

Barney,

Thank you for the opportunity to discuss supportive housing at the Florida Housing board retreat. On behalf of the Florida Supportive Housing Coalition, I wish to reiterate a few of the points discussed; as well as share a few additional comments concerning Florida's affordable housing needs.

First, Florida Housing is to be commended for its efforts to increase the supply of housing for persons experiencing homelessness and those with special needs. However, the effort must continue in order to properly address the need. The homeless and persons with special needs are our most vulnerable neighbors. They are also the persons with greatest need for an affordable place to live.

Through 2012, Florida Housing had financed 179,264 affordable rental units. Of this, only 3,568 units (2%) were targeted to the homeless and persons with special needs. With the 2013 A.G. Settlement, resources were dedicated to persons with special needs and the homeless. This funding is still being allocated, and there are additional units being set-aside in tax credit funded projects, so I am unable to determine the exact number of special needs and homeless units that will be produced with these resources.

However, even if 1,000 units are created, the unmet need will still be over 165,000 units. This is based upon the *2013 Rental Market Study*, documenting the following affordable housing needs:

93,348	Low Income Person with a Disability Households, Paying >40% of Income for Housing
42,276	Homeless Individuals
31,148	Homeless Families with Children

Together, this represents an unmet need for 166,862 units of affordable housing.

So while Florida Housing has made progress in recent years; the unmet need is still great. Florida Housing must continue to focus resources on the creation of housing for the homeless and persons with a special need.

Related to this, is the need to focus on increasing the capacity of nonprofit developers. Many of the homeless and persons with special needs are more successful with a landlord that has a mission to provide supportive housing. Targeted RFAs and RFPs should continue; they appear to be producing an increased number of nonprofit partners capable of developing supportive housing. The outcomes of these RFAs and RFPs should be assessed to determine additional strategies that would increase the nonprofit rental housing development capacity.

Additionally, Florida Housing should utilize its HOME funding to provide time-limited rental assistance to homeless and special needs households better suited for the Rapid Re-Housing model (RRH); rather than the Permanent Supportive Housing model (PSH). PSH is successful for persons with significant barriers. However, not all homeless and special needs persons

require this level or duration of support. For these households, RRH is well documented to be the most effective and efficient method for returning them to stability.

Lastly, Florida Housing must continue to focus resources for Extremely Low-Income households. Per the *2013 Rental Study* Florida has 457,677 renter households that earn 30% or less of the area median income (Extremely Low-Income; ELI). 64.6% pay more than 60% of their income for housing. This leaves each household with limited resources to afford essentials such as food, medication, clothing and transportation. Below is a table demonstrating the limited resources remaining when 60% of a household's income is used to maintain housing:

Household size:	1	2	3	4	5	6
ELI Monthly Income:	\$1,120	\$1,280	\$1,440	\$1,600	\$1,730	\$1,858
Housing cost @ 60%:	\$672	\$768	\$864	\$960	\$1,038	\$1,115
Remaining Household Income:	\$448	\$512	\$576	\$640	\$692	\$743

So, please continue to focus resources to create housing for these households.

Again, thank you for the opportunity to provide comment as the board works to develop a new strategic plan. Please feel free to contact me should you wish additional information.

Thank you,



Shannon Nazworth

Board President

Florida Supportive Housing Coalition