

## **Workforce Housing Legislation continued.....**

State agencies are warning of a severe workforce housing shortage. House and Senate leaders will soon negotiate how much revenue they'll allocate from the \$320 million Sadowski Fund (which comes from a doc stamp tax paid on all real estate transactions) to house families.

The National Low Income Housing Coalition reports Fla ranks #2 nationally in having the least available and accessible affordable housing for low-income residents, while US Housing & Urban Development (HUD) estimates an average 1 or 2 BR unit ranges from \$1000 to \$1400 per month (that same estimate is true for Volusia County) thus requiring a minimum \$18 per hour to stay within 30 percent of the household income threshold. It's not just Volusia but local wage markets nationwide for many service line workers cannot meet this amount. The dilemma is that if wages increase, rents tend to increase at a higher rate.

More than 40 per cent of Volusia County citizens are paying more than half of their "take home pay" for rent and utilities and that's not including the homeless.