

## Talking Points on Affordable and Attainable Housing

**On: The Florida Chamber Foundation's Florida 2030 Research Project**

**Prepared for: Florida Senate Community Affairs Committee**

**By: Tony Carvajal, Executive Vice President, Florida Chamber Foundation**

**Date: January 16, 2018**

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Thank you chair, Senators

My name is Tony Carvajal, Executive Vice President of the Florida Chamber Foundation, a non-partisan, business-led research organization focused on securing Florida's future.

Members, I am not here today to lobby you, but instead provide valuable research from the Florida Chamber Foundation's Florida 2030 research project.

The **Florida 2030 study is a once-a-decade benchmarking report** looking at the fundamentals of the state and planning for future changes and disruptions.

As part of our analysis, we **visited all 67 counties** over the past year and a half and **engaged more than 10,000 Floridians in town hall conversations**, where we asked about capacity to compete, ability to ensure prosperity, and ways to secure vibrant and sustainable communities, today and tomorrow.

We heard a number of interesting things about talent, infrastructure, prosperity and quality of life. You can find a **summary of findings on our website, Florida2030.org**.

Most notably, though, the one issue that was **universally identified as crisis** across the state, was the **availability of attainable housing, particularly for critical workers**.

**Three key messages** came up often:

- The **hangover from the recession** lingers for those seeking affordable housing;

- It is particularly **impacting three key populations** prevalent and critical to Florida's future, **young families, retirees and critical workers** such as teachers, first responders, nurses, construction workers and professionals in mid-skills jobs.
- Builders finding it hard to focus on attainable/affordable market because of the uncertainties tied to these critical residents. **We are stuck in a vicious cycle thanks to this uncertainty, where we can't build more of the homes until we know that these residents are able to move into them.**

We heard another critical message last week at the Florida Chamber Foundation's annual Economic Outlook Summit where our own Chief Economist, **Dr. Jerry Parrish, identified affordable housing as one of Florida's constraining variables.**

Economists across the state are optimistic about the potential for growth, and Florida job creators believe they could do more than current workforce projections suggest, except for **two constraining variables: availability of skilled talent and availability of affordable housing. Hard to help businesses/communities recover and grow if they find workers but they still never start employment because they can't find a place to live.**

One emerging and unique opportunity we have now as many young professionals with families, the **30-50 year olds poised to leave their high tax states thanks to the recent tax package, are considering Florida. But we can lose them if we remain mired in a world with limited or no good housing option.**

The funds and programs associated with the Sadowski Trust Fund are important not only as **a means of addressing the current critical needs of affordable and attainable housing our communities are dealing with but also to overcome a critical choke point on Florida's future economy.**

Thank you allowing me the time today to share some preliminary findings of our **Florida 2030** report.