



ELDER HOUSING CRISIS: LOCAL AND STATE SOLUTIONS

September 24, 2024

1:30 – 3:00 pm

PANELISTS

- **Maria Pellerin Barcus**, Elder Initiative Coordinator, Florida Supportive Housing Coalition
- **Ann Marie Winter**, Executive Director, Area Agency on Aging of Pasco-Pinellas
- **Stephen Ferrante**, PhD, MSW, Principal Partner, Group Victory

FSHC ELDERLY INITIATIVE: OVERVIEW

- **LAUNCHED AT LAST YEAR'S SUMMIT**
- **FOCUS: PEOPLE OVER 55 WHO HAVE LOST OR ARE AT RISK OF LOSING HOMES**
- **WHAT WE'VE LEARNED SO FAR**
- **LOCAL AND STATE SOLUTIONS**
- **WHAT WE CAN DO**
- **PROGRESS TO DATE**

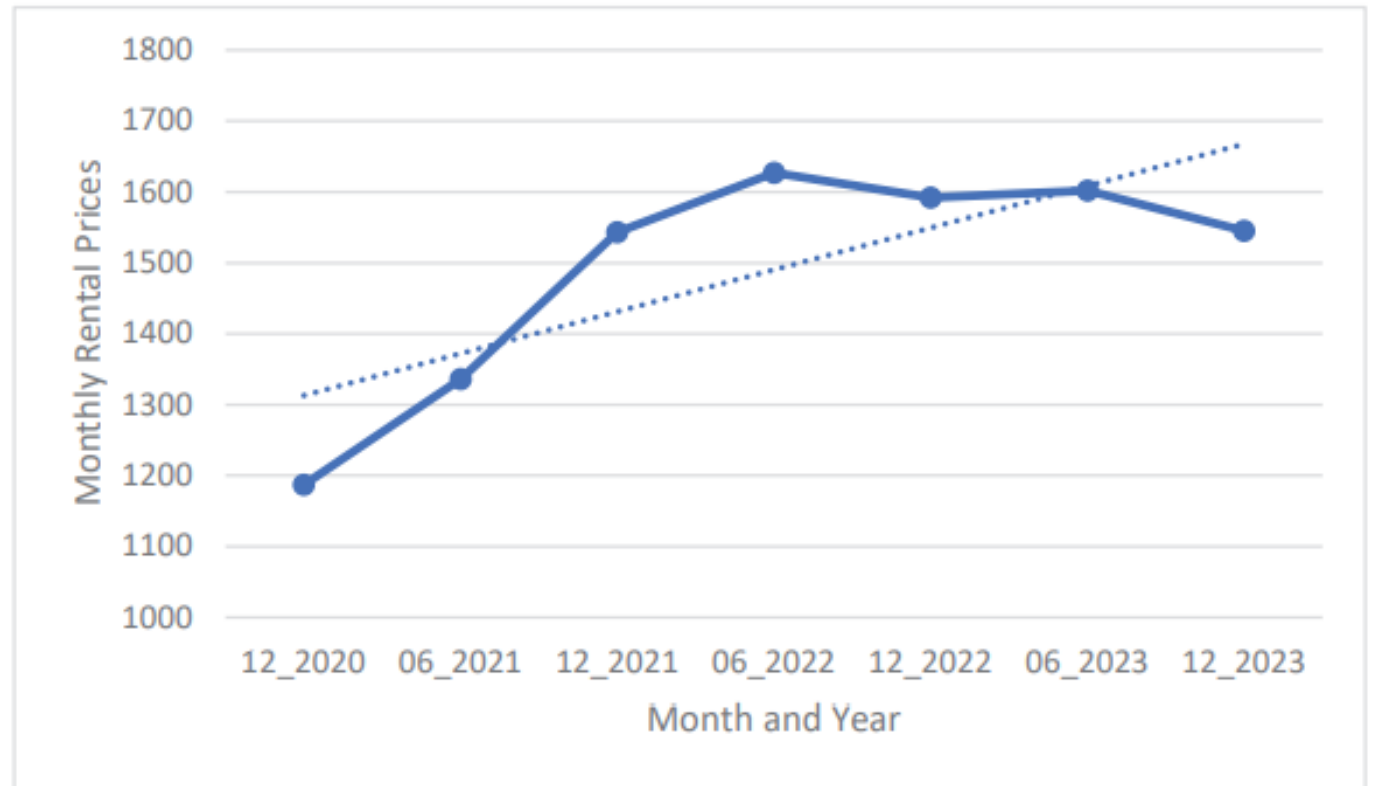
WHAT WE'VE LEARNED

FLORIDA'S ELDER HOUSING CRISIS

- **Florida** - 2nd fastest growing U.S. state – housing supply has not kept up with demand, increasing housing prices
- **Rising Housing Costs** - exacerbated by inflation, supply disruptions in building materials, higher interest & insurance rates
- **Florida** - High percentage of elderly residents (27%)
 - People over 65 fastest growing age group
- **Birth Cohort Phenomenon** - People born in the latter half of the “Baby Boom” (1955-1965) did not fare as well economically, are more likely to rely solely on Social Security in retirement & experience homelessness in their later years

SOME GOOD
NEWS:
RENTS LEVELING OFF

Figure 1. Rental Prices Across Florida Start to Steadily Decline After June 2022



Source: Apartment List Rental Data

**SOME GOOD NEWS:
SENIOR HOMELESSNESS STEADY**

2024 COUNCIL ON HOMELESSNESS ANNUAL REPORT

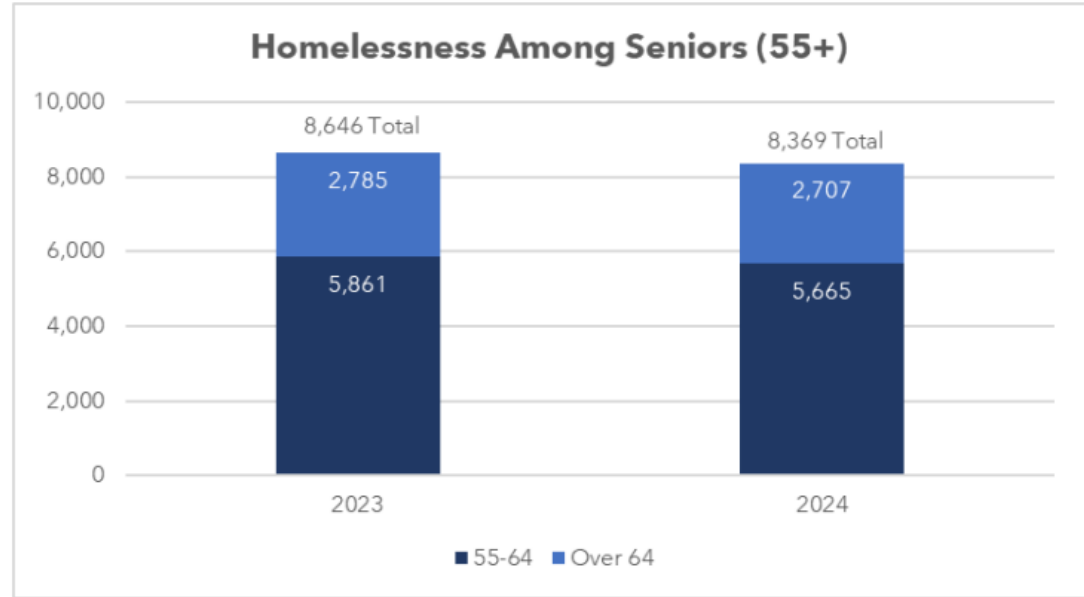


FIGURE 15: HOMELESSNESS AMONG SENIORS (2023-2024)

2023: 32% of Florida's Unsheltered Homeless Were 55+

HUD Point-in-Time Data. Prior to 2023 these age groups were not disaggregated.

	55-64	% of Total	65+	% of Total
Total	5808	18.9	2859	9.3
Sheltered	2402	15.7	1276	8.4
Unsheltered	3406	22	1583	10.2

**SOME GOOD
NEWS:**

**FOCUS ON HOUSING
ISSUES**

- **HOUSING IS IN THE NEWS**
 - **HOUSING IS BEING
DISCUSSED IN ELECTIONS
AT ALL LEVELS**
-

ELDERLY SUBGROUPS AND POTENTIAL SOLUTIONS

	Sub-groups	Considerations	Potential Solutions
Homeless System	Aging while homeless	Chronic Age faster	Increase availability of supportive housing
	Formerly homeless aging in supportive housing	Need additional age and health related services	Access services through AAA's and managed health care (PACE)
	First-time homeless	Ashamed to ask for help Don't know where to turn Minimal assets	Bring all comm. Resources to bear Consider all options inc. home sharing and moving Expand aff. Housing @ 30% AMI Support services as needed
At risk of losing independent housing in community	Low-income, over-burdened Renters		
	Low-income, over-burdened homeowners - insurance - HOA assessments	More likely to have equity, assets, and options	Financial counseling and housing navigation; moving assistance State solutions on insurance and reserves

WHO IS MOST AT RISK OF LOSING HOUSING

- Single, elderly renters relying on Social Security with very limited assets, lacking family support network
 - Homeowners 65+ have nearly 50 times the net wealth of older renters; 43 percent of older renters had less than \$1,000 in cash savings.
 - 28% of people 65+ live alone compared to 10% in 1950
- Predominantly women due to longer life expectancy – Loss of spouse or partner means loss of one Social Security check
- Follows a traumatic event – loss of a spouse, health care crisis, large increase in rent
- Challenged to obtain help when needed to continue living independently

COST BURDENED RENTERS 55+

Forty percent of low-income, cost burdened renter households are headed by someone age 55 or older.



347,312
cost burdened renter
households are age 55+.

- The share of 55+ households is up from 34% in 2019.
- Includes 72,778 (8%) age 75-84 and 34,363 (4%) age 85+.
- Highest shares are in Pasco/Pinellas, Southwest/South Central Counties, and Treasure Coast/Palm Beach, where nearly half of cost burdened renter households are 55+.

Source: Shimberg Center analysis of U.S. Census Bureau, 2022 American Community Survey; University of Florida Bureau of Business Research, 2023 Population Projections.

IMPACT OF HOUSING ON BUDGET

Location	Ave. Soc Sec Monthly Income Single Sr.	One-Bedroom Median Rent (Metro Area)	One-Bedroom Subsidized Rent @ 30% AMI
Orange (Orlando)	1,728	1,331	543
Brevard (Palm Bay)	1,853	1,229	531
Alachua (Gainesville)	1,847	995	536
Bay (Panama City)	1,757	1,151	486
Florida	1,814	1,313	

SOLUTIONS

COLLABORATION AMONG SYSTEMS TO EXPAND INDEPENDENT HOUSING SOLUTIONS



- INCREASE SUPPLY OF SUPPORTIVE HOUSING & HOUSING AFFORDABLE TO LOWEST INCOME SENIORS
- INCREASE AFFORDABILITY & SERVICE OPTIONS IN EXISTING HOUSING STOCK
- EARLY INTERVENTION AND ASSISTANCE TO REMAIN IN EXISTING HOUSING OR TRANSITION TO A SUSTAINABLE SITUATION

INCREASE SUPPLY OF HOUSING AFFORDABLE TO LOWEST INCOME SENIORS

PRESERVATION

- 202'S
- OTHER HUD ASSISTED

DEVELOP UNITS @ 30% AMI

- ENCOURAGE HOME-BASED SERVICES

SUPPORTIVE HOUSING FOR ELDERLY

- ALTERNATIVE TO ASSISTED LIVING

MORE STATE LEVEL SOLUTIONS

- **Additional prevention resources**
- **State-funded rental assistance**
- **Expanded home-based care**
 - Expand geographical coverage and capacity of PACE program geographically
 - Expand state-funded services and capacity
- **Expanded assistance with other costs of living**
- **Focus state plans and reports on elderly housing crisis**
(FHFC, DEA, Council on Homelessness, AHCA)
- **Implement plan to coordinate across departments**

LOCAL LEVEL SOLUTIONS

- **Front-line collaboration (CoC's, AAA's, County Govm't)**
 - Shared, up-to-date resource inventory
 - Create opportunity for in-depth problem-solving conversation; beyond information and referral
- **Know local housing resources and how they can be used – Cities and Counties receive HOME (HUD) and SHIP (State) housing funds**
- **Know the local assisted housing inventory**

<http://flhousingdata.shimberg.ufl.edu/assisted-housing-inventory>

CONSIDER ALL OPTIONS

■ Help to stay in existing housing

- Assistance with non-housing expenses
- Home improvement assistance

■ Assistance transitioning to a sustainable situation

- Housing navigation
- Alternative arrangements
 - Home sharing
 - Living with family
 - Relocating to a more affordable housing solution
- Moving assistance

PROGRESS TO DATE

- **SUMMIT WITH AREA AGENCIES ON AGING**
 - Uniform screening for housing stability
 - 2026 Legislation: Flexible funding to prevent homelessness and provide housing navigation services

- **SHIMBERG CENTER FOR HOUSING STUDIES
ANALYSIS OF ELDERLY HOUSING**
 - Rental housing needs
 - Current inventory by income level; preservation needs
 - Current rate of development

WHAT WE CAN DO

- **TELL THE STORY** – To media, government officials, elected officials, philanthropy
- **ARM OURSELVES WITH DATA AND INFORMATION TO MAKE THE CASE FOR ACTION**
- **ORGANIZE LOCAL COORDINATING EFFORTS TO COORDINATE AND FOCUS EFFORTS** (Pasco & Pinellas Example)
- **BAND TOGETHER TO FOCUS STATE ATTENTION ON THIS ISSUE**
 - Legislators
 - Various departments to collaborate on solutions