

Developing A Network of “Project Monitors” for Florida’s Subsidized Housing

A partnership of the following:

National Low Income Housing Coalition

Shimberg Center for Affordable Housing

Floridians with an Interest in Preserving Subsidized Housing



Preservation & Project Monitors in Florida

Project Overview

I. Introduction

- Project description
- National aspirations
- State-level case studies
- Partnership with the Shimberg Center

II. Summary of Work in Florida

Year 1: learning the data and collaborating with the Shimberg Center

Year 2: formulating the Project Monitor proposal and getting feedback from the field

Year 3: implementing the project and expanding the Project Monitor network

Project Overview

Definition of Terms

Preservation Catalog: a comprehensive database of assisted rental housing projects with detailed information on each and every subsidy (e.g., expiration date, income targeting, number of assisted units, etc.) --- a Preservation Catalog both establishes a baseline of the assisted stock and provides advocates with information necessary to identify at-risk projects

Project Monitor: an individual or organization familiar with subsidized housing in the community and willing to utilize the Preservation Catalog as a tool for preserving the affordable rental stock

Shimberg Center for Affordable Housing

I. Assisted Housing Inventory (AHI)

- AHI-General and AHI-Preservation
- Search by geography, type of subsidy, and expiration date
- Information on historic and potential prepayments and opt-outs

II. Data Issues

- Holes in essential data
- Discrepancies among data sources
- Reporting lags

III. What the Preservation Data Tell Us

- Temporal and geographic baseline of subsidized housing
- Expirations by year, geographic area, funding program, type of ownership, target population

Shimberg Center for Affordable Housing

Affordability Periods for Assisted Rental Housing Stock in Florida, 2006 (assuming full maturity of loans and contracts)

Program	Total # Units	Mortgage Satisfied or Afford. Period Expired ¹	Next 5 Years	Next 10 Years	Next 15 Years	Next 25 Years	Next 35 Years	36+ Years
		By 2005	By 2010	By 2015	By 2020	By 2030	By 2040	After 2040
FEDERAL HUD	52,328	151	1,142	12,553	4,185	13,078	7,953	994
Section 202	24,510	0	205	3,997	3,518	10,310	5,703	777
Section 236	8,025	151	136	7,249	188	0	256	0
Section 811	745	0	0	0	0	0	528	217
Section 221(d)(3)&(4) ²	7,471	0	801	1,262	479	2,768	1,466	0
Section 8 Project-based ONLY ³	11,577	(This rental assistance is generally provided now via 1-5 year contracts to properties)						
Rental Assistance (all other HUD types) ⁴	16,845							
RURAL -USDA	19,872	1,945	4,131	3,738	5,540	3,814	704	0
Section 514/516	3,934	1,355	865	445	221	816	232	0
Section 515	15,938	590	3,266	3,293	5,319	2,998	472	0
Section 521	11,171	(This rental assistance is provided via 4-5 year contracts to properties)						
STATE FHFC⁵	155,769	13,567	7,257	755	582	24,878	24,796	83,934
LOCAL Local Bonds⁶	48,297	40	992	440	52	8,457	12,779	18,847
Minus Duplication (Units supported by more than one program) ⁷	-38,592	0	-564	-296	-1,398	-6,682	-9,007	-18,090
TOTAL UNITS EXPIRING OVER TIME⁸	237,674	15,703	12,958	17,190	8,961	43,545	37,225	85,685

Source: Affordable Housing Study Commission. 2006. A Preservation Strategy for Florida's Affordable Multifamily Housing. Table 1.

The Role of the Project Monitor

Possible Activities for Project Monitors

- ❑ Periodically check on the properties in your area that are listed in the Shimberg Center's Assisted Housing Inventory. Does the information look correct? Are there any properties that should be included that aren't, or vice versa?
- ❑ Respond to emails from the Shimberg Center when appropriate. Occasionally, the Shimberg Center may need your help keeping its database as accurate as possible. And when subsidized properties are threatened, Project Monitors in the area will be alerted of the situation.
- ❑ Contact tenant associations and property owners/managers to learn more about the future of the building. Does the owner intend to keep the properties affordable?
- ❑ Encourage other like-minded persons and organizations to join the growing Project Monitor network in Florida. The more "eyes and ears," the better!
- ❑ Depending on the capacity and mission of the Project Monitor, actively participate in the preservation of threatened properties.

The Role of the Project Monitor

Information that Project Monitors Can Collect

Project monitors would be asked to voluntarily report on observable “external” changes to the assisted properties in their community, including: signs of long-term vacancy or neglect, renovation, demolition, change of ownership, etc. Some may also have access to more “internal” information, including:

- Current names and contact information for property owners and managers
- Type of owner (for-profit, non-profit, limited dividend)
- Owner’s intent to opt-out of a rental assistance contract or prepay a subsidized mortgage
- Owner’s interest in selling a property
- Actual unit rents
- Number of units made affordable by each type of subsidy
- Income targeting of subsidies
- Scores indicating property’s physical or financial status (e.g., REAC)
- Capital needs, plans for capital improvements, and construction/rehab history
- Occupancy rate

The Role of the Project Monitor

I. Interaction with the Assisted Housing Inventory

- Enroll as a Project Monitor by requesting a user name and password
- Select which geographies (cities or counties) you would like to be associated with
- Review projects with which you are familiar
- Provide input and suggest edits to Shimberg

PROPOSAL AUG.15/07

6) Project Monitor Feedback Form

NOTE: This only shows the first columns of the table; the entire table has 38 columns (see Appendix for a list of data fields)

	Shim ID	Development Name	Street Address	City	Zip Code	County	Contact Phone Number	Total Units (1)	Assisted Units (2)	Occupancy Status	RH&HUD Rental Assistance Units	No. of 0 BR	No. of 1 BR	No. of 2 BR	No. of 3 BR	No. of 4 or more BR	RHS Funded
CURRENT CLEARING-HOUSE DATA:	54	Coconut Grove	Day, Percival & Oak Ave	Coconut Grove	33133	Miami-Dade	305-444-8946	24	24	Ready for Occupancy	24	-	-	-	16	8	
TYPE YOUR EDITS:	54																

Other Comments:

Click: **SUBMIT**

From Data Collection to Preservation

I. Shimberg Center's *Potential* Response to Comments

- Shimberg staff will verify comments to the extent they are able
- All comments will be viewable to Project Monitors
- Shimberg will send out weekly/monthly emails notifying Monitors of comments and changes to the AHI
- Shimberg will facilitate communication around a threatened project either through:
 - A geographically targeted listserv, or
 - A private website ("blog") for multiple comments

II. Next Steps in this Project

- Continue to request feedback on this proposal
- Expand the list of potential Project Monitors
- Ideally, kick-off the project at the Joint Homeless and Supportive Housing Conference in October

III. Want to be a Project Monitor?

- Provide me with your contact information so I can keep you informed between now and October

**Thank you for your time and interest.
Please provide comments & feedback to:**

National Low Income Housing Coalition

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