



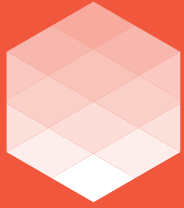
PINELLAS HIGHLIGHTS

# HOUSING & TRANSIT



Foundation for a  
Healthy St. Petersburg

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Healthy St. Petersburg

# INADEQUATE HOUSING OR ABSENCE OF HOUSING HAS SERIOUS NEGATIVE IMPLICATIONS FOR POPULATION HEALTH

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Inadequate housing can lead to both poor physical health (such as houses with high levels of mold or lead) and mental health (lack of adequate housing increases stress and limits important family and social support resources). Without a place to gain safe rest, it is difficult to access all of the elements needed to be healthy. Similarly, lack of transportation creates barriers to accessing healthcare, health foods, education, employment, and other resources.

In September 2018, the Foundation released a commissioned research report, [Home: A Pathway to Health Equity through Housing](#), which explores how income, race, and an insufficient supply of housing at a variety of affordability levels are barriers to achieving a safe and healthy home for thousands of Pinellas County residents. The report analyzed the county's housing sustainability along the metrics of affordability, availability, accessibility and adequacy, and also documented the many physical and mental health benefits for people who have stable housing.

# PHYSICAL ENVIRONMENT

## Housing

Housing plays an important role as a determinant for health. Every day, people spend 50% or more of their time in their homes.<sup>i</sup> Consequently, it makes sense that housing has a major influence on health and well-being. For example, in many areas across the country, homes built before 1978 are more likely to contain lead-based paint and therefore be at increased risk for young children; water leakage and mold may contribute to asthma episodes; improper use and storage of pesticides may result in unintentional poisoning; and a lack of working smoke and carbon monoxide alarms may cause serious injury and death.<sup>ii</sup>

NUMBER OF HOUSEHOLDS		
	FLORIDA	PINELLAS COUNTY
Total	7,393,262	405,788
Renter	2,605,942	143,643
Percent Renters	35%	35%

**Table 1:** Number of Households State/County Comparison <sup>iii</sup>

Residential Segregation is the index of dissimilarity where higher values indicate greater residential segregation between black and white county residents. The residential segregation index ranges from 0 (complete integration) to 100 (complete segregation). According to the Robert Wood Johnson Foundation, the Segregation Index in Pinellas County is 60 as opposed to 55 in the state.<sup>iv</sup>

According to the recent report “Analysis of Pinellas County Point in Time (PIT) Data from 2015-2018”,<sup>v</sup> each year, the number of individuals in Emergency, Transitional, and Safe Haven Shelters in Pinellas County as well as a count of Unsheltered homeless (homeless living on the street) individuals is provided to the federal Department of Housing and Urban Development (HUD). These data – along with supplemental data collected through the Unsheltered street survey, Pinellas County Schools, and the Pinellas County Jail – are reported to provide a broader understanding of the Pinellas County homeless population.

A Point-in-Time (PIT) count of homeless individuals aims to obtain an accurate as possible estimate of the number of homeless individuals in the community on a given night. The analysis of Pinellas County PIT data from 2015-2018 examined trends in homelessness in the county over time. Results indicated an increase in the overall county from 2016 to 2017 along with a heightened female and African-American representation in the Unsheltered data. The overall count then decreased from 2017 to 2018. This was largely due to a decline in the unsheltered count overall. This decline was particularly evident in St. Petersburg among the African-American male population. This decline contrasts with the Jail count, which has increased each year from 2015 to 2018. The increase in the Jail count is higher in Clearwater relative to St. Petersburg.<sup>vi</sup>

According to the report, 2018 data indicated that there continues to be over 100 individuals in the Unsheltered count reporting having previously been in foster care – with 117 reported in 2018. The representation of homeless individuals reported as having HIV/AIDS has increased to 37 in 2018.<sup>vii</sup>

# PHYSICAL ENVIRONMENT

Across years, St. Petersburg and Clearwater have been reported as the most common location for Unsheltered individuals. The number of Unsheltered homeless individuals surveyed declined from 2017 to 2018 in both Clearwater (229 to 199) and St. Petersburg (740 to 517).<sup>viii</sup> Separate analysis indicated that the population of African American males in St. Petersburg declined from 278 in 2017 to 177 in 2018.<sup>ix</sup> There was a notable increase in individuals reporting Lealman as the area where they mainly stay from four in 2017 to 40 in 2018 with smaller increases in Pinellas Park and Tarpon Springs.<sup>x</sup>

Table 2 depicts total numbers of homeless in Pinellas County, by shelter type. For a clearer understanding of the changes in numbers over time, please refer to the report:

TOTAL # OF HOMELESS BY SHELTER TYPE				
SHELTER TYPE	2015	2016	2017	2018
Emergency Shelters	1367	1118	1294	1299
Safe Havens	38	39	36	40
Transitional Shelters	810	481	349	308
Unsheltered	1172	1139	1152	965
Final HUD Totals	3387	2777	2831	2612

Table 2: Number of Homeless by Shelter Type<sup>xi</sup>

Housing instability is also of concern in Pinellas County. Aspects related to housing stability include affordability, accessibility, adequacy, and availability. Affordability of housing relates to the percentage of income one spends on housing. “Cost-burdened” households are those who pay more than 30% of their income on housing. “Severely cost-burdened” households are those who pay more than 50% of their income on housing.<sup>xii</sup> Accessibility relates to whether individuals with special needs, such as disabilities (mental, physical, developmental, persons with HIV/AIDS), persons with addictions, victims of domestic violence, or the frail and elderly have access to housing. Adequacy relates to the condition of housing including the age of the unit, the presence of environmentally hazardous materials such as lead-based paint and asbestos, and whether the unit has adequate plumbing and kitchen facilities. Availability of housing relates to the amount of stock available.<sup>xiv xv</sup>

The Robert Wood Johnson Foundation's County Health Rankings indicates that almost 80,000 households in Pinellas have severe housing problems. This is defined as the percentage of households with at least one or more of the following housing problems:<sup>xvi</sup>

1. Housing unit lacks complete kitchen facilities;
2. Housing unit lacks complete plumbing facilities;
3. Household is severely overcrowded (more than 1.5 persons per room); and
4. Household is severely cost burdened (monthly housing costs, including utilities, that exceed 50% of monthly income).

## PHYSICAL ENVIRONMENT

Table 1 shows the total number of households in Pinellas County compared to the state and the percentage of renters for both. Of the 405,788 households in Pinellas County, 35% are renters. Approximately 7.8% of those surveyed in the 2017 Pinellas County Community Health Assessment had concerns that in the next two months they may not have stable housing that they own, rent, or stay in as part of a household. More men (10.3%) than women (6.0%) were concerned to a statistically significant level. <sup>xvii</sup>

HOUSING STABILITY CONCERNS BY RACE/ETHNICITY			
PINELLAS COMMUNITY HEALTH ASSESSMENT SURVEY (2017)	BLACKS/AFRICAN AMERICANS	HISPANICS	WHITES
Stable Housing Concerns for the Next Two Months	9.5%	13.5%	7.5%

**Table 3: Housing Stability Concerns by Race/Ethnicity** <sup>xviii</sup>

HOUSING STABILITY INDICATORS		
STATISTIC (2016)	FLORIDA	PINELLAS COUNTY
Percent of housing units that lack complete plumbing facilities	7,393,262	405,788
0.3	0.3	143,643
Percent lacking kitchen facilities	0.7	0.9
With no fuel used to heat (%)	1.8	1.1
With fuel oil, kerosene etc. as heating fuel (%)	0.2	0.2
With wood as heating fuel (%)	0.2	0.1

**Table 4: Housing Stability Indicators** <sup>xix</sup>

The data in the table below was taken from the Florida Housing Data Clearinghouse. <sup>xxi</sup> It presents a snapshot of burdened areas within the county. It is not intended to be all inclusive and is based on samples from the U.S. Census.

2016 HOUSING BURDEN			
JURISDICTION	HOMEOWNER AGE	HOUSING COST BURDEN	HOUSEHOLD COUNT
Kenneth City	25 or older	30.1-50%	350
Kenneth City	25 or older	more than 50%	168
St. Petersburg	25 or older	30.1-50%	13274
St. Petersburg	25 or older	more than 50%	9230
Pinellas Park	25 or older	30.1-50%	2978
Pinellas Park	25 or older	more than 50%	2125

**Table 5: 2016 Housing Burden**

## PHYSICAL ENVIRONMENT

According to the National Low-Income Housing Coalition, an individual working at minimum wage of (\$8.25 an hour in Florida) would have to work 84 hours a week to afford a modest 1-bedroom apartment at fair market rent. <sup>xxii</sup>

In Pinellas County, with a minimum wage of \$8.25, affordable rent is \$429 a month, and a zero- bedroom is \$765 a month. This disparity leaves the county's low-income residence in a difficult position. Tables 6 and 7 depict the Fair Market Rents and Annual Incomes needed to afford rent in Pinellas and Florida. <sup>xxiii</sup>

FAIR MARKET RENT		
FAIR MARKET RENT	FLORIDA	PINELLAS COUNTY
Zero-Bedroom	\$777	\$765
One-Bedroom	\$898	\$842
Two-Bedroom	\$1,118	\$1,045
Three-Bedroom	\$1,511	\$1,373
Four-Bedroom	\$1,815	\$1,656

**Table 6:** Fair Market Rent State/County Comparison <sup>xxiv</sup>

ANNUAL INCOME NEEDED TO AFFORD HOUSING		
ANNUAL INCOME NEEDED TO AFFORD	FLORIDA	PINELLAS COUNTY
Zero-Bedroom	\$31,078	\$30,600
One-Bedroom	\$35,936	\$33,680
Two-Bedroom	\$44,716	\$41,800
Three-Bedroom	\$60,433	\$54,920
Four-Bedroom	\$72,592	\$66,240

**Table 7:** Annual Income Needed to Afford Housing State/County Comparison <sup>xxv</sup>

HOURS NEEDED TO WORK PER WEEK AT MINIMUM WAGE TO AFFORD HOUSING		
WORK HOURS/WEEK AT MINIMUM WAGE	FLORIDA	PINELLAS COUNTY
Zero-Bedroom	72	71
One-Bedroom	84	79
Two-Bedroom	104	97
Three-Bedroom	141	128
Four-Bedroom	169	154

**Table 8:** Hours Needed to Work Per Week at Minimum Wage to Afford Housing (State/County Comparison) <sup>xxvi</sup>



# PHYSICAL ENVIRONMENT

Housing is more than a physical structure designed to keep its occupants warm, safe, dry, and free from disease. People’s homes are meaningful places, intimately connected to their sense of security, confidence, self-esteem, and overall social and emotional well-being. Quality of shelter is compromised by overcrowding, inadequate sanitation facilities, presence of fire and safety hazards, and poor ventilation. Inadequate housing or absence of housing can impact both physical and mental health. <sup>xxvii</sup>

## Transit/Transportation

Individuals that have transportation that is unavailable, inaccessible, or unreliable face significant hurdles in accessing care. Households without reliable transportation also have problems accessing food and other services not located within walking distance. Because affordable housing is increasingly located far from main transportation lines and jobs, low-income individuals are more likely to have long commutes to work. This further reduces their time for exercising, shopping for fresh foods, and additional earning opportunities, thus exacerbating the impact of poverty. <sup>xxviii</sup>

OCCUPIED HOUSING UNIT CHARACTERISTICS: TRANSPORTATION		
STATISTIC (2016)	FLORIDA	PINELLAS COUNTY
With no vehicles available (%)	6.9	8.6
With 1 vehicle available (%)	41.1	46.7
With 2 vehicles available (%)	38	34.6
With 3 or more vehicles available (%)	13.9	10.1

Table 9: Occupied Housing Unit Characteristics Related to Transportation <sup>xxix</sup>

MODE OF TRANSPORTATION TO WORK		
MODE OF TRANSPORTATION (2016)	FLORIDA	PINELLAS COUNTY
Workers who used car, truck or van -carpooled	9.3%	7.9%
Workers who used car, truck or van -drove alone	79.5%	79.5%
Public transportation	2.1%	1.8%
Worked at home	5.4%	6.2%
Workers who walked to work	1.5%	1.6%
Other means (motorcycle, bicycle, taxi, or other means)	2.2%	3.0%

Table 10: : Mode of Transportation to Work <sup>xxx</sup>

# ABOUT THE FOUNDATION FOR A HEALTHY ST. PETERSBURG

The Foundation for a Healthy St. Petersburg (FHSP) is a private foundation formed in 2013 following the sale of the nonprofit Bayfront Health St. Petersburg. It is the steward of almost \$180 million in assets to support health equity in Pinellas County. Our mission is to end differences in health due to social or structural disadvantages to improve population health. We do this by inspiring and empowering people, ideas, information exchange, organizations and relationships.

Not everyone in Pinellas County is able to attain their highest level of health and well-being. Too often, the place where a person is born, grows, lives, works, learns, or ages contains impediments stemming from entrenched social or demographic factors such as race, gender, personal attribute, income, or geography. This is unacceptable and ultimately unsustainable. The Foundation for a Healthy St. Petersburg seeks to address health disparities, advance population health, and achieve health equity in Pinellas County.

The Foundation is focused on social factors, which directly impact health outcomes, such as housing, income, education, transit, and many others as listed in the Social Determinants of Health Framework below.





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### PLEASE NOTE:

*This series of Pinellas Highlights is intended to illustrate the Foundation's definitions of the Social Determinants of Health framework and to provide specific data related to the Foundation's geographic focus area. The data presented is not comprehensive.*

