now represents 36.9% of Florida's total population and is expected to represent only 35.9% by 2030.
- The youngest population, 0-17, represented 22.8% of the total population in 2000. In 2020, only 20.2% of the total population was in this age group, and this share is projected to continue declining to 19.9% by 2030.

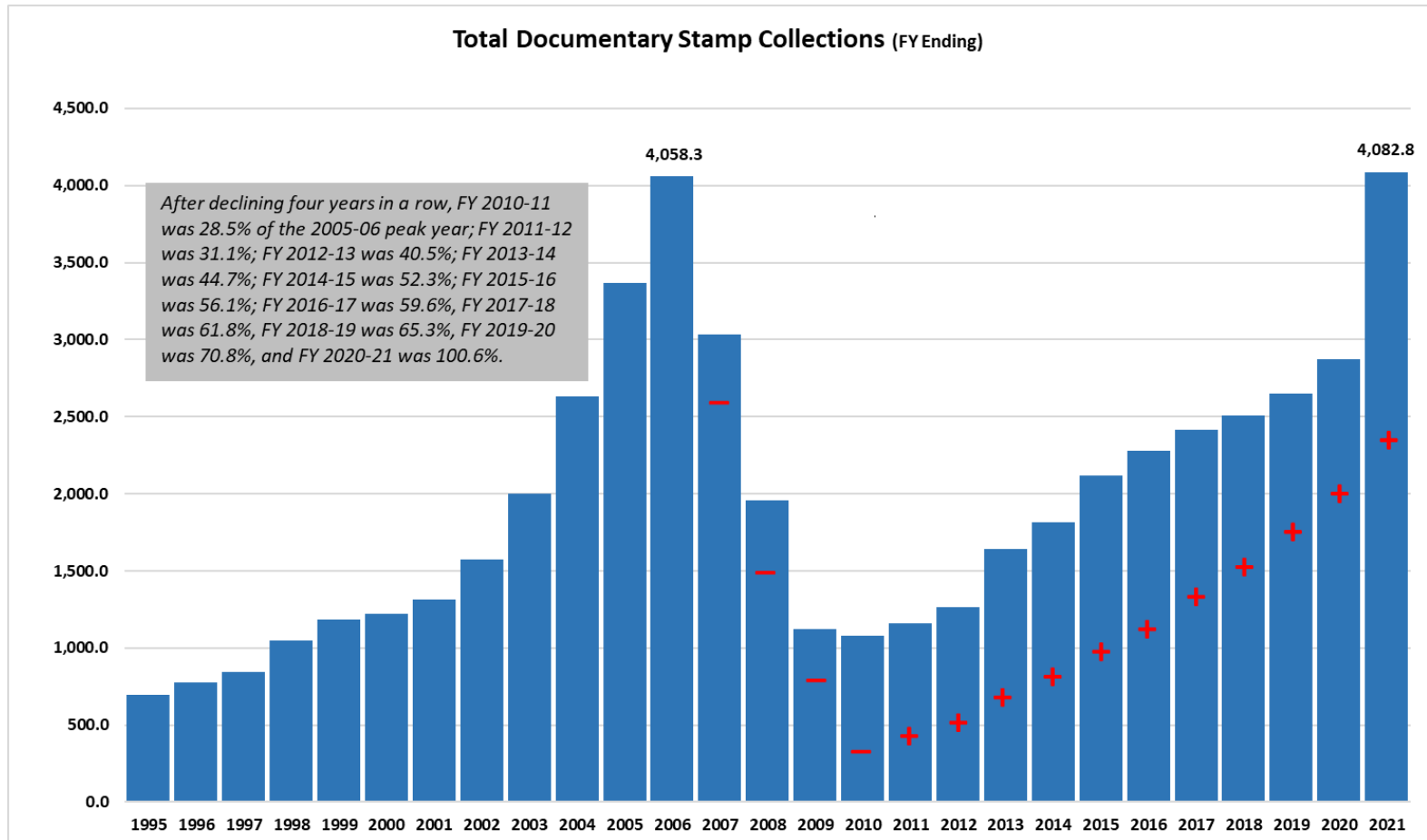
# Population Growth by Age Group...

Distribution of Growth by Age Group  
between April 1, 2010 to April 1, 2030



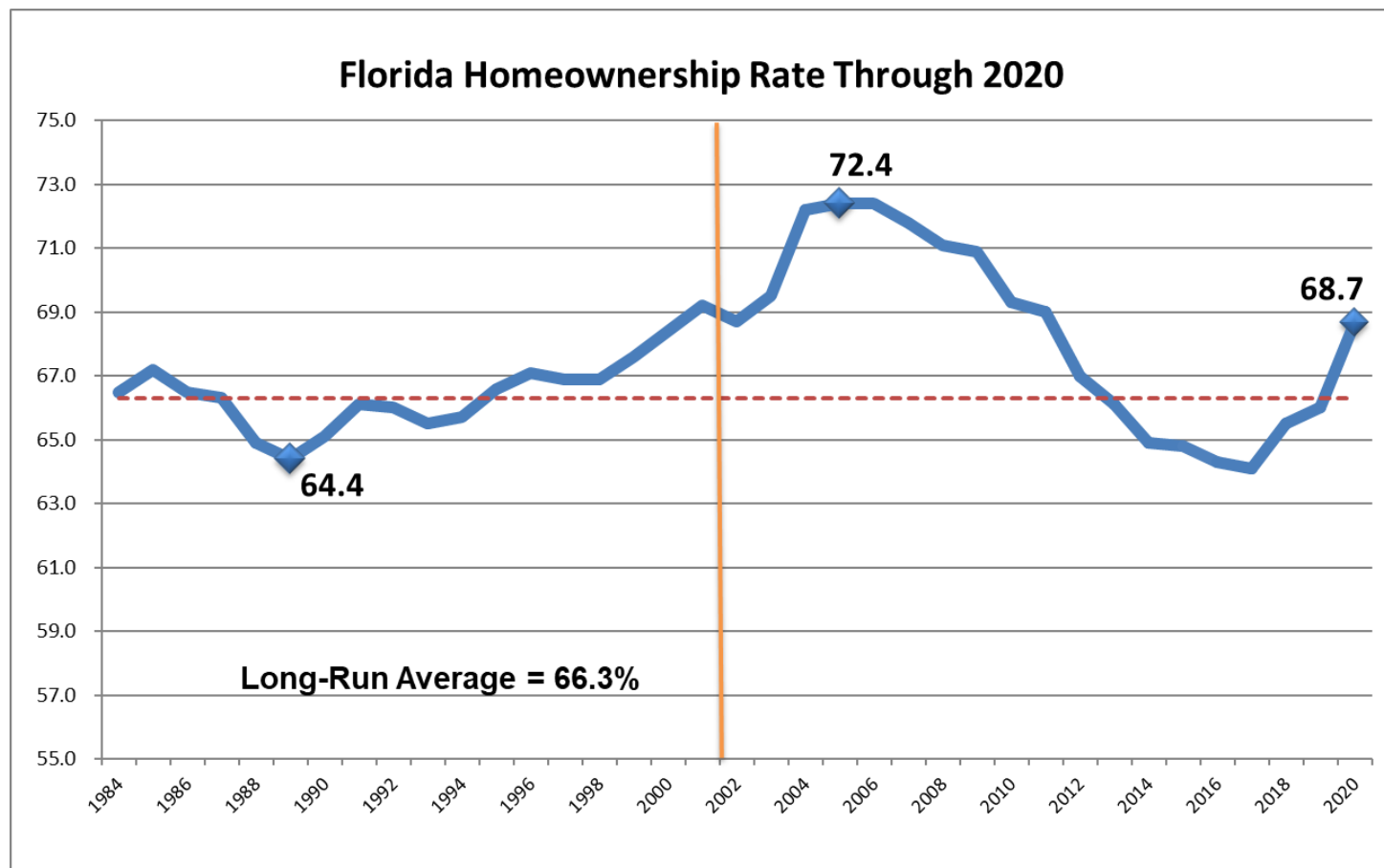
- As a result of both net migration and natural increase, Florida is forecast to grow by 5.6 million persons between 2010 and 2030.
- Growth by age group depends upon this overall growth and the aging of resident population, resulting in 53.7 percent of those gains in the older population (age 60 and older).
- Florida's younger population (age 0-17) will account for 15.4 percent of the gains, while the younger working age group (25-39) will account for 18.4 percent of the growth.

# Florida Housing Market Soared During Pandemic...



Documentary Stamp Tax collections in FY 2020-21 topped the FY 2005-06 peak reached at the height of Florida’s housing boom. This milestone was particularly remarkable considering the prior year (FY 2019-20) registered only 70.8 percent of that level after steadily increasing for ten years from a low of 26.6 percent. The market environment supporting this result primarily resulted from the record low interest rates resulting from the Federal Reserve’s actions to stem the severity of the pandemic’s economic disruption in the second quarter of 2020.

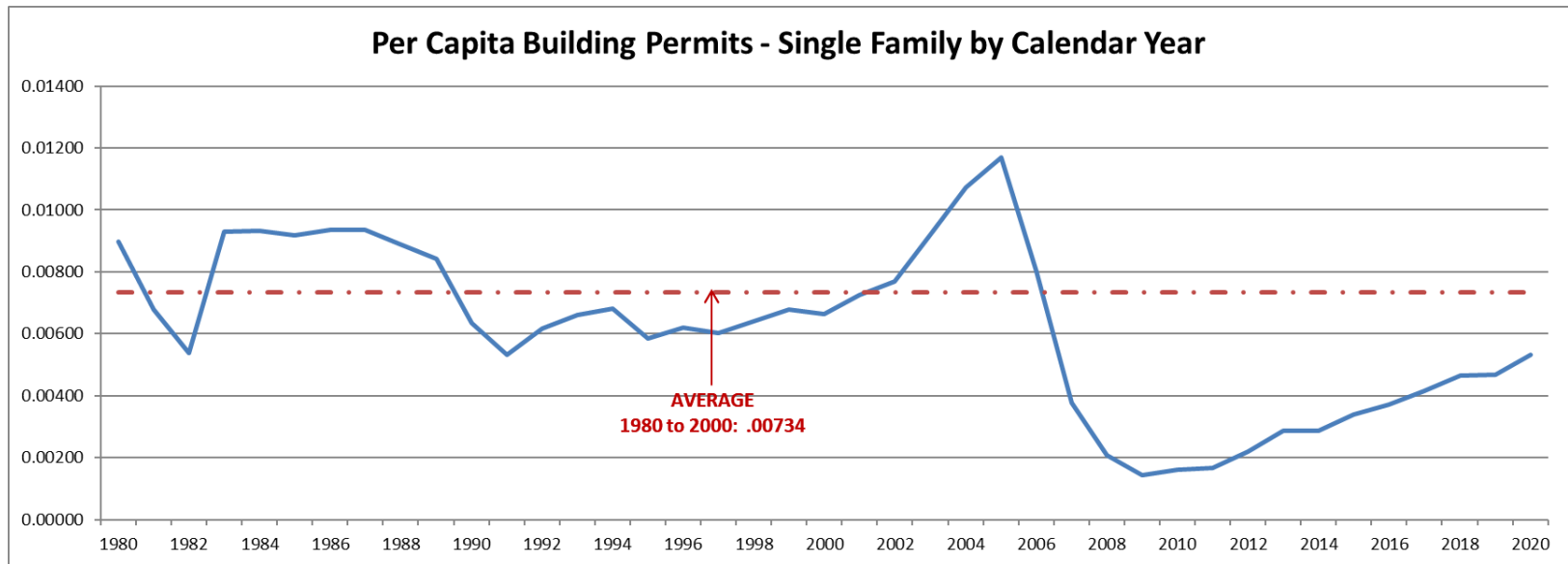
# Homeownership Rate Is High...



From 2013 to 2019, Florida was below its long-run average homeownership rate, although the 2019 calendar year very nearly matched it at 66.0 percent. During the 2020 calendar year, the state finally moved above the long-run average, posting 68.7 percent for the year. So far in 2021, the state is dropping slightly below this level: Q1—68.1 percent and Q2—67.0 percent.



# Permits Are Still Well Below Historic Norms...



Single-Family building permit activity, an indicator of new construction, remains in positive territory, beginning with strong back-to-back growth in both the 2012 and 2013 calendar years (over 30% in each year). The final data for the 2014 calendar year revealed significant slowing—posting only 1.6% growth over the prior year. Nevertheless, annual activity for the four subsequent calendar years again ran well above their individual periods a year prior, posting double-digit growth in each year: 20.3% in 2015, 11.1% in 2016, 13.5% in 2017, and 13.8% in 2018. In 2019, activity temporarily slowed again; this time to 2.9%—but spurred in part by record low interest rates, single-family building permit activity in 2020 was 15.4% higher than the 2019 level.

Even with the strong percentage growth rates seen in seven of the last nine calendar years, the level is still lower than historic standards would suggest. However, with the robust growth seen in 2020, the state has moved to 72.4% of that level.

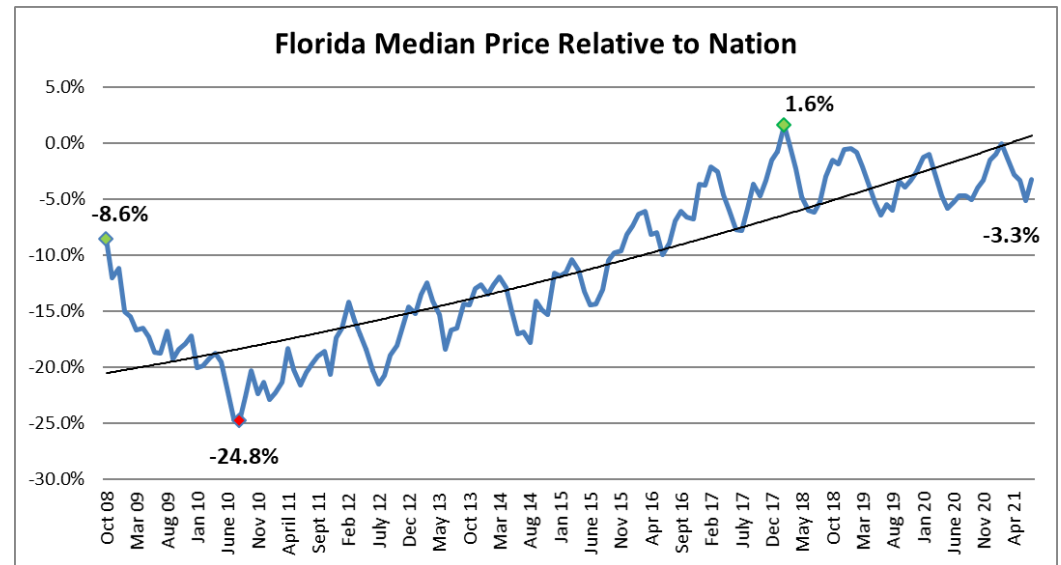
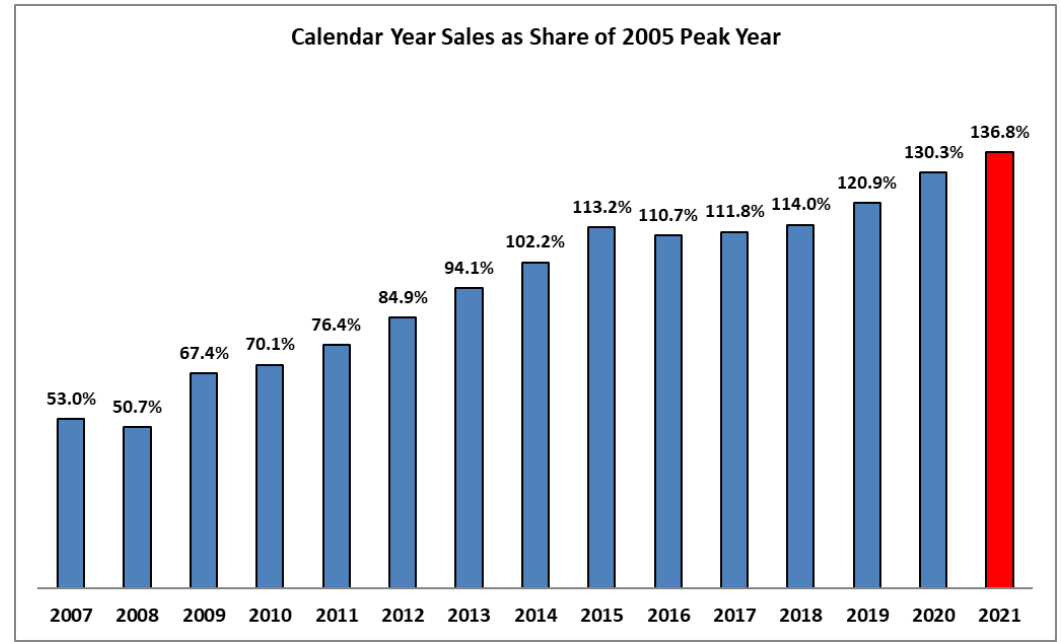
## Existing Home Market

All metrics point to an existing home market that has fully recovered.

Existing home sales volume in each of the calendar years from 2014 to 2020 exceeded the 2005 peak year. The story is similar for sales price.

Florida's existing home price gains roughly tracked national gains over the past six years, including the mid-year acceleration in single family home prices during calendar year 2020.

With only one exception, national median price increases have outpaced Florida; the state's median price in July 2021 was 96.7 percent of the national median price after passing it briefly in February 2018. Florida's median price surpassed its own prior peak (\$256,200 in June 2006) in June 2018—and at \$355,000 in July 2021, broke its record high set only the month before.



Data through July 2021

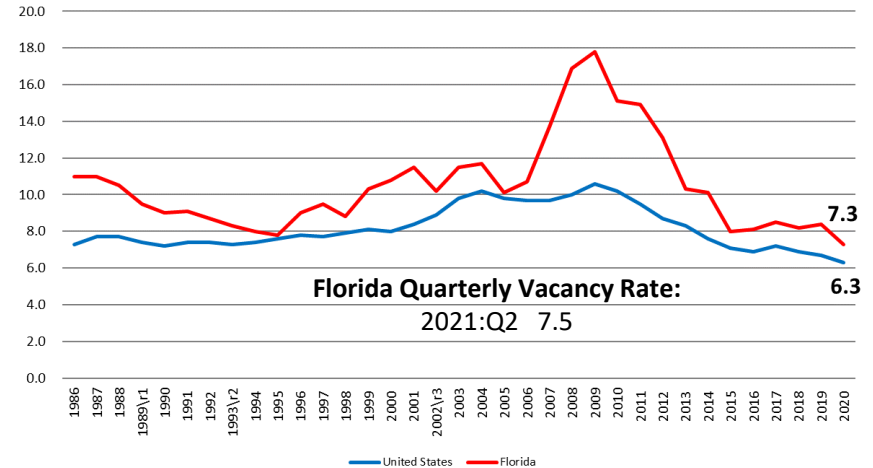
### Florida and U.S. Median Gross Rent (in Current Dollars)

Year	Median Gross Rent			Average Gross Rent		
	United States	Florida	Florida relative to United States	United States	Florida	Florida relative to United States
2005	728	809	111%	803	863	107%
2006	763	872	114%	844	932	110%
2007	789	925	117%	878	991	113%
2008	824	947	115%	919	1,015	110%
2009	842	952	113%	938	1,024	109%
2010	855	947	111%	954	1,017	107%
2011	871	949	109%	973	1,027	106%
2012	884	954	108%	990	1,037	105%
2013	905	972	107%	1,016	1,050	103%
2014	934	1,003	107%	1,047	1,087	104%
2015	959	1,046	109%	1,077	1,129	105%
2016	981	1,086	111%	1,105	1,161	105%
2017	1,012	1,128	111%	1,138	1,203	106%
2018	1,058	1,182	112%	1,182	1,251	106%
2019	1,097	1,238	113%	1,223	1,301	106%

Source: U.S. Census Bureau, American Community Survey, 1-Year, 2005-2019.

Challenging housing costs and shifting preferences among Millennials caused residential rental vacancies to tighten strongly over the five-year period running from 2015 through 2019, with price pressure building over the same period. However, the overall share of Florida’s population living in rentals is dropping as homeownership rises.

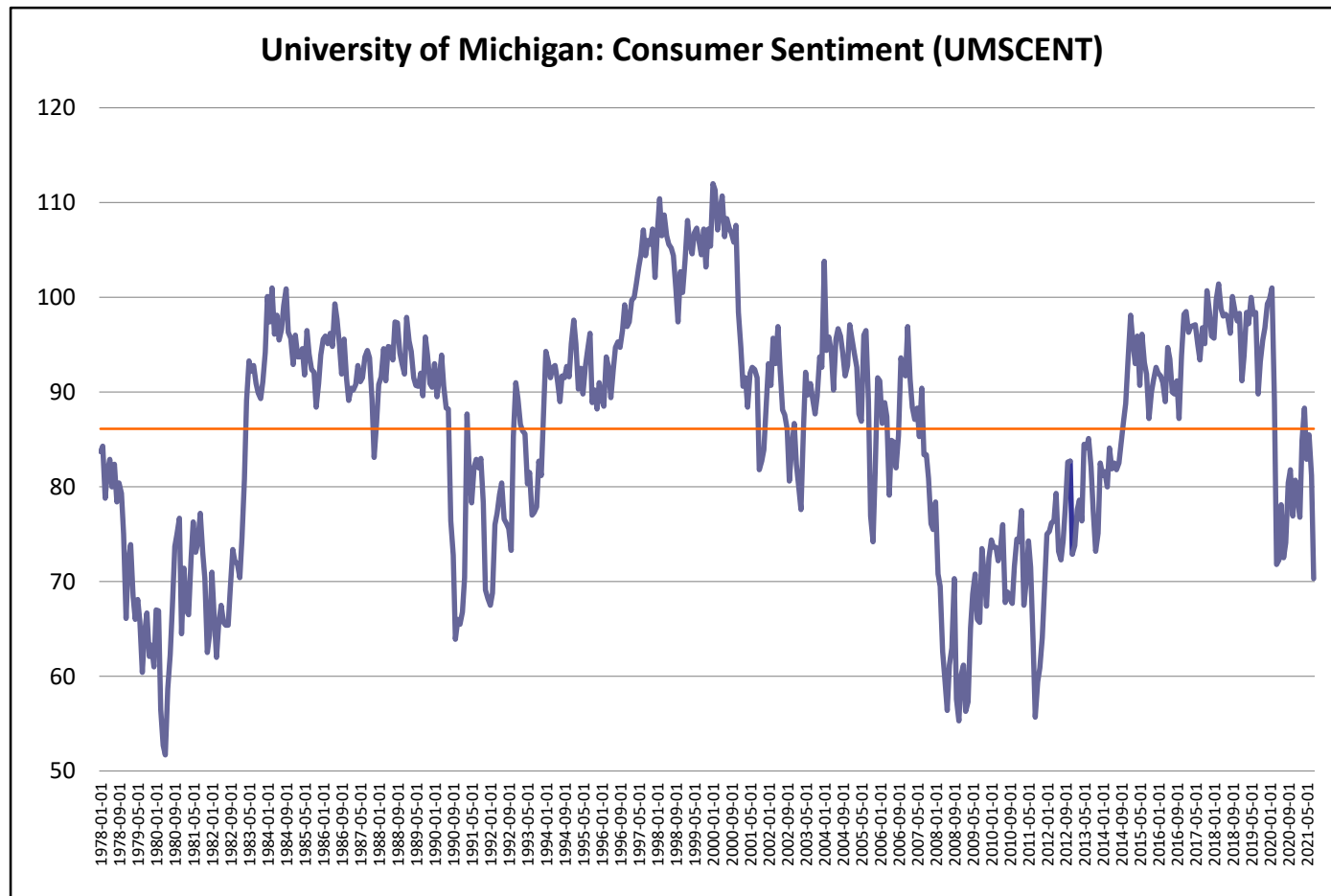
### Rental Vacancy Rates Long-run Average Percent: US---8.2; FL---10.4



### Florida Renter Fraction

Date	US	Florida
2019	35.89%	33.75%
2018	36.05%	34.08%
2017	36.13%	34.85%
2016	36.88%	35.87%
2015	36.97%	36.22%
2014	36.90%	35.95%
2013	36.50%	35.21%
2012	36.09%	34.36%
2011	35.42%	33.28%
2010	34.65%	31.85%
2009	34.13%	31.52%

# Consumer Perceptions Surprisingly Resilient

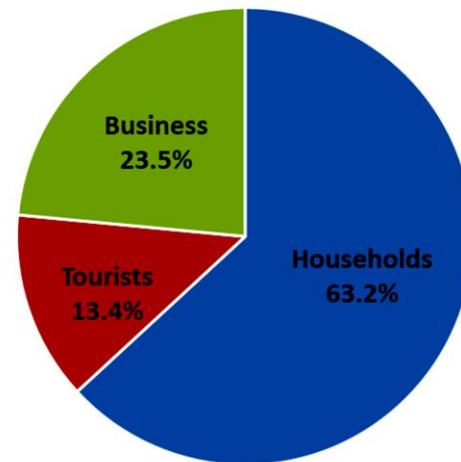


Nationally, the sentiment reading for August 2021 (70.3) is well below the index average since inception (86.1), but markedly above the Great Recession depths. The range from low to high across all of the pandemic-affected months is 70.3 (August 2021) to 88.3 (April 2021). April 2021 was also the only month to move above the index average during the pandemic.

# Florida-Based Downside Risk

While all Florida industries were impacted by the pandemic-induced economic contraction, Florida's leisure and hospitality industry bore the brunt of the longer-term consequences. Previous economic studies of disease outbreaks have shown that it can take as long as 12 to 15 months after the outbreak ends for tourism to return to pre-disease levels. The magnitude of this event is greater, and the timing is less clear due to the surging Delta variant of COVID-19. The total number of tourists declined 69 percent from the prior year in the second quarter of 2020. After that dramatic drop, tourism managed to recover to 68 percent of the last full pre-COVID quarter by the first quarter of 2021, buttressed by the increased number of domestic visitors travelling to Florida by car. Several industry groups have already predicted that it will take at least two years to reach full recovery from this pandemic. Current expectations are that leisure driving vacations will recover first, and then—in order—business travel, domestic air travel, and international travel. The timing will be influenced by the actual course of the disease over the next few months, as well as the widespread distribution of vaccines globally. Even so, the Conference expects robust growth during Fiscal Year 2021-22, with a projected overall increase of 38.4 percent from the extremely suppressed level in Fiscal Year 2020-21. The growth rate moderates thereafter. While the new forecast levels never exceed the pre-pandemic forecast levels, they come close in the latter part of the 10-year forecast horizon

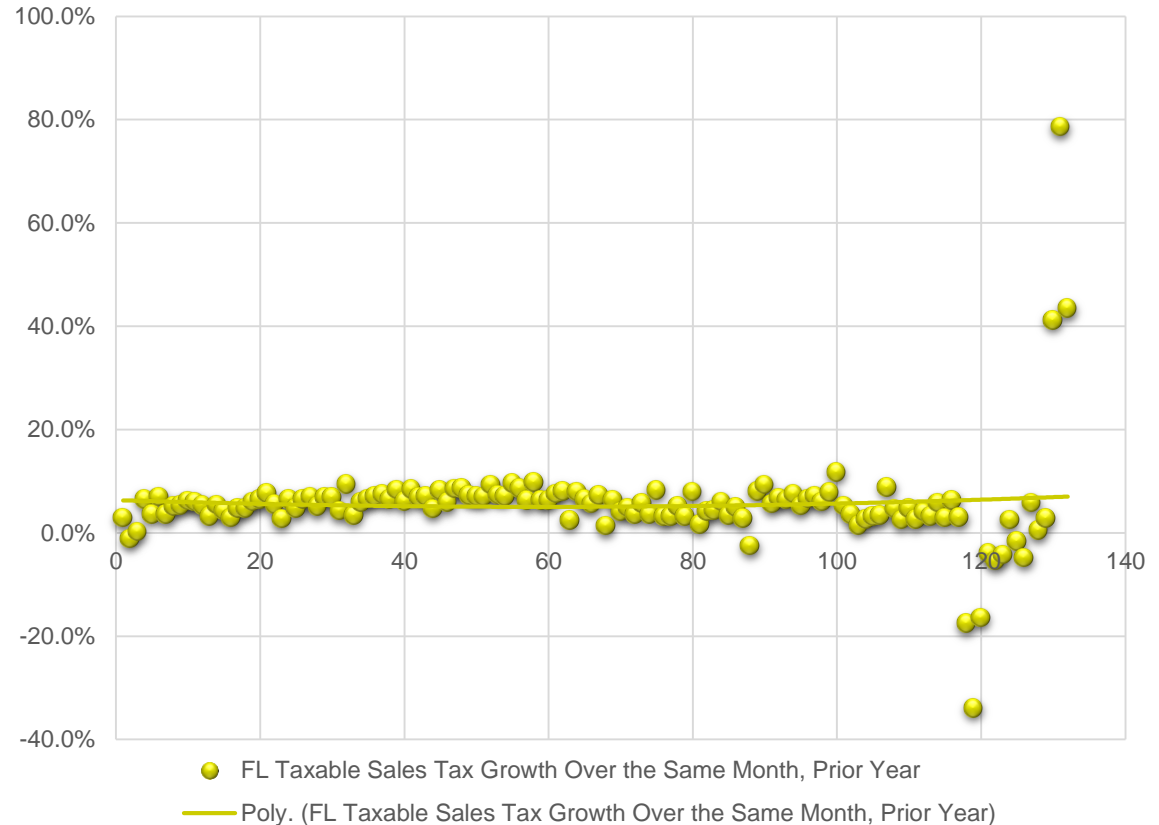
Contributions to General Revenue from Sales Tax (with CST)  
Collections in FY 2017-18, By Source



*The Legislative Office of Economic and Demographic Research has updated and refined an empirical analysis of the various sources of the state's sales tax collections. In FY 2017-18, sales tax collections provided over \$24.1 billion dollars or 76.4% of Florida's total General Revenue collections. Of this amount, an estimated 13.4% (over \$3.2 billion) was directly attributable to purchases made by tourists. Preliminary data for FY 2018-19 indicates that the visitor share rose to 14.5% for nearly \$3.7 billion dollars.*

# Florida Taxable Sales...

Looking at the year-over-year change in taxable sales, Florida's volatility over the prior year has been dramatic since the onset of the pandemic, flattening out all other data points since 2010. Recent gains are related to taxable sales activity has been bolstered by federal stimulus checks to households, redirected spending from the hard-hit service sector, and some consumers' ability to draw down atypically large savings that built up during the pandemic. After increasing to a historic peak rate of 33.7 percent in April 2020 from the 7.9 percent rate for the entire 2018-19 fiscal year, just released personal income data indicated that the personal saving rate dropped to 9.6 percent in July 2021. However, how people spend has also changed—perhaps permanently. On August 19, 2021, the Census Bureau of the US Department of Commerce released its quarterly retail e-commerce sales report. E-commerce sales for the second quarter of 2021 accounted for 13.3 percent of total sales, as compared to the second quarter of 2019 when the share was 10.5 percent.



Data through June 2021



# General Revenue Forecast Comparison...

Fiscal Year	Post Session Forecast	August 2021 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	25314.6				7.2%
2013-14	26198.0				3.5%
2014-15	27681.1				5.7%
2015-16	28325.4				2.3%
2016-17	29594.5				4.5%
2017-18	31218.2				5.5%
2018-19	33413.8				7.0%
2019-20	31366.2				-6.1%
2020-21	36280.9				15.7%
2021-22	35,491.6	<b>36,901.0</b>	1,409.4	620.1	1.7%
2022-23	37,136.4	<b>38,336.8</b>	1,200.4	1,435.8	3.9%
2023-24	38,634.8	<b>39,889.5</b>	1,254.7	1,552.7	4.1%
2024-25	40,382.1	<b>41,471.8</b>	1,089.7	1,582.3	4.0%
2025-26	41,518.1	<b>42,504.2</b>	986.1	1,032.4	2.5%
2026-27	-	<b>44,091.2</b>	-	1,587.0	3.7%

Coincidentally, the state's overall General Revenue collections also move notably above the pre-pandemic forecasted levels for FY 2021-22 and FY 2022-23 by approximately \$1.2 billion each year; however, about one-half of the annual difference is attributable to the addition of Indian Gaming Revenues and retained online sales tax dollars which were previously not included.

After Florida's economy shrank 0.5 percent in FY 2019-20, it appears to have grown 2.0 percent in FY 2020- 21. The turnaround was led by a stronger than anticipated response to the back-to-back federal stimulus packages in December 2020 and March 2021, coupled with a faster than expected reopening of the economy in the last quarter of the fiscal year.

Through June 2021, revenue collections had gained \$2.3 billion to the Conference expectations in April, with July 2021 expected to add to the overage. Because the economy is largely returning to normal, the Revenue Estimating Conference has gained confidence in adding to the prior forecast for FY 2021-22 and FY 2022-23, even though some areas will be backing down from heightened activity levels associated with the federal response to the pandemic. As a result, the Conference made sizeable adjustments to the forecast adopted in April. Anticipated revenues were revised upward by \$1.4 billion in FY 2021-22 and by \$1.2 billion in FY 2022-23, for a two-year combined increase of \$2.6 billion. These changes reflect increases over the previous estimates of 4.0 percent in FY 2021-22 and 3.2 percent in FY 2022-23.