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Sent: Friday, February 12, 2021 12:41 PM

To: Marisa Button <Marisa.Button@floridahousing.org>

Subject: RFA-2021 208 SAIL and Housing Credit Financing for the Construction of Workforce Housing

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Marisa,

Hope you are well. I wanted to go on record with the below comments regarding the RFA.

To Whom it May Concern,

In response to RFA-2021 208 SAIL and Housing Credit Financing for the Construction of Workforce Housing it is represented in the Workshop Agenda that the Corporation will only be accepting applications for developments in Miami-Dade, Broward and Monroe counties.

In last year's RFA all counties in Florida were eligible for funding. What is the thought process behind limiting this year's RFA to three counties?

It is apparent that all counties in Florida are in dire need of more affordable and workforce housing. Most notably, the large counties have the most documentable need for this workforce housing. This is further supported by the University of Florida's Shimerberg Center for Housing Studies in their 2020 Updated Report-Florida's Affordable Rental Housing Needs, included here.

The report states the following: Low-Income/Cost Burdened Renters as % of All Renters in the County

Broward 31%

Miami/Dade 29%

Palm Beach 31%

Orange 30%

Hillsborough 28%

Pinellas 27%

Duval 27%

All of the large counties have similar % of Low-Income/Cost Burdened Renters as it relates to all renters, and it does not appear the Miami-Dade and Broward are outliers based on this data. Furthermore, tourism dependent counties such as Orange and Pinellas Counties have been largely devastated by COVID-19. Orange county in particular is down from 76,000 million visitors in 2019 to 45,000 million in 2020. Florida's largest employer, the Walt Disney Corporation, has furloughed or terminated a large population of its work force, most of which are low paid hourly workers that rely on this type of housing.

Would the Corporation consider opening up RFA-2021 208 to all large counties for this funding cycle? It's understandable to limit the medium counties from applying for this funding as many times workforce housing rents are similar to market rate rental rates. By limiting the RFA to three counties, all located in Southeast Florida, the other Large Counties that have equal demand are not eligible for these state resources. Miami-Dade and Broward receive more funding and preferences for affordable housing in the 9% Housing Credit and SAIL RFA's. Precluding Large Counties outside of Southeast Florida from

applying for workforce housing funds seems to be a disservice to the families living in these counties when there is a clear need for affordable housing options. Miami-Dade, Broward and Monroe counties already receive special preference in other RFAs.

Thank you for your consideration,

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Florida's Affordable Rental Housing Needs: 2020 Update

This brief updates key findings from the Shimberg Center's 2019 Rental Market Study.



780,146

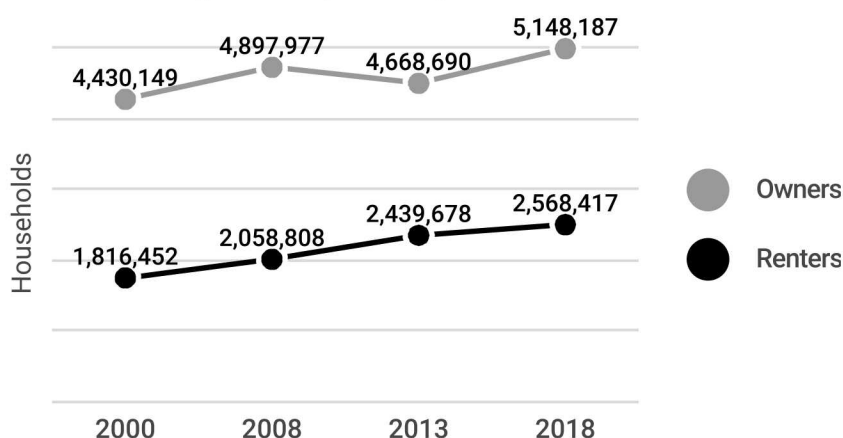
low-income households in Florida pay more than 40% of income for rent.

- **Low-income:** Household income is 60% of area median income (AMI) or less
- **Cost-burdened:** Paying more than 40% of income for gross rent (rent + utilities).
- Student-headed, non-family households are excluded.

Florida has added renters steadily since 2000.

- Florida added 751,965 renter households 2000-2018.
- The state added over 718,000 owner households between 2000 and 2018. The owner count briefly dipped between 2008 and 2013 but rebounded after that.
- The homeownership rate fell from 71% in 2000 to 67% in 2018.

Households by Tenure, Florida, 2000-2017

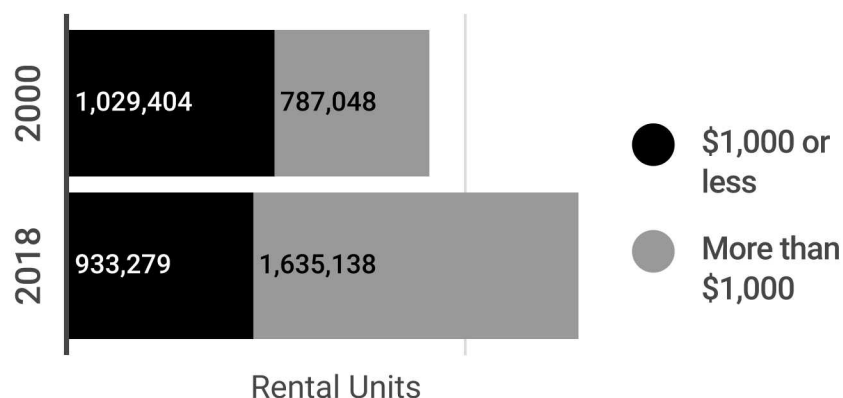


Source: Shimberg Center analysis of U.S. Census Bureau, 2000 Census and 2008/2013/2018 American Community Survey.

Florida added hundreds of thousands of rental units from 2000 to 2018 but lost units renting for \$1,000 or less (2018 \$).

- Florida added 848,090 units with rents above \$1,000 from 2000 to 2018.
- The state lost 96,125 units renting for \$1,000 or less.
- In 2000, 57% of units rented for \$1,000 or less. In 2017, only 36% did.

Units by Gross Rent Above/Below \$1,000 (2018 \$), Florida, 2000 & 2018



Source: Shimberg Center analysis of U.S. Census Bureau, 2000 Census and 2018 American Community Survey.

Low-Income ($\leq 60\%$ AMI), Cost Burdened ($>40\%$) Renter Households by County in Florida, 2020

County Name	Low-Income, Cost Burdened Renters	Low-Income/ Cost Burdened Renters as % of All Renters in the County
Large		
Broward	80,930	31%
Duval	42,512	27%
Hillsborough	62,283	28%
Miami-Dade	128,173	29%
Orange	64,871	30%
Palm Beach	55,707	31%
Pinellas	38,356	27%
<u>Large Total</u>	472,832	29%
Medium		
Alachua	14,214	32%
Bay	6,286	25%
Brevard	17,738	28%
Charlotte	4,666	29%
Citrus	3,517	30%
Clay	4,591	23%
Collier	11,025	27%
Escambia	11,818	25%
Flagler	2,949	29%
Hernando	5,304	31%
Highlands	2,695	26%
Indian River	3,964	30%
Lake	9,550	27%
Lee	22,538	27%
Leon	15,832	29%
Manatee	12,408	29%

County Name	Low-Income, Cost Burdened Renters	Low-Income/ Cost Burdened Renters as % of All Renters in the County
Medium (Cont.)		
Marion	8,392	25%
Martin	3,707	25%
Okaloosa	7,757	27%
Osceola	13,463	32%
Pasco	16,316	28%
Polk	18,663	25%
Santa Rosa	3,840	24%
Sarasota	12,782	26%
Seminole	14,618	24%
St. Johns	5,299	26%
St. Lucie	9,701	31%
Sumter	1,626	27%
Volusia	18,588	29%
<u>Medium Total</u>	283,847	27%
Small		
Baker	461	21%
Bradford	628	22%
Calhoun	159	20%
Columbia	1,464	22%
DeSoto	964	26%
Dixie	323	22%
Franklin	212	20%
Gadsden	1,002	20%
Gilchrist	234	22%
Glades	229	25%

Table Continued

County Name	Low-Income, Cost Burdened Renters	Low-Income/Cost Burdened Renters as % of All Renters in the County
Small (Cont.)		
Gulf	263	20%
Hamilton	310	22%
Hardee	690	26%
Hendry	1,016	25%
Holmes	415	25%
Jackson	963	20%
Jefferson	260	20%
Lafayette	102	22%
Levy	820	22%
Liberty	127	20%
Madison	346	23%
Monroe	3,663	29%
Nassau	1,506	21%
Okeechobee	964	25%
Putnam	2,025	27%
Suwannee	978	23%
Taylor	319	22%
Union	267	22%
Wakulla	447	20%
Walton	1,823	25%
Washington	487	25%
<u>Small Total</u>	23,467	24%
<u>State Total</u>	780,146	28%

Source: Shimberg Center analysis of U.S. Census Bureau, 2000 Census and 2014-2018 5-Year American Community Survey; University of Florida Bureau of Business and Economic Research, 2019 Population Projections

The Shimberg Center for Housing Studies conducts research into housing policy and planning, with a special focus on housing affordability for Florida residents. Contact the Shimberg Center at (352) 273-1192 or fhdc-comments@shimberg.ufl.edu.