

**Tampa Profile – Housing Characteristics
Table of Contents**

Housing Characteristics	15
Tenure of Occupied Housing Units	15
Tenure by Household Size.....	15
Persons Per Household	15
Housing Vacancy.....	15
Household Type.....	16
Units in Structures Occupied, Vacant and Total	17
Total Population in Occupied Units by Tenure and Units in Structure	17
Selected Monthly Owner Cost as a Percent of Household Income	18
Gross Rent as a Percent of Household Income	18
Group Quarters Population	18

Endnotes and Source Documentation

Housing Characteristics

Tenure of Occupied Housing Units – Tenure of a housing unit refers to whether the occupied housing unit is owned or rented. The number of owner-occupied housing units in Tampa increased 8% from 63,669 in 1990 to 68,589 in 2000. Renter-occupied units increased 10% from 51,131 units in 1990 to 56,169 in 2000. The number of renter-occupied households as a percent of all households increased 1% from 44% in 1990 to 45% in 2000.¹

Tenure by Household Size – The 2000 tenure data for Tampa show that overall, households with two or more persons are more likely to be owner occupied. For example, a total of 23,680 two-person households own their domiciles. On the other hand, single person households are more likely to be renter-occupied, with 23,580 renter-occupied compared to 18,484 owner-occupied households.²

2000 Tenure by Household Size		
Occupied Households:	Owner Occupied	Renter Occupied
1-Person	18,484	23,580
2-Person	23,680	15,105
3-Person	11,364	7,650
4-Person	8,948	4,982
5-Person	4,102	2,571
6-Person	1,321	1,193
7 or more person	854	941
Total	68,753	56,022
Total Occupied Housing Units in City	124,775	

Persons Per Household – The average number of persons per household increased slightly from 2.35 persons in 1990 to 2.36 in 2000. The average number of persons per household in owner-occupied households was 2.52 persons, while the average number of persons per household in renter-occupied households was 2.17 persons.³

Housing Vacancy – In 1990 11% of Tampa’s housing units were vacant, (total of 14,881 units). By 2000 the percent vacancy had decreased to approximately 8%, or 11,018 units.⁴

Household Type – A household includes all of the people who occupy a housing unit. The occupants may be a single family, one person living alone, two or more families living together, or any group of related or unrelated people who share living quarters. In 2000, the City had 124,594 households, an increase of 9,552 households over 1990. Householders living alone constituted the City’s largest 2000 household type with 33.7%.⁵

	1990		2000	
	Count	%	Count	%
Family Households				
Married-couple family with children under 18	19,453	16.9 %	20,872	16.8 %
Married-couple family with no own children under 18	29,090	25.3 %	25,530	20.5 %
Other family-male householder, no wife present, with own children under 18	1,606	1.4 %	2,908	2.3 %
Other family-male householder, no wife present, with no own children under 18	2,197	1.9 %	3,115	2.5 %
Other family-female householder, no husband present, with own children under 18	9,634	8.4 %	11,587	9.3 %
Other, family-female householder, no husband present, with no own children under 18	7,595	6.6 %	7,653	6.1 %
Non-Family Households				
Living Alone	36,939	32.1 %	42,012	33.7 %
Not Living Alone	8,528	7.4 %	10,917	8.8 %
Total Households	115,042	100.0 %	124,594	100.0 %

Units in Structures Occupied, Vacant and Total – More Tampa residents occupied single-family detached dwelling units than any other housing unit type in 2000.⁶

2000 Occupied and Vacant Housing Units by Structure Type			
Units in Structure	Occupied	Vacant	Total
1, detached	73,789	4,265	78,054
1, attached	4,098	363	4,461
2	5,253	568	5,821
3 or 4	5,775	561	6,336
5 to 9	7,620	1,489	9,109
10 to 19	9,158	1,589	10,747
20 to 49	5,808	839	6,647
50 or more	10,691	821	11,512
Mobile Home	2,534	394	2,928
Boat, RV, Van, etc.	49	64	113
Total	124,775	10,953	135,728

Total Population in Occupied Housing Units by Tenure and Units in Structure – Consistent with the previous table, the majority of Tampa residents occupied single-family detached structures. In 2000, 54% of Tampa’s housing units were owner-occupied single-family detached units.⁷

2000 Population in Occupied Housing Units by Tenure and Units			
Units in Structure	Owner Occupied	Renter Occupied	Total
1, detached	158,578	34,609	193,187
1, attached	5,020	4,365	9,385
2	769	12,230	12,999
3 or 4	956	12,346	13,302
5 to 9	949	15,549	16,498
10 to 19	980	15,760	16,740
20 to 49	990	8,715	9,705
50 or more	1,813	15,420	17,233
Mobile Home	2,873	2,461	5,334
Boat, RV, Van, etc.	124	39	163
Total	173,052	121,494	294,546

Selected Monthly Owner Cost as a Percent of Household Income – On a citywide basis, the percent of owner-occupied households that paid 30% or more of their income for owner costs increased from 21% in 1990 to 25% in 2000.⁸

Gross Rent as a Percent of Household Income – The percent of renter households that paid 30% or more of their income for renting their dwelling unit decreased from 43% in 1990 to 41% in 2000.⁹

Group Quarters Population – The City's group quarters population decreased by 13%, from 10,199 in 1990 to 8,918 in 2000. As a percent of total city population, the group quarters population was 3.6% in 1990 and 2.9% in 2000. Examples of group quarter facilities include persons living in dorms, barracks, jails, nursing homes, shelters and other special places.¹⁰

Endnotes and Source Documentation

¹ Homeownership can be a sign of the ability of local residents to acquire and afford owner housing and to build homeownership equity and assets. Occupied housing units are defined as total housing units less vacant housing units. Source: 1990 Census Table DP-1 and 2000 Census Table DP-1.

² Information indicates tenure by household size for the City of Tampa. Tenure is defined by the Census as either an owner-occupied or renter-occupied status. Source: 2000 Census Summary File 3 Table H17.

³ Persons per household (PPH) is defined as persons residing in households (occupied housing units) divided by the number of households (persons in group quarters facilities are excluded). Source: 1990 Census Table DP-1 and 2000 Census Summary File 3 Table H18.

⁴ A housing unit is defined as vacant if no one was living in the unit at the time of the Census (April 1990 or April 2000) unless its occupants were temporarily absent. Units temporarily occupied entirely by persons that have permanent residents elsewhere are counted as vacant housing units. Vacant units can be for rent, sale, rented or sold but not yet occupied, for seasonal, recreational or occasional use and new construction not yet occupied but are not open to the elements. Vacant units exclude units that are condemned or to be demolished. Source: 1990 Census Table DP-1 and 2000 Census Table DP-1.

⁵ A household includes all of the people who occupy a housing unit. Excluded are persons not living in households that are classified as living in group quarters. The occupants may be a single family, one person living alone, two or more families living together, or any other group of related or unrelated people who share living quarters. Source: 1990 Census Summary File 3 Tables P17 and P19 and 2000 Census Summary File 3 Tables P9 and P15.

⁶ Information noted below indicates the number of units in 2000 for the City of Tampa that was occupied, vacant and total by units in structure. Source: 2000 Census Summary File 3 Tables H30 and H31.

⁷ Information is for the City of Tampa and indicates the number of persons by tenure (owner or renter) by units in structure. Note: Population in occupied housing units excludes persons in-group quarters facilities (dorms, hospitals, jails and nursing homes). Source: 2000 Census Summary File 3 Table H33.

⁸ Ratio of owner cost to income relates to affordability of housing. As rent increases, there is less income available for other purchases and savings. As costs increase relative to income this can impact existing local retail businesses and the ability to attract retail businesses. Selected monthly owner costs include mortgages and similar debts on the property, real estate taxes, property insurance, utilities and fuels, and monthly condo fees and mobile home costs. Source: 1990 Census Summary File 3 Table H58 and 2000 Census Summary File 3 Table H94.

⁹ Gross rent is the contract rent plus the estimated average monthly cost of utilities and fuels. Typically gross rent exceeding 30% of household income is an indicator of excessive rent to ability to pay. As rent increases, there is less income available for other purchases (e.g., support of local retail business) and savings. As costs increase relative to income this can impact existing local retail businesses and the ability to attract retail businesses that are dependent upon purchases by near-by residents. Source: 1990 Census Summary File 3 Table H50 and 2000 Census Summary File 3 Table H69.

¹⁰ Group quarter population consists of persons living in group quarters facilities (dorms, barracks, jails, nursing homes, shelters and special places). Source: 1990 Table DP-1 and 2000 Census Table DP-1.