

***Preserving Florida's
Subsidized Housing:
A Role for Local Advocates***

FLSHC/FCH Joint Statewide Conference
October 25-26, 2007

A partnership of:

National Low Income Housing Coalition

Shimberg Center for Affordable Housing



Project Overview

- Introduction
 - Project description
 - National aspirations
 - State-level case studies
 - Partnership with the Shimberg Center
- Summary of Work in Florida
 - 30 attendees participated in the initial meeting in May.
 - 11 subsequent telephone interviews with stakeholders in Florida.
 - 80 contacts in the state associated with this project.
 - Unveiled the proposed online comment form in August.
 - Exhibited at the Florida Housing Coalition conference and presented at the Florida Alliance of CDCs fall meeting.
 - Kicking-off the project today!



Shimberg Center for Affordable Housing, University of Florida

- The Shimberg Center is a multi-disciplinary research center to promote the development of affordable housing in Florida
- The Florida Housing Data Clearinghouse offers housing and household data such as:
 - Population projections
 - Construction and sales data
 - Demographic data for households with persons with disabilities
 - Subsidized and public housing developments

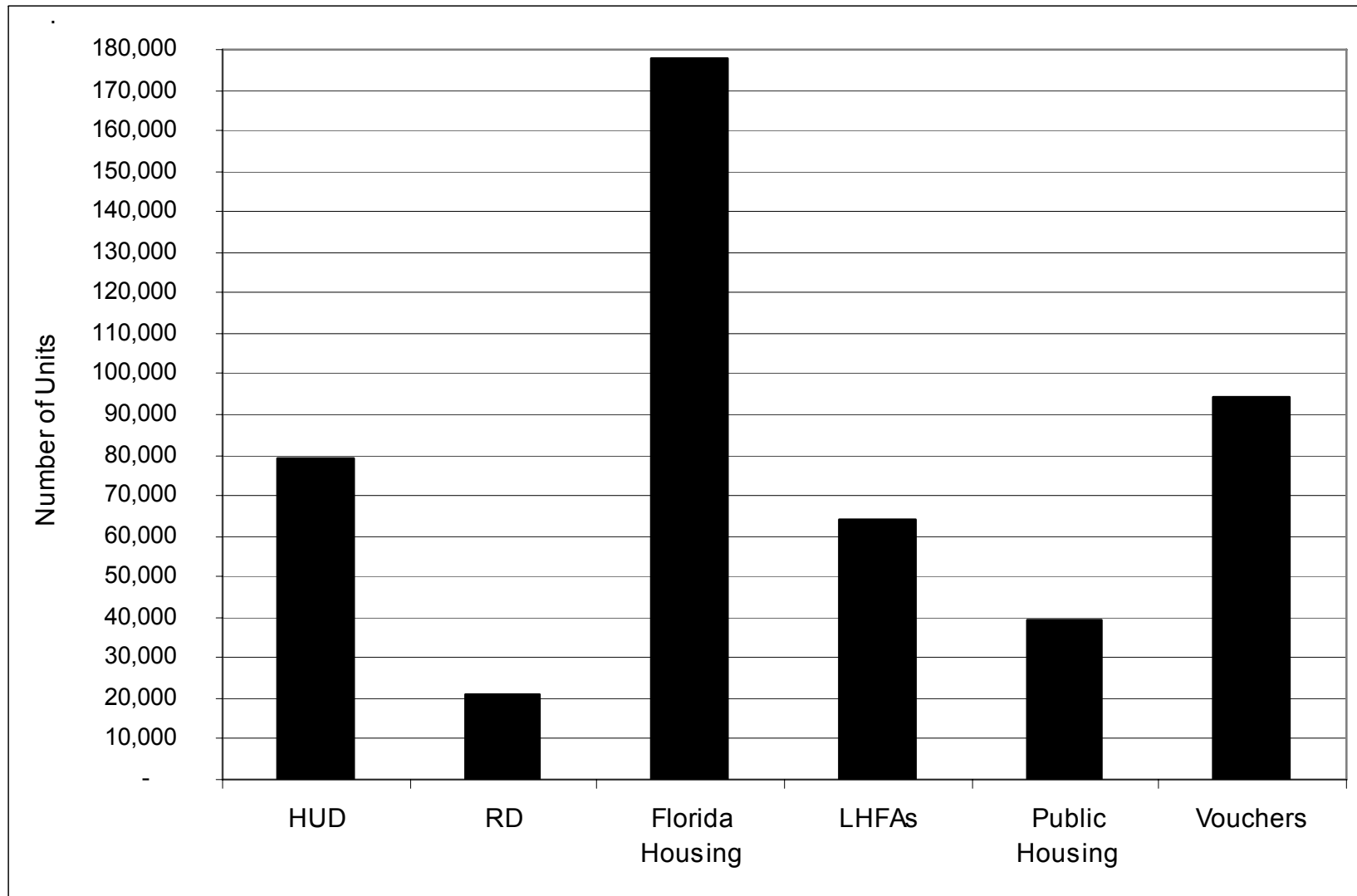


Assisted Housing Inventory - AHI

- Online database with development-level information for subsidized rental housing in Florida
- AHI reports on more than 2,200 multifamily developments with over 272,000 units subsidized by programs administered by:
 - U.S. Dept. of Housing and Urban Development (HUD)
 - U.S. Dept. of Agriculture Rural Development (RD)
 - Florida Housing Finance Corporation
 - Local Housing Finance Authorities (LHFAs)



Number of Assisted Units by Funding Source, Public Housing Units and Housing Choice Vouchers (2007)





AHI Data Variables

- AHI – General
 - Development name and address
 - Unit count
 - Occupancy status
 - Target population
 - Funding source(s) and program(s)
- AHI – Preservation
 - General development data, plus:
 - Approximate year built or year of funding
 - Type of ownership
 - Funding/affordability expiration dates



Searching the AHI

- By geography (city, county, state)
- By target population
- By housing program
- By funding source
- By development name
- By affordability expiration year



Data Limitations

- Discrepancy in property data among funding sources
 - Holes in essential data
 - Reporting lags
 - Limited local housing program data
 - No access to important preservation data such as REAC scores (physical condition)
- Important role for Project Monitors



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. Possible activities include:

-
- Periodically check on the properties in your area that are listed in the Shimberg Center's Assisted Housing Inventory. Does the information look correct?
 - 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.



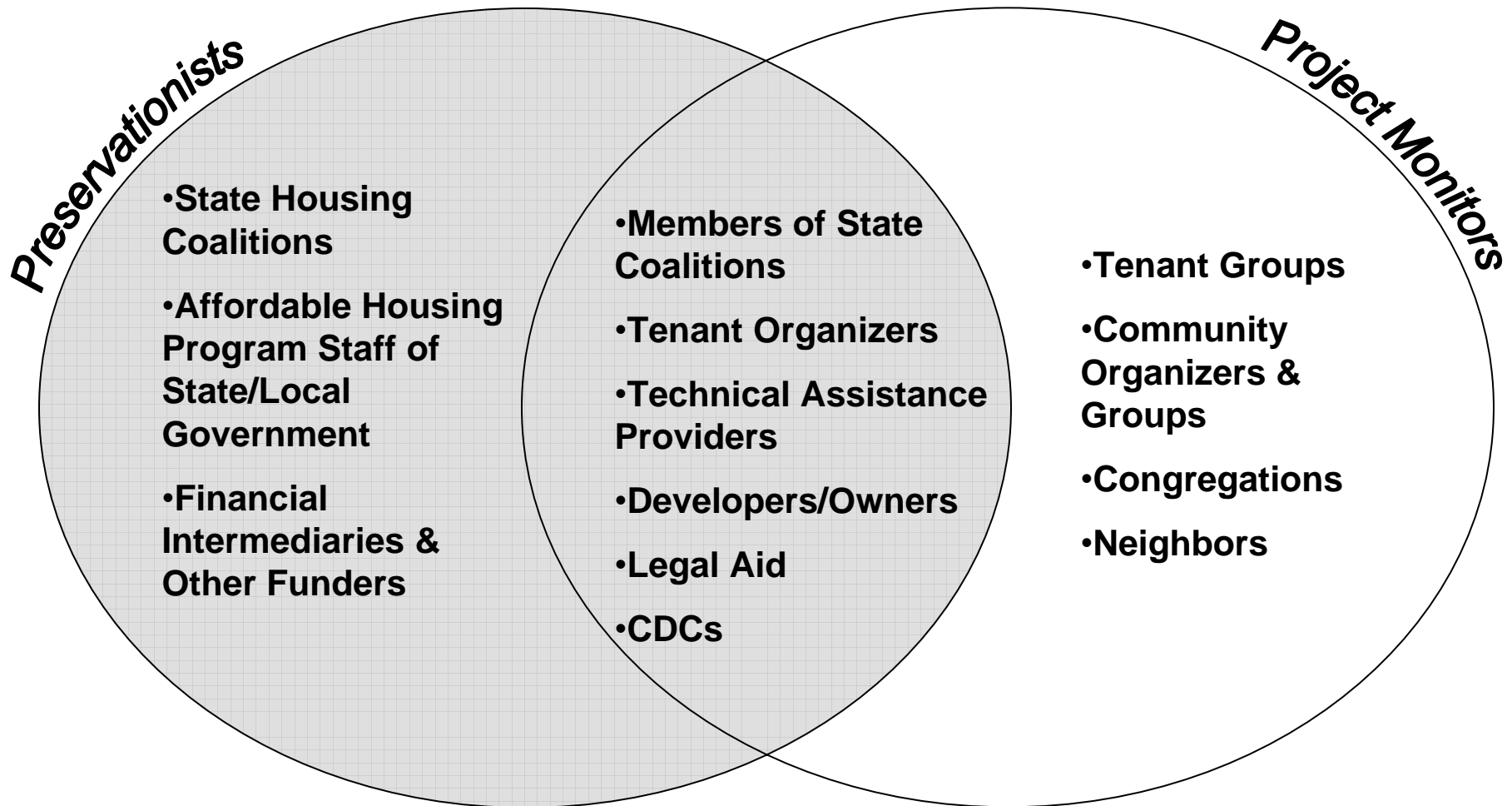
Information of Interest: Project monitors would be asked to voluntarily report on observable “external” changes to the assisted properties in their community, like signs of long-term vacancy or neglect, renovation, demolition, or change of ownership. Some may also have access to more “internal” information,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

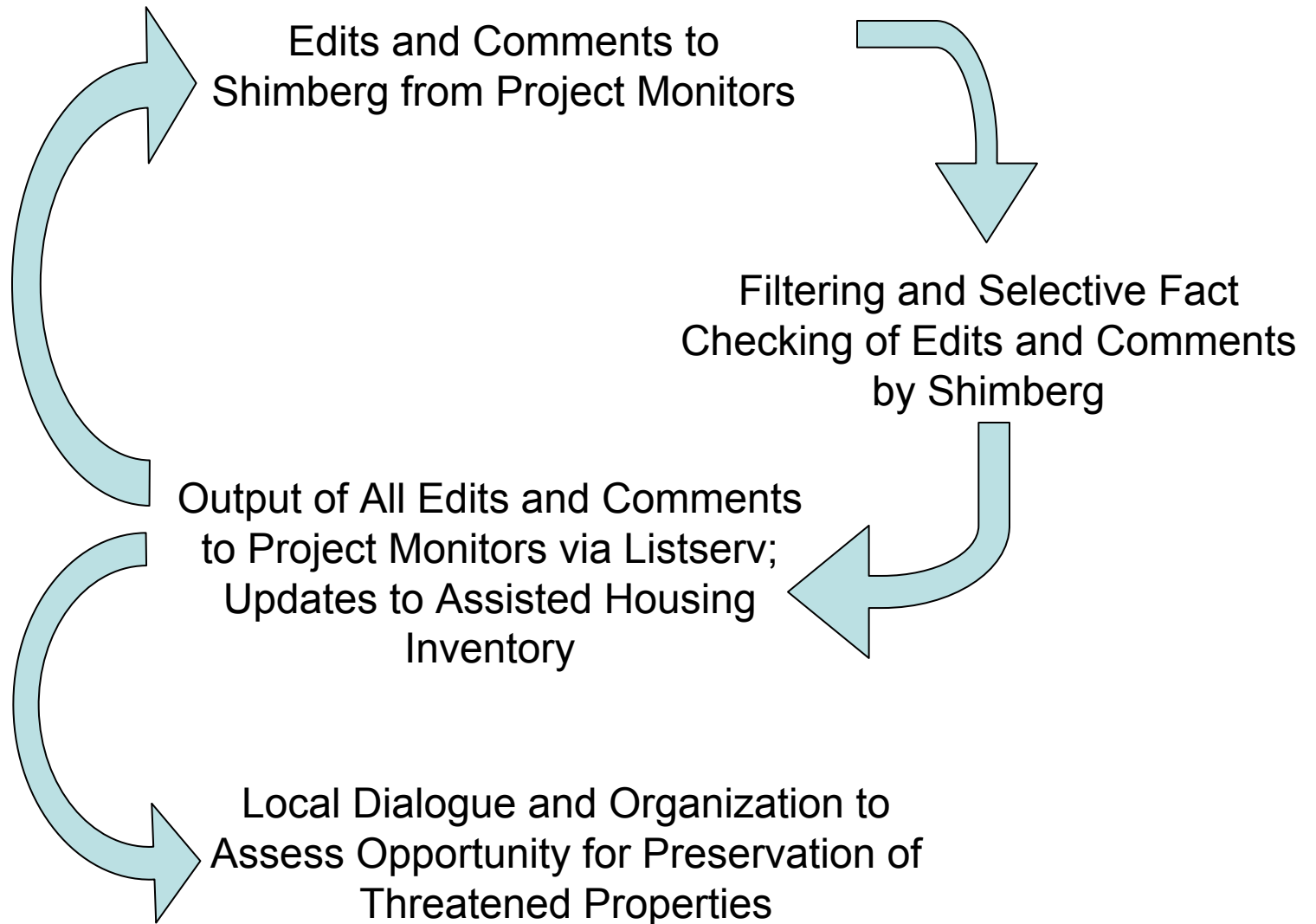
.....

- 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



Structure of State Preservation Networks Emerging from Case Studies







Steps for Project Monitors

1. Register as a Project Monitor (*Be sure to leave your contact information before you leave today!*)
 2. Search AHI: select one or more jurisdictions
 3. Search AHI: select development name or indicators (e.g. program, target population)
 4. View AHI property information
 5. Select property to make edits/comments
 6. Sign in as Project Monitor
 7. Type edits/comments and submit
- Demonstration (*screen shots*)



Assisted Housing Inventory - General: Geographic Areas

[Data Access Tools](#) > [Assisted Housing Inventory: Introduction](#) > [Geographic areas](#)

Select at least one county or jurisdiction. For a list of cities and unincorporated areas in a county, click the **+** next to "More Places" under the list of all cities, and unincorporated areas in Florida, click the **+** next to "Places (sorted by name)" at the bottom of the page.

GO

Florida

Counties

- | | | | | |
|---|---|---|---|---|
| <input type="checkbox"/> Alachua
<input type="checkbox"/> More Places | <input type="checkbox"/> Duval
<input type="checkbox"/> More Places | <input type="checkbox"/> Hillsborough
<input type="checkbox"/> More Places | <input type="checkbox"/> Martin
<input type="checkbox"/> More Places | <input type="checkbox"/> St. Johns
<input type="checkbox"/> More Places |
| <input type="checkbox"/> Baker
<input type="checkbox"/> More Places | <input type="checkbox"/> Escambia
<input type="checkbox"/> More Places | <input type="checkbox"/> Holmes
<input type="checkbox"/> More Places | <input type="checkbox"/> Miami-Dade
<input type="checkbox"/> More Places | <input type="checkbox"/> St. Lucie
<input type="checkbox"/> More Places |
| <input type="checkbox"/> Bay
<input type="checkbox"/> More Places | <input type="checkbox"/> Flagler
<input type="checkbox"/> More Places | <input type="checkbox"/> Indian River
<input type="checkbox"/> More Places | <input type="checkbox"/> Monroe
<input type="checkbox"/> More Places | <input type="checkbox"/> Santa Rosa
<input type="checkbox"/> More Places |
| <input type="checkbox"/> Bradford
<input type="checkbox"/> More Places | <input type="checkbox"/> Franklin
<input type="checkbox"/> More Places | <input type="checkbox"/> Jackson
<input type="checkbox"/> More Places | <input type="checkbox"/> Nassau
<input type="checkbox"/> More Places | <input type="checkbox"/> Sarasota
<input type="checkbox"/> More Places |
| <input type="checkbox"/> Brevard
<input type="checkbox"/> More Places | <input type="checkbox"/> Gadsden
<input type="checkbox"/> More Places | <input type="checkbox"/> Jefferson
<input type="checkbox"/> More Places | <input type="checkbox"/> Okaloosa
<input type="checkbox"/> More Places | <input type="checkbox"/> Seminole
<input type="checkbox"/> More Places |





Assisted Housing Inventory - General: Indicators

[Data Access Tools](#) > [Assisted Housing Inventory: Introduction](#) > [Geographic areas](#) > [Indicators](#)

This Inventory lists affordable rental housing complexes receiving assistance from federal, state, and local government programs. Users may search for development by geographic area, funding programs, and population served. For a complete description of all data fields, program descriptions and other important notes, please review the [AHI User Guide](#).

Search by Development Name:

Population Served

- Congregate
- Elderly
- Family
- Farmworker
- Fisher

Housing Program

- Demonstration Project
- EHCL (Elderly Housing)
- FHSH (Farmworker H)
- FDIC (Federal Deposit)
- Guarantee

Show me all properties funded by this source:

All Properties (no filter)

(*) This funding program makes a development affordable when combined with a federal, state or local program that imposes income or rent restrictions. A development will therefore not be reported in the Assisted Housing Inventory if it only exists under this program.

GO

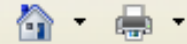
Important Information about the Inventory of Assisted Housing Provided by the Florida Housing Data Clearinghouse:

The Clearinghouse Center for Affordable Housing has compiled information on the inventory of housing assisted through federal, state, and local programs for

AHI - General

Shm ID	Feedback	Development Name	Street Address	City	Zip Code	County	Contact Phone Number	Total Units (1)	Assisted Units (2)	Occupancy Status	RHS/HUD Rental Assistance Units	Number of 0 BR	Number of 1 BR	Number of 2 BR	Number of 3 BR	Number of 4 or more BR	RHS Funded	HUD Funded	FHFC Funded
2213	provide update	Abilities At Woodside	4215 E Bay Dr	Clearwater	33764	Pinellas	813-538-7370	6	6	Ready for Occupancy	6	-	2	4	-	-	-	-	x
548	provide update	Clearbay Terrace	1770 N Betty Ln	Clearwater	33755	Pinellas	727-443-0411	101	101	Ready for Occupancy	100	-	100	-	-	-	-	-	x
1892	provide update	Clearwater Apartments	1000 N. Keene Rd	Clearwater	33755	Pinellas	727-446-2244	90	89	Ready for Occupancy	89	-	-	69	20	-	-	-	x
1774	provide update	Creekside Manor I	1318 Franklin St	Clearwater	33756	Pinellas	727-441-8400	55	55	Ready for Occupancy	54	13	41	-	-	-	-	-	x
1674	provide update	Creekside Manor II	1335 Pierce St	Clearwater	33756	Pinellas	727-461-7619	37	37	Ready for Occupancy	37	9	28	-	-	-	-	-	x
1579	provide update	Fountain Square Condominiums	1799 N Highland Ave	Clearwater	33755	Pinellas	813-442-7335	8	8	Ready for Occupancy	8	-	1	7	-	-	-	-	x
982	provide update	Foxbridge Apartments	16321 Bolesta Rd	Clearwater	33760	Pinellas	888-901-3171	358	358	Ready for Occupancy	-	-	-	-	-	-	-	-	-
...	provide update	Freedom	1167 E ...	...	...	...	727-...	...	...	Ready for	...	...	...	...	...	...	...	...	...

(1 item remaining) Downloading picture http://kong:6095/images/bullet_arrow.gif...



Please provide your edits and comments

Are you a project monitor? If so, use [the project monitor](#) feedback form (authentication required)

Project Information

Development Name	<input type="text"/>	Clearwater Apartments
Street Address:	<input type="text"/>	1000 N. Keene Rd
City:	<input type="text"/>	Clearwater
Zip:	<input type="text"/>	33755
County:	<input type="text"/>	Pinellas
Contact Phone Number:	<input type="text"/>	
Total Units (1):	<input type="text"/>	90
Total Assisted Units (2):	<input type="text"/>	
Rental HUD/RHS Assistance Units:	<input type="text"/>	89
HUD Funded:	<input type="text"/>	yes - hud funded
Florida Housing Finance Corporation (FHFC) Funded:	<input type="text"/>	no - not from fhfc



FHFC Bond Expiration:

-

Expiration of FHFC Governing Program (7):

-

LHFA Bond Maturity:

-

Number of Efficiency Units:

-

Number of 1 Bedroom Units:

-

Number of 2 Bedroom Units:

69

Number of 3 Bedroom Units:

20

Number of 4 or More Bedroom Units:

-

Physical Condition of Property:

Owner Name:

Owner Phone Number:

Your Name:

(on file)

Your Organization:

(on file)

Your Phone Number:

(on file)

Your Email Address:

(on file)

Submit

Footnotes



[Data Access Tools](#) > [Assisted Housing Inventory](#) > [Feedback](#) > Thank you

Thank you for your contribution, we will process the information submitted

[Click here](#) to return to the Assisted Housing Inventory introduction page

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FLORIDA HOUSING DATA CLEARINGHOUSE
Improving Housing Decisions



Websites:

Florida Housing Data Clearinghouse

www.flhousingdata.shimberg.ufl.edu/

Assisted Housing Inventory

www.flhousingdata.shimberg.ufl.edu/

[AHI_introduction.html](http://www.flhousingdata.shimberg.ufl.edu/AHI_introduction.html)

NLIHC & Work Related to MacArthur Grant

www.nlihc.org

www.PreservationCatalog.org



FLORIDA HOUSING DATA CLEARINGHOUSE
Improving Housing Decisions



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