

The Florida Senate
BILL ANALYSIS AND FISCAL IMPACT STATEMENT

(This document is based on the provisions contained in the legislation as of the latest date listed below.)

Prepared By: The Professional Staff of the Committee on Children, Families, and Elder Affairs

BILL: SM 1426

INTRODUCER: Senator Abruzzo

SUBJECT: Supportive Housing for the Elderly Program

DATE: April 9, 2015

REVISED: _____

	ANALYST	STAFF DIRECTOR	REFERENCE	ACTION
1.	Hendon	Hendon	CF	Favorable
2.			CA	
3.			RC	

I. Summary:

SM 1426 finds that the elderly population in Florida are in need of affordable housing. The memorial urges the United States Congress to provide adequate funding for the Supportive Housing for the Elderly Program.

II. Present Situation:

The Supportive Housing for the Elderly Program is a federal program that provides assistance to expand the supply of housing with supportive services for the elderly.¹ Through the program, the U.S. Department of Housing and Urban Development (HUD) provides capital advances to eligible private, and nonprofit sponsors.² The sponsor then supplies the affordable housing. The capital is interest free and does not have to be repaid so long as the housing remains available for very low-income elderly persons for at least 40 years. Project rental assistance covers the difference between the HUD-approved operating cost of the project and the tenants' contributions toward rent. Occupancy is open to very low-income households which include at least one person 62 years of age or older.³

The legal authority for the program is contained in section 202 of the Housing Act of 1959 (12 U.S.C. 1701q), as amended by section 210 of the Housing and Community Development Act of 1974 (Public Law 86-372); section 801 of the Cranston-Gonzalez National Affordable

¹ U.S. Department of Housing and Urban Development website, *available at* http://portal.hud.gov/hudportal/HUD?src=/program_offices/housing/mfh/progdesc/eld202 (last visited April 4, 2015).

² Mixed-finance organizations are also eligible. For-profit limited partnerships are eligible if the sole general partner is either a nonprofit organization, or a for-profit corporation wholly owned and controlled by one or more nonprofit organizations, or a limited liability company wholly owned and controlled by one or more nonprofit organizations to finance the development of rental housing with supportive services for the elderly. *Id.*

³ For the most recent income limits and their calculation methodology, see HUD, *Income Limits*, <http://www.huduser.org/portal/datasets/il.html> (last visited April 4, 2015).

Housing Act (Public Law 101-625); the Housing and Community Development Act of 1992 (Public Law 102-550); the Rescissions Act (Public Law 104-19); the American Homeownership and Economic Opportunity Act of 2000 (Public Law 106-569); the Housing and Economic Recovery Act of 2008 (Public Law 110-289); and section 202 Supportive Housing for the Elderly Act of 2010 (Public Law 111-372). Regulations may be found at 24 CFR part 891.⁴

III. Effect of Proposed Changes:

The memorial urges the United States Congress to provide adequate funding of the Supportive Housing for the Elderly Program. The Legislature finds that the elderly population in Florida needs low-cost housing. Copies of the memorial are to be distributed to the President of the United States, to the President of the United States Senate, to the Speaker of the United States House of Representatives, and to each member of the Florida delegation to the United States Congress.

IV. Constitutional Issues:

A. Municipality/County Mandates Restrictions:

None.

B. Public Records/Open Meetings Issues:

None.

C. Trust Funds Restrictions:

None.

V. Fiscal Impact Statement:

A. Tax/Fee Issues:

None.

B. Private Sector Impact:

If federal funding increased, persons needing affordable housing and entities supplying affordable housing would benefit.

C. Government Sector Impact:

Additional affordable housing would likely reduce the state's costs in other areas assisting the elderly and low income persons.

⁴ *Id.*

VI. Technical Deficiencies:

None.

VII. Related Issues:

None.

VIII. Additional Information:

A. Committee Substitute – Statement of Changes:

(Summarizing differences between the Committee Substitute and the prior version of the bill.)

None.

B. Amendments:

None.

This Senate Bill Analysis does not reflect the intent or official position of the bill's introducer or the Florida Senate.
