

FLORIDA SUPPORTIVE HOUSING COALITION

2021 LEGISLATIVE PRIORITIES

Appropriate all State Housing Trust Funds for Affordable Housing and Increase the Percentage of State Housing Trusts Funds for the State Apartment Incentive Loan Program (SAIL)

Florida faces an affordable housing crisis. 795,605 renter households earning 60% or less of Area Median Income (AMI) are cost burdened (paying more than 40% of income on housing).¹ This is largely because housing prices have increased exponentially more than wages. Between 1960 and 2016, inflation adjusted rents increased 61% while median renter incomes increased only 5%.²

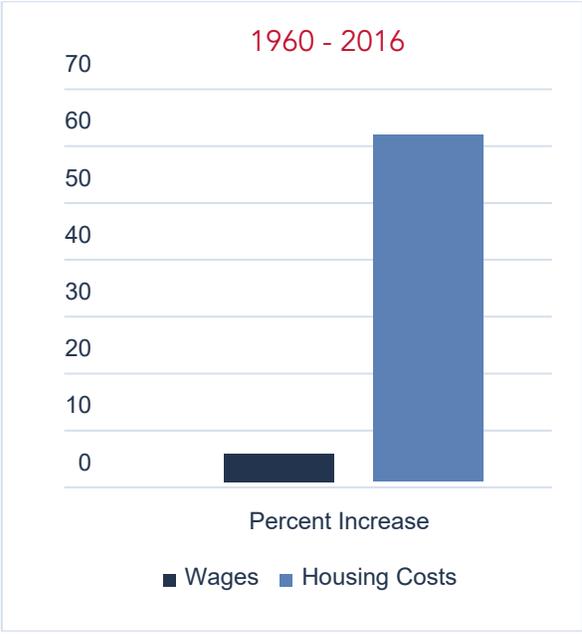
Challenging housing costs and shifting preferences among Millennials have caused resident rental vacancies to tighten strongly over the past five years.³

Florida Housing Finance Corporation Portfolio Occupancy Reports for 2020 show an average statewide occupancy rate above 96%.

Cost Burdened Renter Households by Income



Comparison of Wage vs Housing Cost Increases



¹ University of Florida Shimberg Center for Housing Studies; "2019 Rental Market Study"

² Joint Center Housing Studies of Harvard University, Documenting the Long-Run Decline in Low Cost Rental Units in the US by State; 2019

³ The Florida Legislature, Office of Economic and Demographic Research, Florida: An Economic & Revenue Update, 1/14/20

Appropriate 20% of SAIL Funding for Persons with Special Needs and Persons Experiencing Homelessness

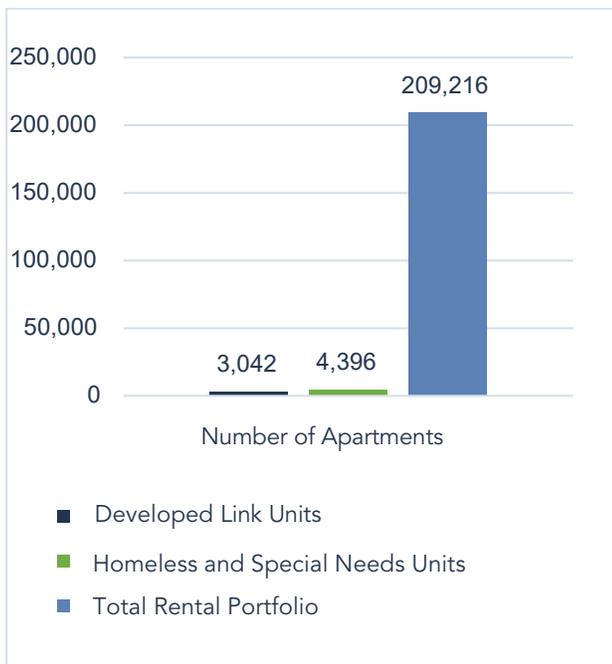
Include the following proviso within appropriations to Florida Housing Finance Corporation which designates funding for special needs and homeless housing. This is similar proviso that designates funds to persons with developmental disabilities.

AFFORDABLE HOUSING PROGRAMS FROM STATE HOUSING TRUST FUNDS (SAIL) ...

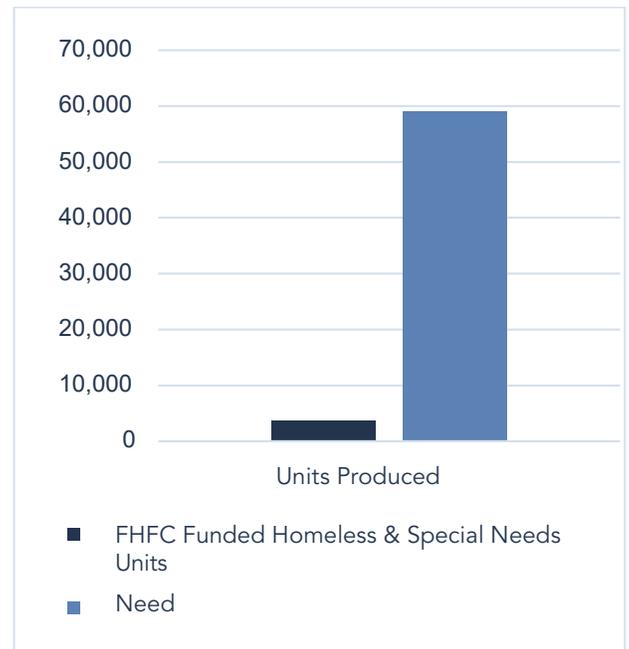
From the funds in Specific Appropriations ..., 20% of nonrecurring funds from the State Housing Trust Fund is provided to fund a competitive grant program for housing developments designed, constructed, and targeted to persons with special needs as defined in 420.0004 Florida Statutes and to persons experiencing homelessness as defined in 420.621 Florida Statutes. The purpose of such funding is to increase special needs and homeless units currently are less than 4% of the 21% need. Private, non-profit organizations whose primary mission includes serving persons with special needs or experiencing homelessness shall be given priority for these grant funds.

NEED

FHFC Homeless and Special Needs Units Compared to Total Rental Portfolio



Supportive Housing Units Produced vs Estimated Need



University of Florida Shimberg Center for Housing Studies; "2019 Rental Market Study"

Appropriate \$100,000 to Implement Florida Supportive Housing Coalition's Community Dialogue Technical Assistance Program

- The Florida Supportive Housing Coalition (FSHC) is seeking \$100,000 to fund its Community Dialogue Technical Assistance Program (CDTA). A Senate Local Budget Initiative Request (Form 1521) has been filed by Senator Book.
- FSHC understands the complexity and hurdles in developing supportive housing and the reality that it takes a community of leaders to accomplish and be successful.
- The need is great -- the 2019 Shimberg Rental Study indicates a 21% supportive housing need but currently only 3.4% of supportive housing units are available.
- Research shows a cost savings of approximately 30% to the community when serving previously homeless individuals in safe, stable housing with wrap-around services (supportive housing).
- CDTA is unique in that it brings together county and city government officials, affordable housing developers, private and public foundations, faith-based organizations, housing service providers, homeless coalitions, and others to learn how their collaboration can bring success.
- CDTA focuses on the development of supportive housing for persons with disabilities or experiencing homelessness, families in child welfare, and youth aging out of foster care.
- CDTA is designed to provide each participating local community specific researched information related to its supportive housing needs, resources, opportunities, and barriers.
- At the conclusion of the technical assistance, participants will have developed an Action Plan for moving forward, created a Steering Committee to oversee the continuation of the Action Plan, developed marketing plans to overcome community concerns, and scheduled a follow-up meeting with the CDTA Team.
- CDTA was funded \$75,000 in 2017 and provided technical assistance to 3 counties (Alachua, Polk, and Lee). Since implementation Lee County was awarded funding for a supportive housing project in 2020, and Polk County is working with a developer to submit a funding request to Florida Housing Finance Corporation. Alachua County is working with its local officials and community.
- Refunding the Community Dialogue Technical Assistance Program would allow FSHC to work with new communities to expand supportive housing.

Increase Funding for the Department of Children & Families Care Coordination Transitional Voucher Project

- Allocate \$3,465,000 to expand the Department of Children & Families Care Coordination & Transitional Voucher Project. [\$2,252,250 for Care Coordination & \$1,212,750 for Transitional Vouchers].
- This funding will enable 2,234 more individuals transition from acute care services, State Mental Health Treatment Facilities, Florida Assertive Community Treatment (FACT) Teams, and homelessness to independent community living.
- The Florida Department of Children & Families Care Coordination Transitional Voucher program is in place to provide care coordination and vouchers to purchase services and housing assistance to persons with behavioral health disorders to live independently in the community and build a support system to sustain recovery and independence.
- The Transitional Voucher component assist eligible individuals obtain and maintain affordable housing with supportive wrap-around services.
- Research shows that a combination of stable housing, treatment, and recovery supports leads to improved consumer physical health and wellbeing, and reductions in their substance use and psychiatric symptoms.¹
- Florida research demonstrates persons in supportive housing have a 58% decrease in hospital costs, a 43% decrease in ER costs, and a 72% decrease in days spent in jail.²
- The current funding allocations for the Care Coordination & Transitional Voucher Project is \$9,000,000; [\$5,500,000 for Care Coordination and \$3,500,000 for Transitional Vouchers]. The project is at full capacity and is unable to expand to assist other consumers capable of transitioning from high costs services to less expensive independently living.

Cost Calculation: This amount was calculated based on DCF FY 2019-20 expenditures and unduplicated individuals served through April 2020.

See DCF/ME Guidance 29 for more information: <https://www.myflfamilies.com/service-programs/samh/managing-entities/2019/IncDocs/Guidance%2029%20Voucher.pdf>

1 Heslin KC (AHRQ), Weiss AJ (Truven Health Analytics). Hospital Readmissions Involving Psychiatric Disorders, 2012. HCUP Statistical Brief #189. May 2015. Agency for Healthcare Research and Quality, Rockville, MD. <http://www.hcup-us.ahrq.gov/reports/statbriefs/sb189-Hospital-Readmissions-PsychiatricDisorders-2012.pdf>.

2 The Solution That Saves, Ability Housing, Inc, <https://abilityhousing.org/the-solution-that-saves-2/>

Florida Permanent Supportive Housing Researched Costs Savings Results

Savings to the Healthcare System¹



Savings to Criminal Justice System²



Arrests and bookings two-years prior to housing totaled **\$74,256** (84 arrests). After housing, the cost fell to **\$25,636** (29 arrests), a reduction of **65%**.



Days spent in jail two-years prior to housing totaled **\$123,447** (2,053 days). After housing the cost fell to **\$34,274** (570 days), a reduction of **72%**.

Total savings for arrests, bookings and jail time

\$137,792

Impacts to Welfare Involved Families³

When supportive housing is targeted to welfare involved families, outcomes improve demonstratively. According to a small study conducted by CSH:

- >60% of open cases were closed, on average 10 months after the family moved into supportive housing
- >60% of families had no subsequent abuse/neglect cases
- No children were removed from the home
- School attendance increased an average of 25 days
- Increased ability to maintain relations and rebuild support systems
- Had a powerful impact on the importance parents placed on becoming a better parent
- 1/3 of parents participated in job readiness/employment skills training

¹Ability Housing-The Solution That Saves 2018

²Ability Housing-The Solution That Saves 2018

³ Corporation for Supportive Housing CSH.org/supportive-housing101/data/