

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:

- Who we are and why we're here, and what we hope to get out of this exploratory dialogue (input, networks, and stakeholders that can commit to the next step).

II. Background

- Preservation Catalog defined
- National aspirations
- State-level case studies

III. Key Players in the Process

- NLIHC Partners in Florida
- Shimberg Center
- Project Monitors
- Preservation Groups (TA providers, organizations actively preserving subsidized housing, sources of funding, etc.)

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I. Florida Housing Data Clearinghouse

- Demographic data, population projections, housing characteristics, etc. for cities and counties

II. Assisted Housing Inventory

- AHI-General and AHI-Preservation
- HUD prepayments and (potential) opt-outs
- Data sources and variables
- Users and uses of data

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III. What the Preservation Data Tell Us

- Expirations by year, geographic area, funding program, type of ownership, target population
- Impact of potential loss of affordable units

IV. Data Issues

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

The Role of the Local Project Monitor

I. Basic Activities

- Alerting Shimberg Center of any known changes to a project's affordability status (e.g., rumored opt-out notice, etc.)
- Responding to Shimberg requests for information in an effort to "clean" the data
- Expanding the Project Monitor network and assessing Project Monitor needs

II. Where Possible, Activities Could Include:

- Obtaining additional preservation-related information (REAC scores, owner's intentions for the property, etc.) and reporting to Shimberg Center
- Partnering with local, state, and/or national entities to help develop and implement a preservation strategy

Strategies for Preserving At-Risk Housing

I. The Preservation Landscape in Florida

- Sources of Technical Assistance
- Funding Opportunities
- Organizations Actively Preserving Subsidized Housing

II. Potential – but far from Defined – Roles for:

- Project Monitors
- Shimberg Center
- Preservation Field Network

Additional Topics for Discussion

I. Project Monitors

- What other groups in South Florida or elsewhere might be interested in serving as Project Monitors?
- How can we expand the network of monitors to cover an increasingly larger proportion of the subsidized stock?
- How do we “divvy up” the subsidized projects among monitors?
- Is it OK, or even ideal, to have multiple monitors associated with one project?
- Alternatively, what should the strategy be for maintaining an active network of Project Monitors? How will new monitors be recruited to replace “retiring” ones?

Additional Topics for Discussion (cont'd)

II. Data

- What is the best way to facilitate the flow of information between Project Monitors and the Shimberg Center?
- What types of information should be collected? Can the list be clearly defined, or must it vary from project to project?
- Does the Shimberg Center need to validate the information it is provided? If so, how?
- Should specific agencies or persons be associated with specific properties in Shimberg's online database?

Additional Topics for Discussion (cont'd)

III. Preservation Strategies

- Which local, state, and national groups have the capacity – both financial and technical – to act on properties in need of preservation in Florida?
- What is the ideal “chain of events” for preserving an at-risk project?
- How do we make sure a project doesn't fall between the cracks? Who has responsibility for follow-up?

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

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