



Seminole
County
Attainable
Housing
Program

Attainable Housing Program



Attainable Housing Program

Attainable housing
IS
market rate housing
FOR
market rate families



Attainable Housing Staff

Program Manager: Quentin Grose
Planner: Kristine Herrera
Project Manager: Vacant
(Program Funding FY 2024)
Project Coordinator: Vacant
(Program Funding FY 2025)



Attainable Housing benefits

Reduces Housing Deficit
Provides for Redevelopment
Builds generational wealth
Retains local employee base





Attainable Housing

- ✓ Earning up to 140% of the AMI.
- ✓ Spend no more than 30% of total household income.
- ✓ Market rates.

or

Affordable Housing

- ✓ Subsidized housing.
- ✓ Earning 80% or < of the AMI.
- ✓ Restrictive rent limits.

Attainable Housing Program



**Area
Median
Income
(AMI)**

Determined
by HUD



Price

Maximum
sales price
\$349,525.80

FHA minimum
sale price
\$472,030.00

Median sales
price
\$280,100.00



**Federal
Poverty
Guidelines**

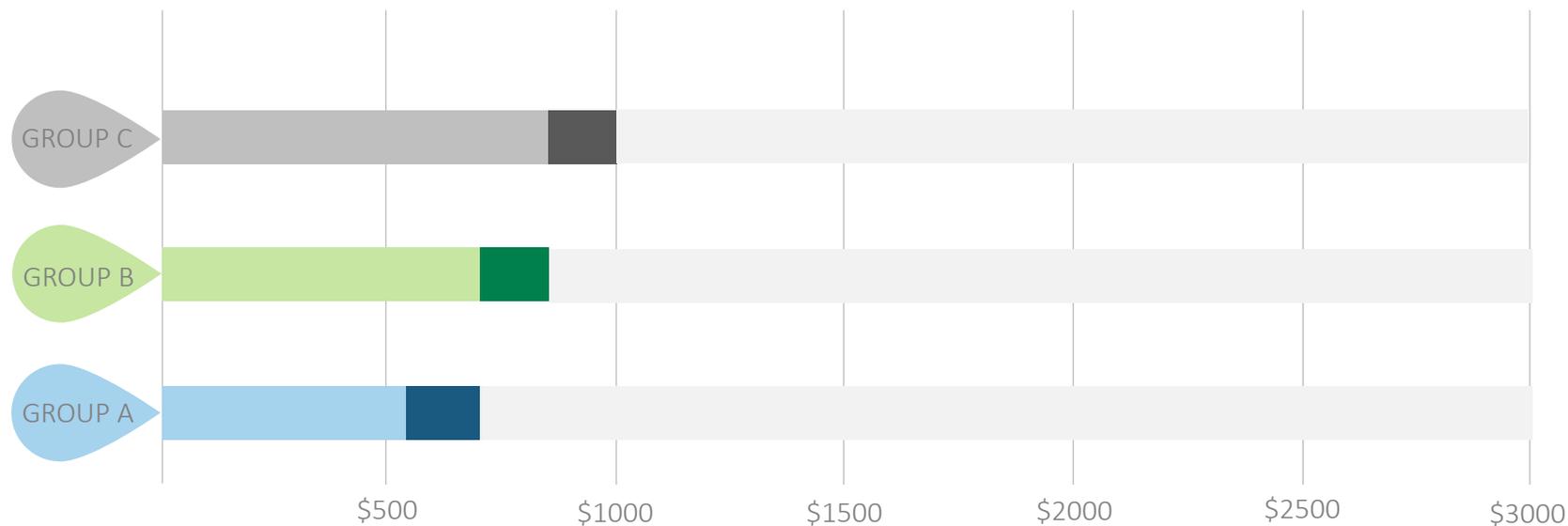
Poverty
thresholds for
administrative
purposes

Certain federal
programs



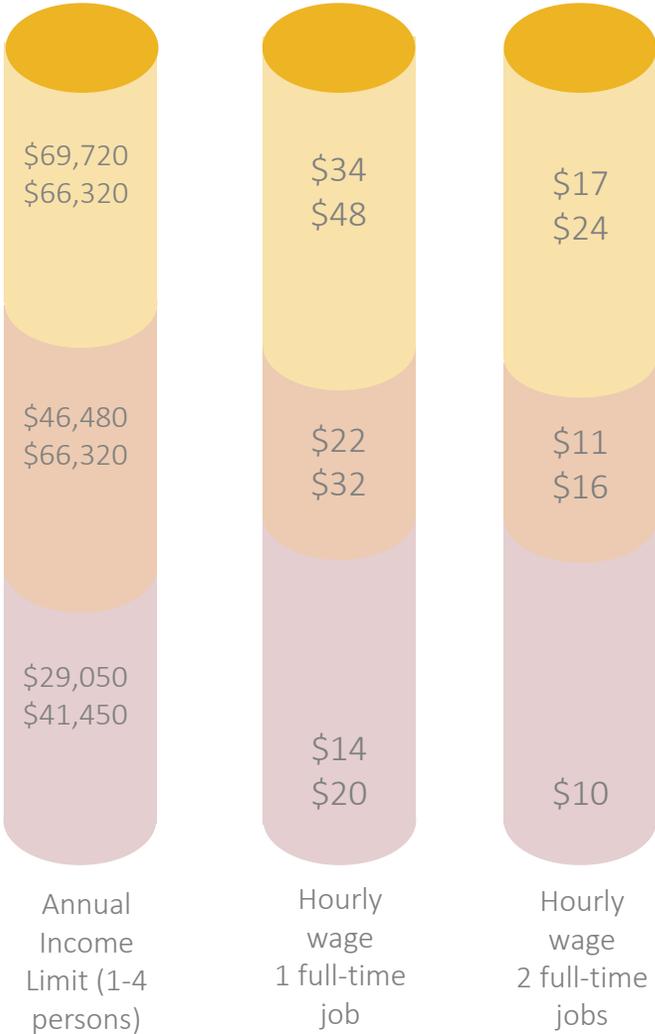
Housing Needs

How much can Florida workers afford to pay for housing each month?

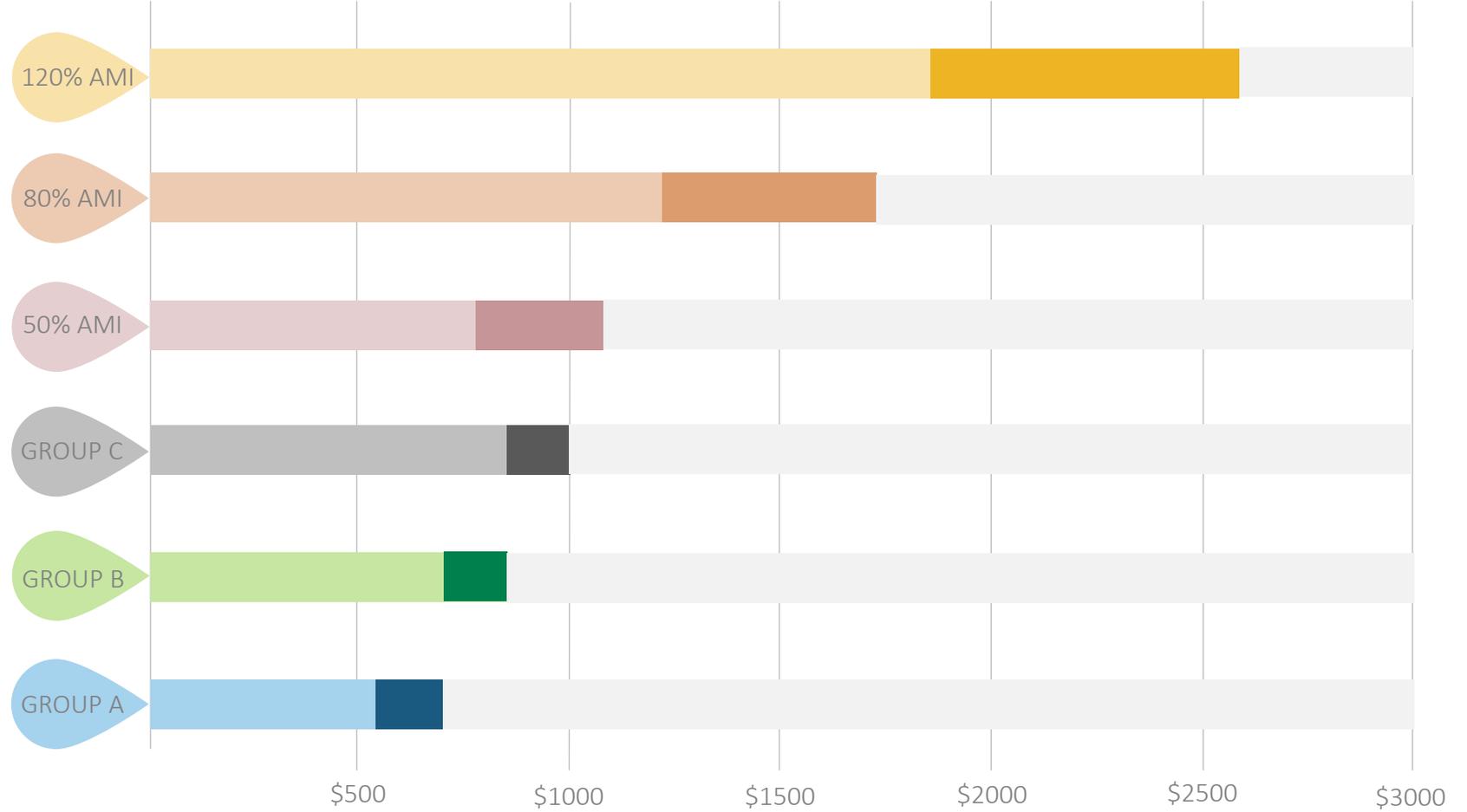


Example:

2022 Orlando % AMI & Housing Cost Limits



Housing Needs



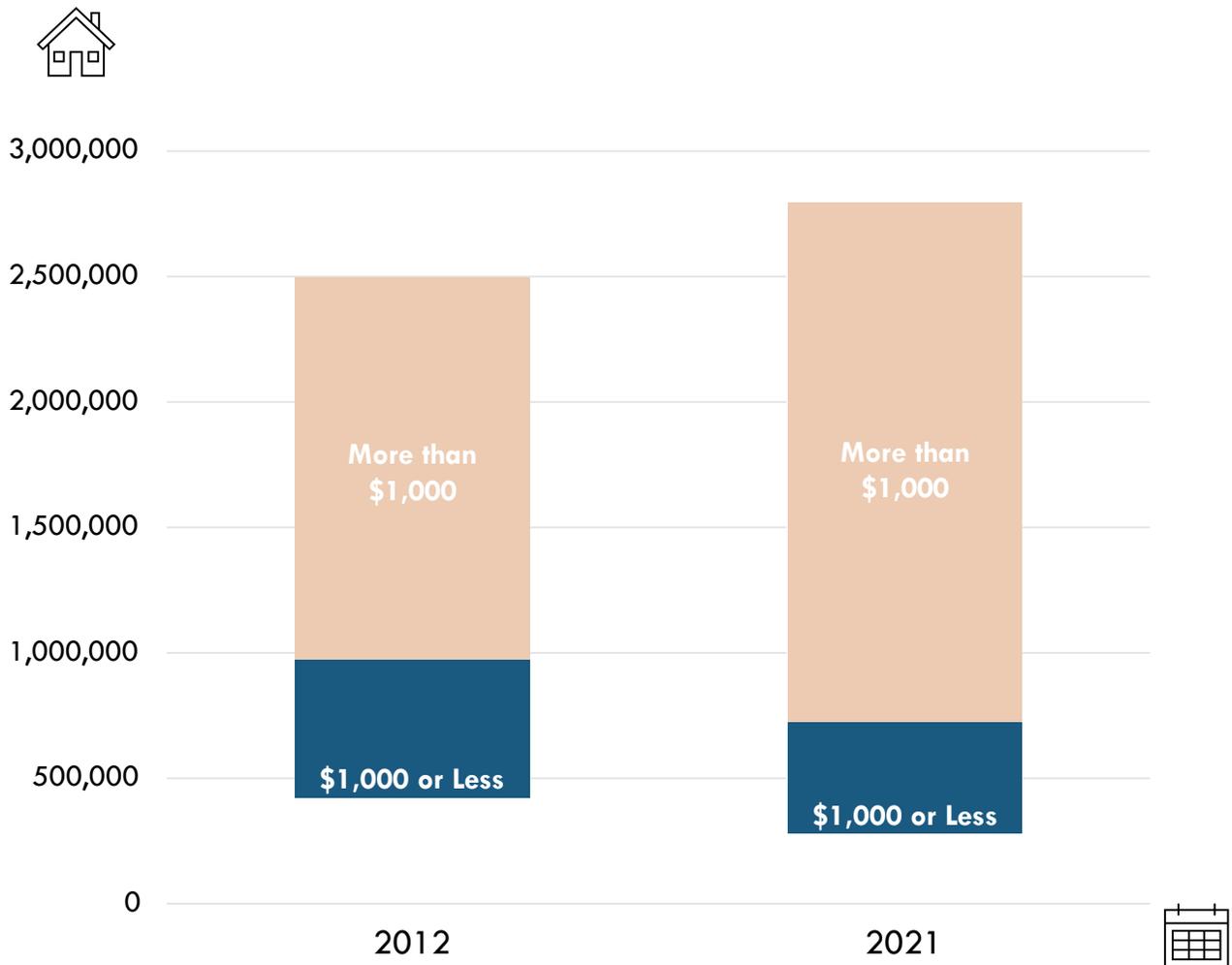
Source: Shimberg Center tabulation of Florida Department of Economic Security, Occupational Employment Statistics and Wages. Based on Median wage for jobs in Florida. Assumes full-time worker, 30% of income spent on housing costs. <http://flhousingdata.shimberg.ufl.edu/income-and-rent-limits> University of Florida

Poverty Level Chart

	Annual FPG	125%	150%	175%	200%	250%	300%	350%
1	\$13,590	\$16,988	\$20,385	\$23,783	\$27,180	\$33,975	\$40,770	\$47,565
2	\$18,310	\$22,888	\$27,465	\$32,043	\$36,620	\$45,775	\$54,930	\$64,085
3	\$23,030	\$28,788	\$34,545	\$40,303	\$46,060	\$57,575	\$69,090	\$80,605
4	\$27,750	\$34,688	\$41,625	\$48,563	\$55,500	\$69,375	\$83,250	\$97,125
5	\$32,470	\$40,588	\$48,705	\$56,823	\$64,940	\$81,175	\$97,410	\$113,645
6	\$37,190	\$46,488	\$55,785	\$65,083	\$74,380	\$92,975	\$111,570	\$130,165
7	\$41,910	\$52,388	\$62,865	\$73,343	\$83,820	\$104,775	\$125,730	\$146,685
8	\$46,630	\$58,288	\$69,945	\$81,603	\$93,260	\$116,575	\$139,890	\$163,205
9	\$51,350	\$64,188	\$77,025	\$89,863	\$102,700	\$128,375	\$154,050	\$179,725
10	\$56,070	\$70,088	\$84,105	\$98,123	\$112,140	\$140,175	\$168,210	\$196,245

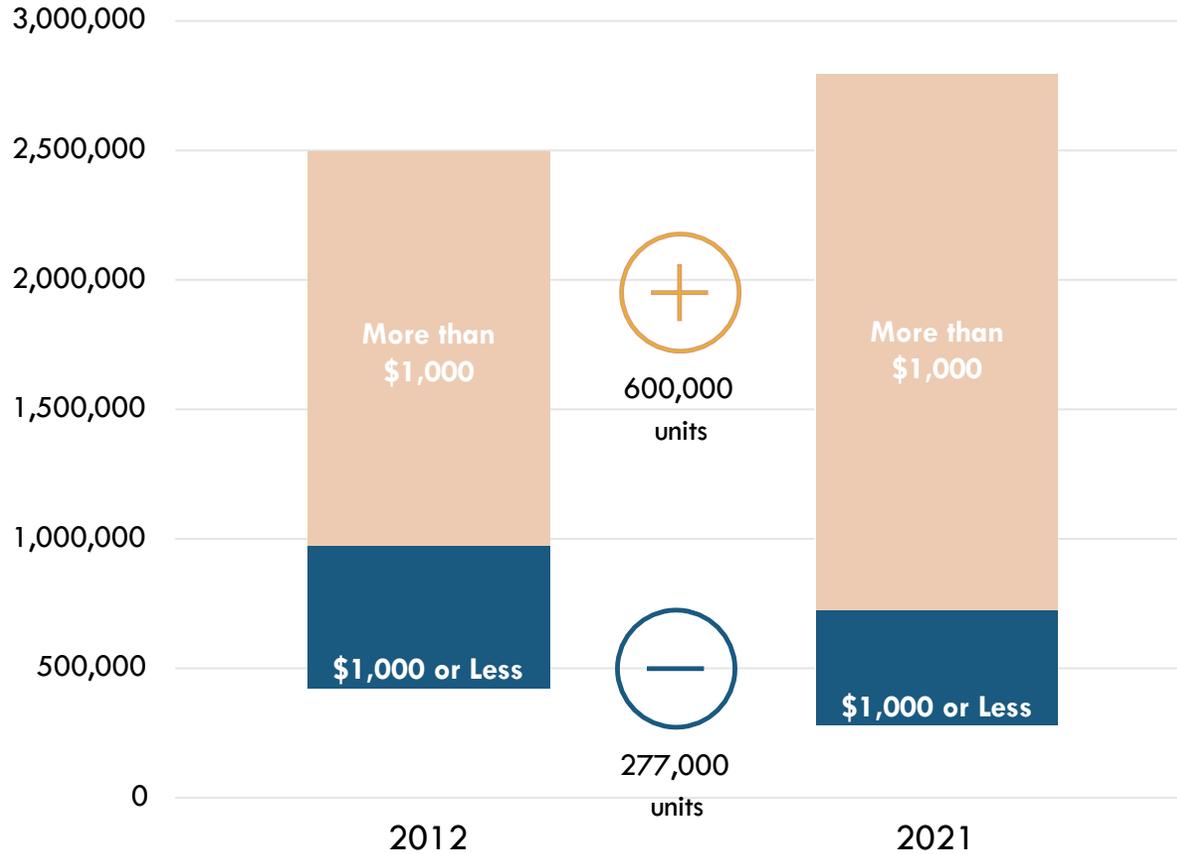


The state of Florida added hundreds of thousands of rental units between 2012 and 2021, but **lost** units renting for \$1,000 or less (2021)



Units by Gross Rent Above/Below \$1,000 (2021 \$), Florida, 2012 & 2021

Source: Shimberg Center tabulation of U.S. Census Bureau, 2012 and 2021 American Community Survey.
Year 2012 rents adjusted to 2021 dollars using Consumer Price Index.



- ▶ Net increase
2012-2021:
323,000 rental units
- ▶ \$1,000+ units **grew**
by nearly 600,000
- ▶ Units at or below
\$1,000 **fell** by nearly
277,000



Units by Gross Rent Above/Below \$1,000 (2021 \$), Florida, 2012 & 2021

Source: Shimberg Center tabulation of U.S. Census Bureau, 2012 and 2021 American Community Survey.

Year 2012 rents adjusted to 2021 dollars using Consumer Price Index.

Working to find a solution

Building a Local Housing System



Supportive Housing (affordable units + services)

- Homeless
- Older adults
- People with disabilities
- Other special needs



Affordable rental housing

- Public housing
- Subsidized (Florida Housing, HUD, USDA)
- Vouchers
- NOAH (Naturally Occurring Affordable Housing)



Affordable home ownership

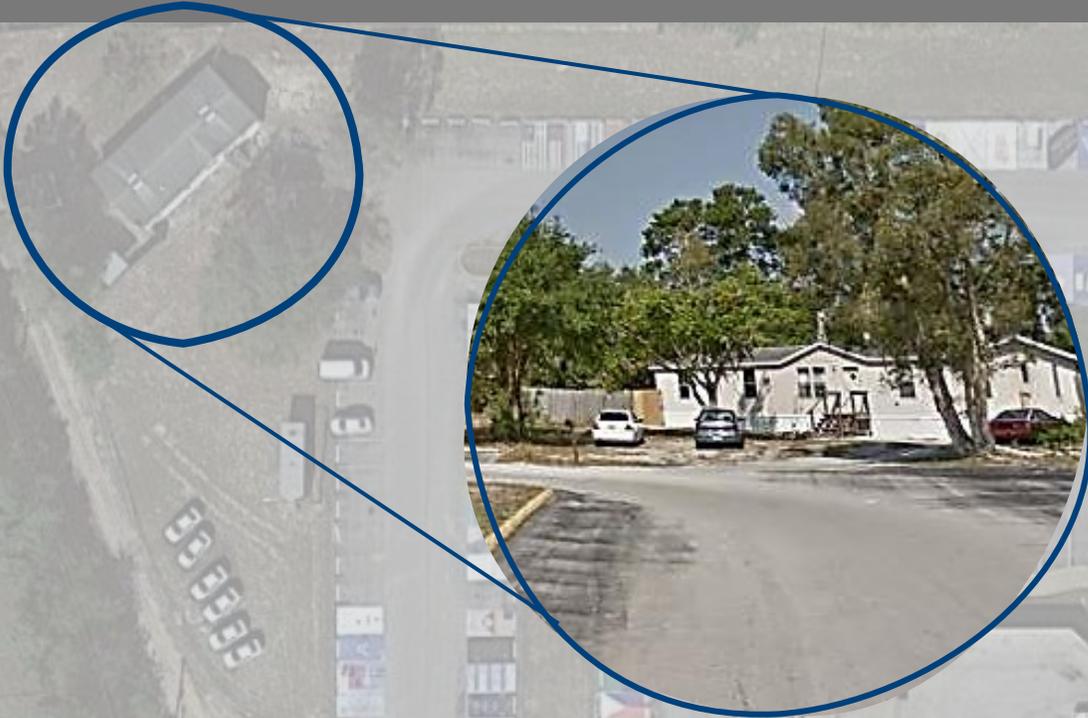
- Shared equity (e.g. community land trust)
- Down payment assistance
- Low-interest loans
- Home rehab and weatherization

The Affordable Housing Continuum

Slum & Blight



Creative use of School Board Property to provide attainable housing on surplus land.



Astronaut High School

Funding Sources

HUD



Another grantee area

CDBG



New construction

HOME



New construction

ESG



Local Funds



General Housing Trust Fund



\$1,475,187.00



\$650,000.00

Meeting Future Needs



Stakeholders
and Policies



Jurisdictional
Support



State and Local
Challenges

