

November 1, 2006

HOUSING VOUCHERS FUNDED IN FLORIDA UNDER PENDING PROPOSALS

Due largely to the flaws in the formula for distributing “Section 8” housing voucher funding, the share of vouchers in use in Florida has fallen over the past few years, from 94 percent in 2004 to a projected 91 percent in 2006. In other words, **2,974 vouchers have already been cut** in Florida over the past two years.

For 2007, Congress will have to choose among three funding approaches that have been put forward. Each provides the same new funding for the program nationally in 2007, but uses a different method for distributing the money among the 2,400 state and local housing agencies. Here is the impact that each of the three formulas would have on Florida.

- Under the formula in the Section 8 Voucher Reform Act (or SEVRA), a bill passed by the House Financial Services Committee on June 14, 2006, ***all vouchers in use in Florida in 2006 would be funded***. Moreover, agencies in Florida would receive enough funding to restore vouchers that have been cut in recent years. Overall, **97 percent of Florida’s currently authorized vouchers would be funded** under the SEVRA formula.
- The formula in the Senate appropriations bill would also renew funding for all vouchers in use in Florida in 2006. However, it would not provide agencies in Florida with enough funding to restore a substantial share of the vouchers that have been cut in recent years. Overall, **92 percent of Florida’s currently authorized vouchers would be funded** under the Senate appropriations formula.
- Under the formula in the House appropriations bill, 33 housing agencies in Florida would be forced to cut assistance to 560 low-income families in 2007. **95 percent of Florida’s currently authorized vouchers would be funded** under the House appropriations formula.

For a description of the pending proposals for distribution of renewal funding to state and local agencies and an analysis of their national impact, see "Fixing the Housing Voucher Formula: A No-Cost Way to Strengthen the Section 8 Program," <http://www.cbpp.org/11-1-06hous.htm>. The paper's Technical Appendix explains the sources and methods for the data in this table.

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Agency Estimates

Housing Agency	HUD Code	Authorized Vouchers as of Jan. 2006	Vouchers in Use in 2006 (Estimated)	Authorized Vouchers Funded in 2007			Vouchers in Use That Would Be Cut Under House Appropriations Bill
				SEVRA	Senate Appropriations Bill	House Appropriations Bill	
Alachua Co. HA	fl070	397	373	397	381	378	0
Avon Park HA*	fl012	45	20	20	21	26	0
Baker Co. Housing Assistance	fl102	147	134	147	137	126	9
Bartow HA	fl026	55	55	55	55	55	0
Boca Raton HA	fl119	571	571	571	571	571	0
Bradenton	fl023	199	199	199	199	199	0
Bradenton Housing Agency	fl101	519	443	519	452	430	13
Brevard Co.	fl020	1,912	1,639	1,912	1,672	1,608	31
Broward Co. HA	fl079	5,017	4,739	5,017	4,833	4,750	0
Citrus Co. Housing Services	fl147	101	98	101	100	94	4
Clearwater HA	fl075	1,265	976	976	996	1,084	0
Cocoa	fl019	149	134	149	137	129	6
Collier Co. HA	fl141	440	440	440	440	425	15
Crestview HA	fl046	197	197	197	197	197	0
Dania Beach HA	fl116	499	497	499	499	494	4
Daytona Beach Housing*	fl007	1,049	951	1,049	970	999	0
Deerfield Beach HA	fl081	482	446	482	455	462	0

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Deland HA*	fl072	749	593	749	604	749	0
Delray Beach HA*	fl083	1,105	710	1,105	724	816	0
Fernandina Beach HA	fl037	62	62	62	62	62	0
Flagler Co. HA	fl030	180	169	180	172	161	8
Fort Lauderdale*	fl010	2,038	1,986	1,986	2,025	2,038	0
Fort Myers CRA	fl091	1,530	1,398	1,398	1,426	1,530	0
Fort Pierce	fl041	795	607	795	619	584	23
Fort Walton Beach HA	fl069	657	546	657	556	529	16
Gainesville HA	fl063	1,227	1,199	1,227	1,222	1,123	76
Green Cove Springs	fl098	148	133	148	136	131	3
Haines Co. Housing Assistance	fl107	92	92	92	92	88	4
Hendry Co.	fl123	43	36	36	37	41	0
Hernando Co. HA	fl137	285	285	285	285	261	24
Hialeah HA	fl066	4,305	3,593	4,305	3,665	3,778	0
Hillsborough Co. Community Improvement	fl089	1,993	1,740	1,993	1,775	1,674	66
Hollywood Housing*	fl136	597	594	597	597	591	3
Holmes County HA**	fl202	194	194	194	194	194	0

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Homestead HA	fl068	1,618	1,602	1,602	1,618	1,618	0
Indian River Co. HA	fl132	345	308	345	314	299	10
Jacksonville HA*	fl001	6,517	5,824	6,517	5,940	6,181	0
Jefferson Co. Board of Co. Commissioners	fl140	129	127	129	129	124	3
Key West HA	fl013	254	211	211	215	234	0
Lake Co. Housing Agency**	fl106	485	440	485	449	431	9
Lake Wales HA	fl071	172	118	118	121	149	0
Lakeland HA	fl011	1,218	1,155	1,218	1,178	1,215	0
Lee Co. HA	fl128	211	191	191	195	211	0
Levy Co. HA	fl049	142	133	142	136	140	0
Manatee Co. HA*	fl105	757	700	757	714	757	0
Marianna HA	fl031	117	111	117	113	115	0
Miami	fl145	118	118	118	118	118	0
Miami Beach	fl017	2,508	2,481	2,508	2,508	2,508	0
Miami-Dade HA*	fl005	13,935	13,048	13,935	13,307	13,935	0
Milton HA	fl053	292	281	292	286	273	8
Monroe Co. HA	fl144	200	169	169	173	195	0
New Smyrna Beach HA	fl022	253	237	253	241	227	9

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NW FL Regional HA	fl015	826	765	765	780	826	0
Ocala HA*	fl032	1,111	1,073	1,111	1,094	1,107	0
Orange Co. sec. 8	fl093	1,173	1,074	1,074	1,095	1,169	0
Orlando HA	fl004	2,789	2,789	2,789	2,789	2,724	65
Ormond Beach HA	fl024	193	175	175	179	190	0
Osceola Co. HA	fl201	193	193	193	193	193	0
Pahokee HA, Inc.	fl021	36	33	36	33	32	1
Palatka HA	fl057	295	279	279	285	295	0
Palm Beach Co. HA	fl080	2,595	2,266	2,595	2,311	2,391	0
Panama City HA	fl018	418	371	418	378	357	14
Pasco Co. HA	fl104	1,424	1,298	1,298	1,324	1,424	0
Pensacola sec. 8	fl092	2,255	1,548	1,548	1,579	2,255	0
Pinellas Co. HA	fl062	2,737	2,590	2,737	2,641	2,593	0
Plant City HA	fl034	187	167	167	170	187	0
Polk Co. HA	fl143	110	91	91	93	99	0
Pompano Beach HA	fl028	829	737	829	752	709	28
Punta Gorda HA	fl060	341	166	166	169	341	0
Riviera Beach	fl076	515	453	515	462	449	4
Sanford*	fl016	90	86	90	87	83	3

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Sarasota County Board of Commissioners	fl111	434	411	434	419	408	2
Sarasota HA	fl008	764	683	764	697	671	13
Seminole Co. HA	fl033	334	333	334	334	317	16
Springfield	fl035	446	437	446	445	421	15
St. Pete	fl002	2,610	2,001	2,001	2,041	2,407	0
Stuart	fl045	77	77	77	77	77	0
Sumter Co. HA	fl117	132	109	109	111	122	0
Tallahassee HA	fl073	1,807	1,684	1,807	1,717	1,667	17
Tampa HA*	fl003	4,714	4,439	4,439	4,527	4,714	0
Titusville HA	fl025	392	343	392	350	352	0
Tricounty Community Council, Inc.	fl109	155	152	155	155	153	0
Volusia Co.	fl113	322	318	322	322	322	0
Wakulla Co.	fl096	250	155	250	158	158	0
Walton Co. Housing	fl110	364	334	364	341	343	0
West Palm Beach HA*	fl009	2,015	1,936	2,015	1,974	1,895	41
Winter Haven HA	fl139	88	69	69	71	77	0
Total		91,336	82,742	88,500	84,215	86,636	560

Note: Parts of Florida suffered significant damage as a result of Hurricane Wilma in 2005, and although it is difficult to estimate precisely, some vouchers fell out of use in 2006 due to the lack of available housing. HUD or Congress

could make an exception from the SEVRA or Senate Appropriations approach for hurricane-affected areas to avoid the decline in funding that would otherwise occur in 2007. The estimates in this table do not reflect such a funding adjustment for hurricane-affected areas; if HUD or Congress does adjust funding, SEVRA and Senate funding levels for some Florida agencies and for the state overall could be somewhat higher than shown here.

*Agency received new "tenant protection" vouchers from HUD in 2005 to replace demolished public housing units or privately-owned units that no longer receive project-based federal housing assistance. Incomplete information was available to estimate the additional funding due these agencies in 2007 to renew these vouchers under each of the approaches. As a result, estimates for these agencies may be too low, and under the House approach may be too low or too high.

**Agency took over administration of additional vouchers from another agency in 2005 or early 2006. Our estimates may not fully account for the effect of the consolidation on the agency's likely funding in 2007.