



THE AFFORDABLE HOUSING STUDY COMMISSION

Dedicated to Promoting Affordable Housing in Florida Since 1986

MEETING MATERIALS

July 2nd, 2008

**Florida Housing Finance Corporation
6th Floor
227 North Bronough Street
Tallahassee, FL 32301
850-488-4197**



THE AFFORDABLE HOUSING STUDY COMMISSION

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Travel Reimbursement Form

2008-2009 Meeting Schedule

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- The rising cost of producing or preserving affordable housing versus the static level of financial resources. *Submitted 6/1/07*
- Property insurance. *Submitted 6/1/2007*
- Report on foreclosures and state policy responses. *Submitted 6/1/2007*
- Lack of coordination between state funds and other types of funding. *Submitted 6/4/2007*
- Housing for persons with serious mental illness. *Submitted 6/4/2007*
- Housing needs of the homeless. *Submitted 6/4/2007*
- Workforce housing, including funding options for 140% AMI and below. *Submitted 6/4/2007*
- Ways to make rehabilitation easier. *Submitted 6/5/2007*
- Review of the Hurricane Recovery Program – how it worked and improvements for future storms. *Submitted 6/5/2007*
- Develop a strategy for people with mental illnesses re-entering the community from jail. *Submitted 6/6/2007*
- How Florida Housing can best achieve its goal of serving the rental affordable housing needs of Floridian given it available resources. *Submitted 6/19/2007*
- Supportive Housing: Affordable Housing linked with Support Services. *Submitted 8/16/2007*
- The role of Community Development Corporations in housing. *Submitted 10/4/2007*
- Study of the Florida Community Development Corporation industry. *Submitted 10/5/07*
- Review the HOP program: how is it working for non-profits and for-profit organizations and consider program improvements. *Submitted 6/18/08*
- Discuss the record foreclosures and statewide opportunities to meet current and future affordable housing demands. *Submitted 6/18/08*



THE AFFORDABLE HOUSING STUDY COMMISSION

MEMORANDUM

To: Affordable Housing Study Commission
From: Odetta MacLeish-White
Date: June 18, 2008
RE: July 2nd, 2008 Study Commission Meeting

The Affordable Housing Study Commission will be meeting on July 2nd, 2008 in Tallahassee at the offices of Florida Housing Finance Corporation on 227 North Bronough Street, Tallahassee, FL 32301. We are meeting on the 6th floor in the Rick Seltzer Memorial Conference Room. The direct phone number for this meeting is 850-597-0857.

We will accomplish two main objectives at this meeting. The first is to provide our new members with an orientation to the Study Commission, along with an overview of Florida's affordable housing delivery system. The second objective, which we will accomplish during the regular meeting of the Study Commission scheduled to start at 1:10pm, is the selection of a topic or topics for the 2008-2009 study year. To help us with this work, Tab 1 contains emails from members of the public and the Study Commission sharing their thoughts on an appropriate topic. Steve Auger, Executive Director of Florida Housing Finance Corporation (Florida Housing), will be joining us to give his perspective on current affordable housing issues. We will also receive a brief update on legislative issues from Nancy Muller, Policy Director at Florida Housing.

Once we have selected our topic(s), we will set out some of the initial questions we wish to answer and try to outline a preliminary approach to be refined and executed over the course of the study year. I will review the proposed 2008-2009 meeting dates and a brief discussion about our approach to fulfilling the statutory requirement for the 2008 Final Report will close our agenda.

Thank you for taking the time to review these meeting materials. I look forward to working with you!



THE AFFORDABLE HOUSING STUDY COMMISSION

**Florida Housing Finance Corporation
227 North Bronough Street
Tallahassee, FL 32301**

**Rick Seltzer Conference Room
6th Floor**

AGENDA

July 2nd, 2008

New Commissioner Orientation

11:00am – 1:00pm Overview of Study Commission
Odetta MacLeish-White, Affordable Housing Study Commission

Overview of Florida's Affordable Housing Delivery System
Nancy Muller, Florida Housing Finance Corporation

Study Commission Meeting

1:10pm – 1:20pm Welcome Comments
Oscar Anderson, Chairperson

1:20pm – 1:45pm Introductions

1:45pm – 2:30pm Presentation and Discussion of Current Affordable Housing Issues
Steve Auger, Florida Housing Finance Corporation

2:30pm – 2:45pm Legislative Update
Nancy Muller

2:45pm – 3:00pm Break

3:00pm – 3:30pm Public Comment

3:30pm – 5:15pm Select 2008-2009 Study Topic(s)

- Review and discuss suggested 2008-2009 topics
- Outline Initial Approach to Selected Topic(s)

5:15pm – 5:30pm Review meeting schedule for 2008-2009 Study Year

Adjourn Meeting



THE AFFORDABLE HOUSING STUDY COMMISSION
Dedicated to Promoting Affordable Housing in Florida Since 1986

2008-2009 Commissioner Contact Information

<u>Commissioner</u>	<u>Post</u>	<u>Term Expires</u>
Oscar Anderson Partner Southern Strategy Group of Orlando 78 West Church Street Suite 200 Orlando, FL 32801 407-247-3000 Anderson@sostrategy.com	Chairperson	2011
Lelia Allen Director City of Orlando Housing Department 400 S. Orange Avenue Orlando, FL 32801 407-246-2292 407-246-3055 FAX Lelia.allen@ci.orlando.fl.us	Florida League of Cities	2011
Bagwell, Jeff President & Executive Director Keystone Challenge Fund, Inc. 2005 S. Florida Avenue Lakeland, FL 33803 863-682-1025 863-687-2863 FAX jeff.hagwell@keystonechallenge.org	Community Based Organization with Housing Development Experience	2011
Barcus, Maria P. President Housing Partners of Florida 5637 La Gorce Drive Miami Beach, FL 33140 305-861-7898 305-788-7343 Cell 866-240-3307 FAX barcus@housingpartnersfl.net	Homeless Housing Interests	2011
Boggio, Lloyd CEO Carlisle Development Group, LLC 2950 S.W. 27 th Avenuc, Suite 200 Miami, FL 33133 305-357-4701	Residential Developer	2009

Affordable Housing Study Commission 2008-2009

<u>Commissioner</u>	<u>Post</u>	<u>Term Expires</u>
305-476-8118 Main Office 305-476-1557 FAX lboggio@thecarlistcgroup.com		
Curtis, Paul E. President/CEO Curtoom Companies, Inc. 790 East Broward Blvd. Suite 402 Ft. Lauderdale, FL 33301 954-761-3390 x 206 954-761-3391 FAX pecurtis@curtoom.com	Apartment Development	2011
De La Rosa, Santos Farmworker Housing Specialist Florida Non Profit Housing, Inc. 3909 Kenilworth Blvd. P.O. Box 1987 Sebring, FL 33871-1987 863-385-2519 863-385-1643 FAX fnph@earthlink.net hipotcca1@earthlink.net	Low and Very Low Income Interests	2009
Ellington, Dorothy Executive Director Delray Beach Housing Authority 600 North Congress Suite 310B Delray Beach, FL 33445 561-272-6766 561-278-4937 FAX dorothy4@bellsouth.net	Local Housing Authority	2009
Jenkins, Annetta Senior Program Director Local Initiatives Support Corporation 1655 Palm Beach Lakes Blvd. Suite 610 West Palm Beach, FL 33401 561-471-7700 561-471-8040 FAX ajenkins@lisc.org	Very Low and Low Ineome Interests	2011
Jenkins-Owen, Sharon Senior Project Manager/Planner Wilson Miller, Inc.	Statewide Growth Management Organization	2009

Affordable Housing Study Commission 2008-2009

<u>Commissioner</u>	<u>Post</u>	<u>Term Expires</u>
12801 Westlinks Drive, Suite 106 Fort Myers, FL 33913 239-939-1020 239-939-7479 FAX sjowen@wilsonmiller.com		
Kashmer, Ann R. 2444 S.W. 28 Street Coconut Grove, Florida 33133 305-858-1127 386-441-0069 Alternate annkashmer@aol.com	Home Mortgage Lending	2011
Larsen, Kristin Assistant Professor University of Florida Dept. of Urban & Regional Planning P.O. Box 115706 Gainesville, FL 32611 352-392-0997, ext. 433 352-392-3308 FAX klarsen@ufl.edu	Statewide Growth Management Organization	2011
Lunn, Robin Housing Management Services, LLC 23 Thurston Drive Palm Beach Gardens, FL 33418 561-818-5366 561-625-4683 FAX hmsrobin@comcast.net	Elderly Housing Interests	2009
Milsted, Charles Associate State Director Florida AARP 200 West College Avenue Tallahassee, FL 32301 850-577-5190 850-222-8968 FAX cmilsted@aarp.org	Elderly Housing Interests	2011
Nazworth, Shannon Executive Director Ability Housing of Northeast Florida 126 West Adams Street Suite 502	Rental Housing Development Management and Operation	2011

Affordable Housing Study Commission 2008-2009

<u>Commissioner</u>	<u>Post</u>	<u>Term Expires</u>
Jacksonville, Florida 32202 904-359-9650 904-359-9653 FAX snazworth@abilityhousing.org		
Pifalo, Darlene ERA Trend Realty 4141 N.W. 37 th Place Gainesville, FL 32606 352-377-6666 X 224 352-377-1234 352-317-0003 Cell 352-378-2470 FAX darlene@eratrend.com	Real Estate Sales	2009
Pumariaga, Manny Executive Director Tampa Bay Regional Planning Council 4000 Gateway Centre Blvd. Suite 100 Pinellas Park, FL 33782 727-570-5151X17 727-570-5118 FAX manny@tbrpc.org	Regional Planning Council	2011
Ramsey, Ellen M. Director of Compliance and Speical Projects Jaeksonville Housing Authority 1300 Broad Street Jaeksonville, FL 32202 904-366-3455 904-630-3879 FAX eramsey@jaxha.org	Community Based Organization with population less than 50,000	2009
Romagnoli, George D. Community Development Manager Pasco County Department of Community Development 5640 Main Street, Suite 200 New Port Richey, FL 34652 727-834-3445 727-834-3450 FAX gromagnoli@pascocountyfl.net	Florida Association of Counties	2009
Smith, Thomas President	Residential Home Building Industry	2011

Affordable Housing Study Commission 2008-2009

<u>Commissioner</u>	<u>Post</u>	<u>Term Expires</u>
General Home Development Corporation 13924 7 th Street Dade City, FL 33525 352-567-6581 352-567-6742 FAX Tsmith@ghdhomes.com		
Truxton, Gregg Attorney at Law Bolanos Truxton, P.A. 12800 University Drive Suite 350 Ft. Myers, FL 33907 239-437-5421 239-437-5797 FAX gtruxton@bolanostruxton.com	Citizen of State of Florida	2011

**AFFORDABLE HOUSING STUDY COMMISSION
FLORIDA HOUSING FINANCE CORPORATION
TRAVEL INFORMATION FORM**

Please complete, sign and return this form with ORIGINAL receipts within 15 days following the date of travel to the Florida Housing staff member noted below. If you have any questions please call 850-488-4197.

Sheila Freaney, Board Liaison
Florida Housing Finance Corporation
227 N. Bronough Street, Suite 5000
Tallahassee, FL 32301-1329

Name: _____

Meeting Attended/Reason for Travel: _____

Location of Meeting: _____

Date of Departure: _____ Time of Departure (A.M. or P.M.): _____

Date of Return: _____ Time of Return (A.M. or P.M.): _____

Travel by: Airfare \$ _____ Rental Car \$ _____

 Personal Vehicle: _____ (round trip mileage) Tolls: \$ _____

Other Expenses: Cab Fare(s): \$ _____ Parking Fees: \$ _____

 Hotel: \$ _____ (amount you paid)

 Other: _____

Please explain any extraordinary expenses incurred.


**Remember to return ALL RECEIPTS.
This includes air fare and rental cars, as well as hotel receipts.**

Traveler's Signature: _____ Date: _____

2008-2009 Study Commission Meeting Dates

- August 26 & 27, 2008
- September 17, 2008 Stakeholders Meeting in Orlando at Florida Housing Coalition conference (Conference dates 9/15 – 9/17)
- Oct. 15 & 16, 2008
- Jan. 13 & 14, 2009
- April 7 & 8, 2009
- June 3 & 4, 2009
- July 15, 2009 Final Report Due

TAB 1

 The archived item is currently unavailable.
If you choose reply or forward, only the content shown below will be included.
[Click here to preview the original item.](#)

Odetta MacLeish-White

From: Lloyd J. Boggio [LBOGGIO@carlisledevelopmentgroup.com] **Sent:** Fri 6/1/2007 3:19 PM
To: Odetta MacLeish-White; Ann Kashmer; Darlene Pifalo; Dorothy Ellington; Ellen Ramsey; George Romagnoli; Gus Dominguez; Helen Feinberg; Jane Johnson; Joe Campus; Kristin Larsen; Michael Davis; Paul E. Curtis; Priscilla Howard; Robert Gregg; Robin Lunn; Santos De La Rosa; Sharon Jenkins-Owen
Cc:
Subject: RE: What are your ideas for next year's study topic?
Attachments:

There is ONE essential dilemma at the heart of the AH crisis in Florida and all other issues are outgrowths of that dilemma:

The cost of producing, or preserving, AH has tripled in recent years, while the financial resources needed to produce or preserve it have remained virtually static.

All other concerns are the equivalent of rearranging deck chairs on the Titanic.

That dilemma could be broken into 3 separate categories:

1. Reducing costs
2. Increasing financing sources
3. Creating the public will to do either or both; i.e. education and advocacy.

From: Odetta MacLeish-White [mailto:Odetta.MacLeish-White@floridahousing.org]

Sent: Friday, June 01, 2007 2:53 PM

To: Ann Kashmer; Darlene Pifalo; Dorothy Ellington; Ellen Ramsey; George Romagnoli; Gus Dominguez; Helen Feinberg; Jane Johnson; Joe Campus; Kristin Larsen; Lloyd J. Boggio; Michael Davis; Paul E. Curtis; Priscilla Howard; Robert Gregg; Robin Lunn; Santos De La Rosa; Sharon Jenkins-Owen


Subject: What are your ideas for next year's study topic?

If you have an idea for next year's study topic, please send them to me via email. Some criteria for you to consider as you're thinking about this:

1) It has state wide impact.

2) It is timely - meaning the Study Commission's research and recommendations can be delivered in time to inform discussion and debate on the issue. We usually take a full year to examine each topic and deliver our final report by July 15th.

3) The Study Commission is the appropriate entity to examine the issue - is there another task force or workgroup already looking at the issue and, if so, can the Study Commission bring a meaningful additional

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Odetta MacLeish-White

From: Mary Ellen Early [mearly@totcon.com]
To: Odetta MacLeish-White
Cc: 'Gail Matillo'
Subject: RE: Please submit ideas to the Affordable Housing Study Commission
Attachments:

Sent: Fri 6/1/2007 4:53 PM

Dear Odetta,

Property insurance is a huge issue for affordable housing communities. I am not sure what can be done to help, but it may be worth discussing. Gail just told me that HUD is still waffling about approving rent increases to cover the premiums.

Thanks for asking for our thoughts.
Mary Ellen

-----Original Message-----

From: Odetta MacLeish-White
[mailto:Odetta.MacLeish-White@floridahousing.org]
Sent: Wednesday, May 30, 2007 11:12 AM
To: johnl@floridacdc.org; Nicole Everett; James F. Murley; Alice Vickers; Doug McCree; Bonnie Temchuck; Susan Caswell; Judd Roth; Shanon Lee; Maria Baeza; Linda Burke; Judith Kovisars; Mary Ellen Early; gfriedma@martin.fl.us; Chris Walker; Joe Couture; Chuck Blowers; Vani Ungapen; Nick Inamdar; Vicki Kilroy; Lynda Hinckley; Manny Pumareiga; dinand Juluke; Nicholas Shelley; Gail Matillo; Maria Barcus; mghlandshero@hotmail.com; Ignacio Esteban; Libby Lane; Paul Finch; Miriam Carrillo; Kevin Cregan; Joe Kocy; corey@fahro.org; fitterman@flhousing.org; David Nisiovocchia; mrtgcntr@aol.com; Mary Sorge; Glen Barton; William O'Dell; Marc Plonskier; Joy Beaton; Frances DeJesus; Janegale Boyd; Nancy Dresser; Michael Johnson; Karen Jackson; Dorothy Inman-Johnson; Jill Collins; Tom Flynn; Gideon Anders; Beth Bellner; arwill@ufl.edu; Wight Greger ; Margarette Hayes; Suzanne Hughes; Shannon Nazworth; Kristin Carson; Harvey Landress; J Rivera; Tom Webster
Subject: Please submit ideas to the Affordable Housing Study Commission


Good morning all,

The Affordable Housing Study Commission will be taking some time during its June 13th meeting to begin considering topics for its 2007-2008 study year.

We are interested in hearing from you if you believe you have identified an affordable housing issue that meets the following criteria:

1) It has state wide impact.

2) It is timely - meaning the Study Commission's research and recommendations can be delivered in time to inform discussion and debate on

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Odetta MacLeish-White

From: Kashmer, Ann [ann_kashmer@fanniemae.com]
: Odetta MacLeish-White
Cc:
Subject: RE: What are your ideas for next year's study topic?
Attachments:

Sent: Fri 6/1/2007 5:10 PM

We will be living with the subprime market fallout for a long time....at Fannie Mae, we have been working with Housing Finance Agencies around the country to see how they can assist homeowners. We might be able to do 2 topics this year...and issue a preliminary report on foreclosures and state policies and procedures by Dec., and start another short topic for the rest of the year. Just a thought.

Ann R. Kashmer
Director
Fannie Mae
South Florida CBC
1111 Brickell Avenue, Suite 2125
Miami, FL 33131
305-603-2302 (direct)
305-606-7332 (cell #)
305-603-2300 (main #)
305-603-2310 (fax)

This e-mail and its attachments are confidential and solely for the intended addressee(s). Do not share or use them without Fannie Mae's approval. If received in error, contact the sender and delete them.

-----Original Message-----

From: Odetta MacLeish-White
[mailto:Odetta.MacLeish-White@floridahousing.org]
Sent: Friday, June 01, 2007 3:05 PM
To: Kashmer, Ann
Subject: Re: What are your ideas for next year's study topic?

Is that still considered a timely issue? I mean, by the time we issue a report in 2008 will it be too late? There seemed to be a flurry of media on the topic but lately it has died down.

O.

Sent from my BlackBerry Wireless Handheld

-----Original Message-----

From: Kashmer, Ann <ann_kashmer@fanniemae.com>
To: Odetta MacLeish-White
Sent: Fri Jun 01 14:53:53 2007
Subject: RE: What are your ideas for next year's study topic?

...reclosures.

Ann R. Kashmer
Director

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Odetta MacLeish-White

From: Robin Lunn [cc_housing1@hotmail.com] **Sent:** Mon 6/4/2007 9:59 AM
To: LBOGGIO@carlisledevelopmentgroup.com; Odetta MacLeish-White; ann_kashmer@fanniemae.com; darlene@eratrend.com; dellington@dbha.org; eramsey@jaxha.org; gromagnoli@pascocountyfl.net; gdominguez@greatermiami.org; helen.feinberg@rbcdain.com; jjohnson@faast.org; bobobo@bellsouth.net; klarsen@ufl.edu; davis@flhousing.org; pecurtis@curtoom.com; Phowardcsg@comcast.net; greggr@nsu.law.nova.edu; fnph@earthlink.net; sjowen@wilsonmiller.com
Cc:
Subject: RE: What are your ideas for next year's study topic?
Attachments:

My idea, and the BIGGEST reason I wanted to serve on the AHSC, is the lack of coordination between state funds and other types of funding. Helen mentioned reviewing how state funds could be tweaked to compliment bond funding. I had a distinct problem coordinating state funds with federal funds. This also fits in with Lloyd's suggestion because under his #2 - Increasing Financial Resources, this coordination between funding sources could increase total resources. It has now become impossible to use only one funding source to cover 100% of the cost to develop or rehap affordable housing. I believe it is our commission's responsibility to see if there's a way to make it easier for funding through FHFC to be coordinated with other sources.

Robin Lunn

>From: "Lloyd J. Boggio" <LBOGGIO@carlisledevelopmentgroup.com>
>To: "Odetta MacLeish-White" <Odetta.MacLeish-White@floridahousing.org>, "Ann
>Kashmer" <ann_kashmer@fanniemae.com>, "Darlene Pifalo"
>darlene@eratrend.com>, "Dorothy Ellington" <dellington@dbha.org>, "Ellen
>Ramsey" <eramsey@jaxha.org>, "George Romagnoli"
><gromagnoli@pascocountyfl.net>, "Gus Dominguez"
><gdominguez@greatermiami.org>, "Helen Feinberg"
><helen.feinberg@rbcdain.com>, "Jane Johnson" <jjohnson@faast.org>, "Joe
>Campus" <bobobo@bellsouth.net>, "Kristin Larsen" <klarsen@ufl.edu>, "Michael
>Davis" <davis@flhousing.org>, "Paul E. Curtis"
><pecurtis@curtoom.com>, "Priscilla Howard" <Phowardcsg@comcast.net>, "Robert
>Gregg" <greggr@nsu.law.nova.edu>, "Robin Lunn"
><cc_housing1@hotmail.com>, "Santos De La Rosa" <fnph@earthlink.net>, "Sharon
>Jenkins-Owen" <sjowen@wilsonmiller.com>
>Subject: RE: What are your ideas for next year's study topic?
>Date: Fri, 1 Jun 2007 15:19:54 -0400

>
>There is ONE essential dilemma at the heart of the AH crisis in Florida
>and all other issues are outgrowths of that dilemma:

>
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>while the financial resources needed to produce or preserve it have
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>
>
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>From: Odetta MacLeish-White

>[mailto:Odetta.MacLeish-White@floridahousing.org]

>Sent: Friday, June 01, 2007 2:53 PM

>To: Ann Kashmer; Darlene Pifalo; Dorothy Ellington; Ellen Ramsey; George

>Romagnoli; Gus Dominguez; Helen Feinberg; Jane Johnson; Joe Campus;

>Kristin Larsen; Lloyd J. Boggio; Michael Davis; Paul E. Curtis;

>Priscilla Howard; Robert Gregg; Robin Lunn; Santos De La Rosa; Sharon

>Jenkins-Owen

>Subject: What are your ideas for next year's study topic?

>
>
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>
>
>

>3) The Study Commission is the appropriate entity to examine the issue -

>is there another task force or workgroup already looking at the issue

>and, if so, can the Study Commission bring a meaningful additional

>perspective to the issue?

>
>
>

>If you can get your ideas to me by Wednesday, June 6th that would be

>great.

>
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>Odetta MacLeish-White

>
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>

>Director

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>Affordable Housing Study Commission

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>Florida Housing Finance Corporation


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>227 N. Bronough Street

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>Suite S000

>

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Odetta MacLeish-White

From: Olga Golik [olgag@citrushealth.com]

Sent: Mon 6/4/2007 10:02 AM

: Odetta MacLeish-White

Cc:

Subject: Affordable Housing Study Commission

Attachments:

I understand that you are accepting suggestions for study topics for the Affordable Housing Study Commission. I would like to suggest that a study be completed on the needs for housing for persons with disabilities. I am particularly interested in housing for persons with a serious mental illness.

OLGA GOLIK, ESQ.

DIRECTOR OF HOUSING AND ADVOCACY


CITRUS HEALTH NETWORK, INC.

4175 WEST 20 AVE. HIALEAH, FL 33012-5875

PHONE: 305-558-0151, EXT 3210

FAX: 305-825-1645

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Odetta MacLeish-White

From: Kristin Larsen [klarsen@ufl.edu]
To: Odetta MacLeish-White
Cc:
Subject: RE: What are your ideas for next year's study topic?
Attachments:

Sent: Mon 6/4/2007 12:33 PM

Odetta,

I am just going to reply to you per your instructions. I am not sure whether the Commission has focused on the homeless yet. I do know that the 2004 report focused on extremely low income, but that includes a range of other individuals, and only one recommendation in the report specifically addressed the homeless, so it does not appear to have been a major part of the study commission's work that year. There was also a brief mention in a recommendation in the 2001 report. I reviewed the reports back to 1998 and did not see the topic as a focus of the work of the AHSC in any of these years. Given all the Lloyd put in his email about the worsening crisis in housing in general, I think that focusing on the needs of the homeless - including what type of funding/planning issues we face in Florida related to this issue, what the state is doing and how that relates to federal programs. Of course, I do not want to step on the feet of the Florida Coalition for the Homeless, but I did not see any information on their website regarding any studies they had done recently on this topic. Further, when I clicked on "FHC Committees", it came back with the message that these committees are not currently active. What do you think?

-Kristin

From: Odetta MacLeish-White [mailto:Odetta.MacLeish-White@floridahousing.org]

Sent: Friday, June 01, 2007 2:53 PM

To: Ann Kashmer; Darlene Pifalo; Dorothy Ellington; Ellen Ramsey; George Romagnoli; Gus Dominguez; Helen Feinberg; Jane Johnson; Joe Campus; Kristin Larsen; Lloyd Boggio; Michael Davis; Paul E. Curtis; Priscilla Howard; Robert Gregg; Robin Lunn; Santos De La Rosa; Sharon Jenkins-Owen

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If you can get your ideas to me by Wednesday, June 6th that would be great.

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[Click here to preview the original item.](#)

Odetta MacLeish-White

om: Sharon Jenkins-Owen [SJOwen@WilsonMiller.com] **Sent:** Mon 6/4/2007 2:45 PM
to: Ramsey, Ellen; Robin Lunn; gromagnoli@pascocountyfl.net; LBOGGIO@carlisledevelopmentgroup.com; Odetta MacLeish-White; ann_kashmer@fanniemae.com; darlene@eratrend.com; dellington@dbha.org; gdominguez@greatermiami.org; helen.feinberg@rbcdain.com; jjohnson@faast.org; bobobo@bellsouth.net; klarsen@ufl.edu; davis@flhousing.org; pecurtis@curtoom.com; Phowardcsg@comcast.net; greggr@nsu.law.nova.edu; fnph@earthlink.net
Cc:
Subject: RE: What are your ideas for next year's study topic?
Attachments:

I recommend that we study workforce housing, including funding options for 140% AMI and below. Although prices have decreased some since last year, they are still not in reach for moderate and workforce families especially in light of the rise in insurance rates. As part of the process, we could review the CWHIP program for feedback.

-----Original Message-----

From: Ramsey, Ellen [mailto:ERamsey@JAXHA.org]
Sent: Monday, June 04, 2007 11:07 AM
To: Robin Lunn; gromagnoli@pascocountyfl.net; LBOGGIO@carlisledevelopmentgroup.com; Odetta.MacLeish-White@floridahousing.org; ann_kashmer@fanniemae.com; darlene@eratrend.com; dellington@dbha.org; gdominguez@greatermiami.org; helen.feinberg@rbcdain.com; jjohnson@faast.org; bobobo@bellsouth.net; klarsen@ufl.edu; davis@flhousing.org; pecurtis@curtoom.com; Phowardcsg@comcast.net; greggr@nsu.law.nova.edu; fnph@earthlink.net; Sharon Jenkins-Owen
Subject: RE: What are your ideas for next year's study topic?

There are also a couple of HOPE VI projects in Florida that are experiencing problems because of problems getting the funding at the necessary time. I can get more information on those.

Ellen M. Ramsey
Chief Financial Officer
Jacksonville Housing Authority
(904) 630-3876

-----Original Message-----

From: Robin Lunn [mailto:cc_housing1@hotmail.com]
Sent: Monday, June 04, 2007 10:05 AM
To: gromagnoli@pascocountyfl.net; LBOGGIO@carlisledevelopmentgroup.com; Odetta.MacLeish-White@floridahousing.org; ann_kashmer@fanniemae.com; darlene@eratrend.com; dellington@dbha.org; Ramsey, Ellen; gdominguez@greatermiami.org; helen.feinberg@rbcdain.com; jjohnson@faast.org; bobobo@bellsouth.net; klarsen@ufl.edu; davis@flhousing.org; pecurtis@curtoom.com; Phowardcsg@comcast.net; greggr@nsu.law.nova.edu; fnph@earthlink.net; sjowen@wilsonmiller.com
Subject: RE: What are your ideas for next year's study topic?

George,

Will prepare a spreadsheet to illustrate how this affected our project and send it to everyone. Not only did the timing cause problems during development, we almost didn't get to build the project at all! I think Helen would be the best person to address the tweaking necessary to use state funds with bonds.

i The archived item is currently unavailable.
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[Click here to preview the original item.](#)

Odetta MacLeish-White

From: George Romagnoli [gromagnoli@pascocountyfl.net]
To: Odetta MacLeish-White
Cc:
Subject: RE: What are your ideas for next year's study topic?
Attachments:

Sent: Tue 5/5/2007 9:51 AM

Odetta

Topics to consider

Renovations both multi and single family. Ways to make rehab easier.
Changes to the building code to have a separate rehab standard instead
of having to follow new code

Homelessness. We have discussed ELI, I do not remember if we ever made
this a separate topic on its own

The Hurricane Program - the programs that both DCA and FHFC ran. Can we
review how it worked and improve it for the future when the next one
hits

-----Original Message-----

From: Odetta MacLeish-White

<mailto:Odetta.MacLeish-White@floridahousing.org>

Sent: Monday, June 04, 2007 12:59 PM

To: Feinberg, Helen (RBCCM-USDM); Robin Lunn; George Romagnoli;
LBOGGIO@carlisledevelopmentgroup.com; ann_kashmer@fanniernae.com;
darlene@eratrend.com; dellington@dbha.org; eramsey@jaxha.org;
gdominguez@greatermiami.org; jjohnson@faast.org; bobobo@bellsouth.net;
klarsen@ufl.edu; davis@flhousing.org; pecurtis@curtoom.com;
Phowardcsg@comcast.net; greggr@nsu.law.nova.edu; fnph@earthlink.net;
sjowen@wilsonmiller.com


Subject: RE: What are your ideas for next year's study topic?

Good afternoon everyone,

I'm so glad that you are thinking of topics! I would like to compile
your ideas and thoughts into a single document which will be provided to
you in your meeting packets. We did this last year as a way to organize
our discussion.

So, if you would send your ideas and materials to me, I'll put it all
together and we can have a full discussion on June 13th. Thanks!

Odetta MacLeish-White
Director
Affordable Housing Study Commission
Florida Housing Finance Corporation
1001 N. Bronough Street
Suite 5000
Tallahassee, FL 32301
(850) 488-4197 Phone
(850) 488-9809 Fax

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Odetta MacLeish-White

From: Leifman, Steve [sleifman@jud11.flcourts.org]
: Odetta MacLeish-White
Cc:
Subject:
Attachments:

Sent: Wed 6/6/2007 12:35 PM


Dear Ms. Macleish-White:

I understand that The Affordable Housing Study Commission will be taking some time during its June 13th meeting to begin considering topics for its 2007-2008 study year. I believe that there is an urgent need to develop a strategy for people with mental illnesses that are re-entering the community from jail. The majority of these people are discharged to homelessness and as a result recycle through the criminal justice system. Affordable housing with access to supportive community-based treatment and services is one of the solutions to this problem. Please consider this as a topic for your consideration. Thank you for your consideration. If you have any questions, please do not hesitate to call me.

Sincerely,

Steve Leifman

Special Advisor on Criminal Justice and Mental Health
Supreme Court of Florida
Associate Administrative Judge
Miami-Dade County Court
11th Judicial Circuit of Florida
1351 N.W. 12th St.
Rm. 617
Miami, FL 33125
(305) 548-5394
305/548-5552
(toll) 850/617-4010

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[Click here to preview the original item.](#)

Odetta MacLeish-White

From: Marc Plonskier [PlonskierM@gatehousemgt.com] **Sent:** Tue 6/19/2007 1:43 PM
To: Odetta MacLeish-White
Cc:
Subject: RE: Please submit ideas to the Affordable Housing Study Commission
Attachments:

Hi Odetta,

I think the preservation of rental was Part 1 of a 2 Part study of rental housing in Florida. So the Commission's work is not really complete without considering new production of rental housing. There has just not been a "considered" look at how rental housing resources should be allocated to best achieve the affordable housing needs of Floridians. And as you said to me not too long ago, the AHSC serves to look at broad policy topics with a wider mandate than those agencies who are charged with implimentation And to make independant recommendations which the Governor may or may not choose to direct agencies to adopt.

I suspect that there will be other topics after this - which might be homeownership or public housing or... - which might also need a 2 year study to cover the breadth of the subject.

I will keep in touch.

All the best,

Marc

-----Original Message-----

From: Odetta MacLeish-White
[mailto:Odetta.MacLeish-White@floridahousing.org]
Sent: Monday, June 18, 2007 4:59 PM
To: Marc Plonskier
Subject: RE: Please submit ideas to the Affordable Housing Study Commission

Hello Marc,

I hope you had a great holiday. At the Study Commission's meeting last week it was decided to postpone any decisions on next year's topic since so many seats on the Commission will be filled, hopefully by July 1. Those new commissioners should have the chance to consider what they would like to spend their time studying. So, there is still time to share a more enhanced version of your idea with the Commission. We did spend two years looking at preserving rental housing, so my first question is how would the Commission avoid looking like it was repeating the rental topic so soon?

Thanks for your good thinking on behalf of the Study Commission!

Odetta MacLeish-White
Director
Affordable Housing Study Commission
Florida Housing Finance Corporation
227 N. Bronough Street
Suite 5000
Tallahassee, FL 32301
(850) 488-4197
(850) 488-9808 FAX

From: Marc Plonskier [<mailto:PlonskierM@gatehousemgt.com>]
Sent: Mon 6/11/2007 7:55 PM
· Odetta MacLeish-White
Subject: RE: Please submit ideas to the Affordable Housing Study Commission

Dear Odetta:

Thank you for the opportunity to consider future Study Commission topics.

I believe that the Commission could provide extremely valuable input on the topic of how Florida Housing can best achieve its goal of serving the rental affordable housing needs of Floridians given its available resources. This includes addressing issues of need, both in terms of population served (e.g. ELI/special needs/farmworker/families/elderly), geographic needs, economic effect (e.g. what Florida needs to continue to grow), and other meaningful classifications.

I do not believe any comprehensive look at this issue has taken place. You have bits and pieces, such as the Shimberg Center study, but no real analysis similar to what your AHSC did on the issue of Preservation.

I would be happy to share more thoughts when I return from vacation next week.

All the best,

Marc

-----Original Message-----

From: Odetta MacLeish-White
[<mailto:Odetta.MacLeish-White@floridahousing.org>]
Sent: Wednesday, May 30, 2007 12:12 PM
To: johnl@floridacdc.org; Nicole Everett; James F. Murley; Alice Vickers; Doug McCree; Bonnie Temchuck; Susan Caswell; Judd Roth; Shanon Lee; Maria Baeza; Linda Burke; Judith Kovisars; Mary Ellen Early; gfriedma@martin.fl.us; Chris Walker; Joe Couture; Chuck Blowers; Vani Ungapen; Nick Inamdar; Vicki Kilroy; Lynda Hinckley; Manny Pumareiga; Ferdinand Juluke; Nicholas Shelley; Gail Matillo; Maria Barcus; highlandshero@hotmail.com; Ignacio Esteban; Libby Lane; Paul Finch; Miriam Carrillo; Kevin Cregan; Joe Kocy; corey@fahro.org; fitterman@flhousing.org; David Nisivoccia; mrtgcntr@aol.com; Mary Sorge; Glen Barton; William O'Dell; Marc Plonskier; Joy Beaton; Frances DeJesus; Janegale Boyd; Nancy Dresser; Michael Johnson; Karen Jackson; Dorothy Inman-Johnson; Jill Collins; Tom Flynn; Gideon Anders; Beth Bellner; arwill@ufl.edu; Wight Greger; Margarete Hayes; Suzanne Hughes; Shannon Nazworth; Kristin Carson; Harvey Landress; J Rivera; Tom Webster
Subject: Please submit ideas to the Affordable Housing Study Commission

Good morning all,

The Affordable Housing Study Commission will be taking some time during its June 13th meeting to begin considering topics for its 2007-2008 study year.

We are interested in hearing from you if you believe you have identified an affordable housing issue that meets the following criteria:



Florida Supportive Housing Coalition

2868-1 Mahan Dr. • Tallahassee, Florida 32308

(850) 878-7403 • (850) 878-6584 Fax • www.flshc.net

President:
Shannon Nazworth
Ability Housing of Northeast Florida, Inc.

Vice President:
Marsha Popkey
Lee County Department of Human
Services

Secretary:
Karen Koch
Florida Council for Community
Mental Health

Treasurer:
Edi Erb
Homeless Coalition of Hillsborough
County

Immediate Past President:
Maria Pellerin Barcus
Housing Partner of Florida LLC.

Directors:
Lisa DeVitto
Advocate

Mark Fontaine
Florida Alcohol & Drug Abuse Association

Olga Golick
Citrus Health Network

Freyja Sutherland Harris
Florida Coalition for the Homeless

Jusanne Homant
NAMI Florida

Jack Humburg
Boley Centers, Inc.

Patricia Humphrey
Seminole Community Mental Health

Linda Roman
United Way of Palm Beach County

Gary Fink
Housing Partnership, Inc.

Janet Riley
Legal Aid Service of Broward County

Lynn Rosenthal
Florida Coalition Against Domestic
Violence

Ex Officio:
Deb Blizzard
Agency for Persons with Disabilities

Mark Engelhardt
USF-Florida Mental Health Institute

Janet Hamer
Federal Reserve Bank of Atlanta

Thomas Liberti
Florida Department of Health
Bureau of HIV/AIDS

Daniel M. Robbin
U.S. Department of Veterans Affairs

August 16, 2007

Odetta McLeish-White, Director
Affordable Housing Study Commission
227 North Bronough Street, Suite 5000
Tallahassee, Florida 32301

Re: Commission Study Topic 2007-2008
Supportive Housing: Affordable Housing Linked with Support Services

Dear Odetta,

It is my understanding that the Affordable Housing Study Commission postponed the selection of a study topic for the 2007-2008 Study Year. I am therefore writing to again suggest the Commission study Supportive Housing; please share this letter with each member of the 2007-2008 Commission.

Supportive Housing has dramatic statewide impact There is not a community in Florida that is not impacted by the lack of an adequate supply of supportive housing. Of the twelve suggestions previously submitted to the Commission, five concerned supportive housing. This demonstrates the broad spectrum of concern regarding the lack of an adequate supply of supportive housing throughout Florida.

Partners in Crisis, Florida Council on Community Mental Health, Florida Alcohol and Drug Abuse Association, Florida Coalition Against Domestic Violence, Substance Abuse and Mental Health Corporation, NAMI Florida and the Florida Coalition for the Homeless have all stated that affordable housing linked with support services is one of their top priorities.

Supportive Housing is timely Since the year 2000 homelessness has increased 27% throughout the state. Due to the lack of affordable housing, each day individuals are released from the healthcare and criminal justice systems to homelessness. As referenced in Judge Leifman's prior suggestion, this causes a high rate of recidivism and relapse.

A solution to this rising crisis must be developed. Every community in Florida has families challenged by homelessness. Children are being picked up by their school bus in front of homeless shelters. Every community is dealing with persons released from jails and treatments centers without a place to call home; any progress gained by the individuals is being negated as the person is discharged to live on the streets.

PARTNER ORGANIZATIONS:



The Study Commission is the appropriate body to study the topic Organizations concerned with providing services to households requiring supports in order to maintain their housing and/or develop their independent living skills are exerting great amounts of effort to identify housing for those they serve. The state organizations representing these support providers are holding meetings and training sessions trying to develop strategies to increase the supply of quality supportive housing.

These organizations need the Affordable Housing Study Commission to partner in their efforts. Service organizations do not understand the complexities involved with developing and operating quality affordable housing. The Commission consists of persons with expert knowledge in various aspects related to affordable housing.

Following is more information concerning supportive housing and why it is a compelling need for our state and its communities:

Supportive housing is cost effective Providing services in the community is less expensive than providing services in a facility-setting such as a group home or a nursing home. In addition, there are peripheral costs to the criminal justice and healthcare systems when services are not linked to affordable housing.

Most households requiring supportive housing have extremely low-incomes. Creating housing which is affordable to persons with such low incomes does require increased subsidy. However, this higher upfront cost is offset by repetitive annual savings to service, healthcare and criminal justice systems.

Supportive housing provides better outcomes Services provided in an affordable home of one's own provide better personal outcomes than services provide in a facility-setting.

In addition, supportive housing stabilizes individuals thereby reducing relapse and recidivism for the majority of households served.

Least-restrictive settings are a right The U.S. Supreme Court, in the *Olmstead Decision*, ruled that living in the least restrictive setting required by one's disability is a right. However, many individuals with disabilities cannot be released from expensive and overly-restrictive facility-settings because they can not find an affordable to place to live.

Attached is a list of organizations supporting this recommendation. Thank you for your consideration of this recommended study topic.

Regards,

A handwritten signature in black ink, appearing to read 'SN', with a long horizontal flourish extending to the right.

Shannon Nazworth
Board President

Organizations supporting Supportive Housing recommendation:

Ability Housing of Northeast Florida

126 West Adams Street, Suite 502
Jacksonville, Florida 32202
Shannon Nazworth, Executive Director
904-359-9650
snazworth@abilityhousing.org

ACTS Community Support Services

6806 No. Nebraska Avenue
Tampa, Florida 33604
Carole Shafner, Program Administrator
813-237-4907
cshafner@actsFlorida.org

Big Bend Homeless Coalition

2729 W. Pensacola Street
Tallahassee, Florida 32304
Kay E. Freeman, Executive Director
850-205-6005
kfreeman@bigbendhcc.org

Boley Centers, Inc.

Mr. Jack Humburg, Director of Housing Development
445 - 31st Street North
St. Petersburg, Florida 33713
727-821-4819 x5717
jackhumburg@boleycenters.org

Broward Housing Solutions

305 SE 18th Court
Ft. Lauderdale, Florida 33316
Lisa Hoffmeyer, COO
954-764-2800
lisaH@BrowardHousingSolutions.org

Charlotte County Homeless Coalition, Inc.

P.O. Box 380157
Murdoch, Florida 33938
Connie Thrasher, Executive Director
941-627-4313
Connie.thrasher@cchomelesscoalition.org

Citrus Health Network Inc.

4175 West 20 Avenue
Hialeah, Florida 33012-5875
Olga Golik, Esq.; Director of Housing and Advocacy
olgag@citrushealth.com

City of Gainesville

Jim Hencin, Block Grant Manager
352-334-5031
hencinja@cityofgainesville.org

Department of Elder Affairs**Bureau of Communities for a Lifetime**

4040 Esplanade Way
Tallahassee, Florida 32399-7000
Greg Rice, NSW; Housing Director
850-414-2000
riceg@elderaffairs.org

The Ebenezer Foundation, Inc.

9064 NW 13th Terrace
Miami, Florida 33172
Rev. Dr. Ted Greer, Jr.; Asst. Vice President of Programs and Community Initiatives
305-599-1015 ext. 8029
tgreer@hcnetwork.org

Emergency Services and Homeless Coalition of Jacksonville, Inc. (ESHC)

214 N. Hogan Street, Suite 866
Jacksonville, Florida 32202
Diane Gilbert, Executive Director
904-255-8244
dgilbert@coj.net

Florida Alcohol and Drug Abuse Association

2868-1 Mahan Drive
Tallahassee, Florida 32308
Mark Fontaine, Executive Director
850-878-2196
mfontaine@fadaa.org

Homeless Coalition of Hillsborough County Inc.

P.O. Box 360181
Tampa, Florida 33673-0181
Rayme Nuckles, Chief Executive Officer
813-223-6115
rayme@homelessofhc.org

Homeless Coalition of Palm Beach County

2100 Palm Beach Lakes Blvd.
West Palm Bch, Florida 33409
561-478-5351
flajerry@homeless.fdn.com

Homeless and Hunger Coalition of Northwest Florida

Regions/Am South Bank
469 West 23rd Street
Panama City, Florida 32412
Rick Dye, City President
850-747-4505
Rick.dye@regions.com

Homeless Services Network of Central Florida

Cathy Jackson, Executive Director
Serving Osceola, Orange, Seminole counties and the city of Orlando
407-893-0133
cjackson@homelessnetworkcflorida.org

Housing Partners of Florida LLC.

Maria Pellerin Barcus
305-861-1252
mpbarcus@aol.com

I.M. Sulzbacher Center for the Homeless

611 E. Adams Street
Jacksonville, Florida 32202
Michael Cochran, MPH; Vice President of Health Services
904-394-8100
Michaelcochran@imsch.org

Lee County Government**Department of Human Services**

2440 Thompson Street
Fort Myers, Florida 33901
Ms. Marsha Popkey, Housing Program Manager
239-533-7941
mpopkey@leegov.com

Mending Hearts Charities, Inc.

Teresa Gronski
MHCharities@aol.com

Susan B Anthony Recovery Center

Marsha Curren, Executive Director
954-733-6068
MCurren@susanbanthonycenter.org

University of South Florida

School of Social Work, MGY 132

4202 E. Fowler Avenue

Tampa, Florida 33620

Sandra Fogel, PH.D., ACSW; Associate Professor

813-974-7347

sfogel@cas.usf.edu

Odetta MacLeish-White

From: Jaimieross@aol.com [Jaimieross@aol.com]**Sent:** Thu 10/4/2007 2:12 PM**To:** Odetta MacLeish-White**Cc:** Nancy Muller; execdir@flacdc.org**Subject:** AHSC topic for 2008**Attachments:**

Hi Odetta, (if you're not out on maternity leave right now!) I would like to suggest a topic for AHSC study in 2008-- The role of CDCs in Florida-- this would encompass what role they are playing now, what role they could/should be playing, and what we need to do to make that happen. I am particularly interested in following up on the Commission's prior report on housing preservation. I believe a critical component to preservation is building the capacity of nonprofits to take over ownership and management of expiring use properties and mobile home parks. Thank you for your consideration, Jaimie-

Jaimie A. Ross
Affordable Housing Director
1000 Friends of Florida
926 E. Park Ave.
Tallahassee, FL 32301
(850) 222-6277
(850) 222-1117(fax)

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October 5, 2007

Ms. Odetta MacLeish-White
Affordable Housing Study Commission
Florida Housing Finance Corp.
227 N. Bronough St., Suite 5000
Tallahassee, FL 32301

Dear Ms. MacLeish-White:

The Florida Alliance of Community Development Corporations (FLACDC) would like to recommend that the Affordable Housing Study Commission include the study of the Florida Community Development Corporation industry as one of its study topics in 2008.

FLACDC is a statewide membership organization that represents community development corporations (CDCs), their partners and supporters and other nonprofit affordable housing developers. Created in 2003, the Alliance currently boasts a membership of 57 CDCs from across the state as well as 15 affiliate members who represent financial institutions, including Bank of America, Regions Bank, SunTrust Bank, Wachovia Foundation and Washington Mutual and state and national intermediaries, such as Florida Community Loan Fund, LISC and NeighborWorks America.

RATIONALE

Statewide Impact: The state of Florida is fortunate to have a large number of community development corporations already in place and active in affordable housing. CDCs are to be found all over Florida, from large cities to small towns, in both urban and rural communities. They may be very small, with only one or two staff or quite large, with over 20. What they all have in common is that they provide affordable housing options to low-to moderate-income residents. In 2005 alone, 57 such organizations accounted for the construction and rehabilitation of 627 affordable single-family units and 3,101 multi-family units across the state.

As housing costs rise and incomes remain basically flat, more and more working families are finding it increasingly difficult to meet basic needs. A sick child, divorce or auto break down can throw a moderate-income family into a tail spin from which it is difficult to recover. The current crisis in the sub-prime mortgage market and the ever growing rate of foreclosure is yet another indicator of the tenuous position in which many Florida families find themselves. A significant number of Florida's CDCs are already active in these areas and provide homeownership training (70%), credit counseling and financial literacy services (58%) to low-to moderate-income families. These programs are extremely effective at helping people buy and stay in their homes. At least a dozen CDCs are also active in foreclosure prevention and remediation. Many of these organizations are located in High Cost counties in the state. In spite of these efforts, however, the CDCs are unable to keep pace with the demand for their services. A study of what the CDCs actually do, how they do it, the resources they use and why they are unable to meet the demand would help the State develop strategies to increase their effectiveness.

Timeliness: Several indicators lend support to the timeliness of this study topic. For the first time in over ten years, the CDCs in Florida have taken steps to organize themselves to present a unified voice on affordable housing and other issues of concern. More CDCs have been created since the mid-1990s than ever before and most of them have a strong focus on affordable housing. Not only has the industry grown and become organized, it has also been successful in reaching out to other partners in the affordable housing arena, such as financial institutions, the Florida Housing Coalition and Florida Housing Finance Corporation, Department of Community Affairs and others. Second, finding ways for community development corporations to make the most effective use of regulatory state housing programs in which nonprofit CDC developers have found themselves frequently disadvantaged lends additional support to this argument. Finally, other issues including projected state budget cuts over the next two years; a looming multi-family expiring use rental property crisis¹ and the pending reconfiguration of the Front Porch Program, all argue for an examination of the role CDCs can and should play in helping to meet the demand for affordable housing that grows faster than it can be met. We believe such a study could help evaluate the critical role CDCs could play and what can be done to increase the impact of existing programs.

Appropriateness: The last time the Commission elected to study the CDC Industry was in 1994, as part of the "Bringing the Pieces Together" final report². At that time, recognizing the importance of CDCs and their impact on the production of affordable housing, the Commission made a number of recommendations that would have increased the capacity and effectiveness of these organizations, including an outcome based grant program designed to build the capacity of CDCs called 'Invest in Neighborhood Vitality and Economies Act' (INVEST). In other studies since, the Commission has recommended changes to existing state programs that would positively impact CDCs' ability to use those programs. Several recommendations made recently for the SHIP program could increase the capacity of CDCs to become more engaged in affordable rental housing construction and preservation. In today's environment, even CDCs with many years of experience and strong track records find themselves struggling to cover all their administrative costs while, at the same time, developing new programs to meet increased community needs. Based on the Commission's past recognition of the importance of CDCs to affordable housing, it seems appropriate now to re-examine the industry to identify additional steps that would build the capacity and effectiveness of these organizations.

¹ "A Preservation Strategy for Florida's Affordable Multifamily Housing" The Affordable Housing Study Commission, Final report, 2006.

² "Bringing the Pieces Together", The Affordable Housing Study Commission Final Report, December, 2004, pages 25-32; and appendix B, pages 43-45.

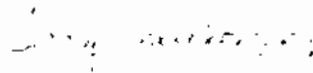
Ms. Odetta MacLeish-White
Affordable Housing Study Commission
Page 3

If the Commission takes on this study topic, FLACDC can see several positive outcomes for the State of Florida and its community based organizations.

- A comprehensive study of Florida's CDCs and their work will provide an up-to-date picture of the capacity of the nonprofit affordable housing sector.
- It will help the State of Florida better manage its affordable housing resources, especially those targeted toward nonprofit developers.
- Such a study will demonstrate the on-going commitment by the State of Florida to support the sort of public/private partnerships that have the greatest impact on the production and preservation of affordable housing.

We thank you for your consideration and look forward to hearing from you soon.

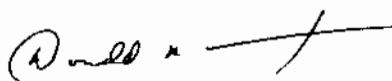
Sincerely,




Terry Chelikowsky
Executive Director
FLACDC



Annetta Jenkins
Executive Director
South Florida LISC



Donald Phoenix
Southern District Director
NeighborWorks America



Ignacio Esteban
Executive Director
Florida Community Loan Fund

2007 FLACDC Members

First	Last	Organization	City	County	Phone	Fax	Email
Affiliate Members							
Lavon	Williams	BCC/Orange County Neighborhood Services	Orlando	Orange	407-836-5614	407-836-0920	lavon.williams@ocf1.net
William	Compton	Interfaith Housing Coalition Pleasant City Faith Based CDI	Pensacola	Escambia	850-435-3536	850-436-6419	comptonh@ihcnwfl.org
Rachel	Waterman	<i>Board Members bold italics</i>	W. Palm Beach	Palm Beach	561-832-3313	561.832.3668	waterman_pcfbcdi@bellsouth.net
Voting Members							
Shannon	Nazworth	Ability Housing of NE FL	Jacksonville	Duval	904-359-9650	904-359-9653	snazworth@abilityhousing.org
Winston	Rudolph	Abyssinian CDC	Pompano Beach	Broward	954-786-1822	954-781-0941	Abyssinian1822@aol.com
Matthew	Constantine	Adopt-A-Family of the Palm Beaches, Inc.	Lake Worth	Palm Beach	561-253-1361	561-253-1370	mconstantine@adoptafamilypbcc.org
Don	Patterson	BAME Development Corp. of South FL	Miami	Dade	305-373-7233	305-373-8915	dpatterson@BAMEDevelopment.org
Gerone	Powell	Boynton Beach Faith Based CDC	Boynton Beach	Palm Beach	561-752-0303	561.752.0302	geronep@heartofboynton.net
Lisa	Hoffmeyer	Broward Housing Solutions	Ft. Lauderdale	Broward	954-764-2800	(954) 764-0036	lisah@browardhousingolutions.org
Jeffery	Holman	CDC of Leesburg & Vicinity	Leesburg	Lake	352-314-8868	352-314-9479	staff@leesburgcdc.org
Toml	Watts	CDC of Tampa	Tampa	Hillsborough	813-248-9738	813.248.8738	toml.watts@cdcoftampa.org
Gerald	Chester	Central Florida CDC	Daytona Beach	Volusia	386-226-1216	386-253-1379	geraldc@cfcdc.com
Steve	Malnster	Centro Campesino Farmworker Center, Inc.	Florida City	Dade	305-245-7738	305-247-2619	smalnster@centrocampesino.org
Dan	Horvath	Community Enterprise Investments, Inc.	Pensacola	Escambia	850-595-6234	850.595.6264	dhorvath@cei-cdc.org
Martina	Guilfoil	Community Housing Trust	Sarasota	Sarasota	941-379-5262		martina@mycht.org
Jerry	Carter	Dania Economic Development Corporation	Dania	Broward	954-921-7050	954.922.4903	daniaeconomic@bellsouth.net
Bill	Sanders	DeLray Beach CDC	DeLray Beach	Palm Beach	561-266-9840	561.266.9843	Sand1050@aol.com
John	Wyche	Escambia County Community Land Trust	Pensacola	Escambia	850-433-2977	850..438-7548	lwyche9130@aol.com

2007 FLACDC Members

First	Last	Organization	City	County	Phone	Fax	Email
Voicing Members							
Juan	Pardo	Families First	Jacksonville	Duval	904-353-0891	904-353-0893	familiesfirst@bellsouth.net
Nathaniel	Birdsong	Florence Villa CDC	Winter Haven	Polk	863-299-3263	863.299.8134	flvillacdc@yahoo.com
Joy	Beaton	Florida Community Loan Fund	Sarasota	Sarasota	941-360-1445	941-351-2110	jbeaton@fcfl.org
Earl	Pfeiffer	Florida Home Partnership	Ruskin	Hillsborough	813-672-7860	813-672-7863	earl@flhome.org
Suzanne	Weiss	Fort Lauderdale CDC	Ft. Lauderdale	Broward	954-463-3850	954.527.8889	Szw5@aol.com
Eugene	Johnson	Grace & Truth CDC	Jacksonville	Duval	904-338-9990	904.168.7847	emjohnson@gt.fdn.com
Luter	McKellum	Greater Lake City CDC, Inc.	Lake City	Columbia	386-752-9785	386-758-6708	admin@glakecitycdc.org
Aneash	Tiwari	Greater Ocala Community Development Corp.	Ocala	Marion	352-351-4075	352-351-5517	aneash@tiwari@yahoo.com
Elizabeth	Gutierrez	Greater Palm River Point CDC	Tampa	Hillsborough	813-628-9179	813-663-9404	liz@thepointcdc.com
Katharine	Barry	H.O.M.E.S., INC.	Ft. Lauderdale	Broward	954-563-5454	954.563.8814	ksb51@aol.com
Harris	Millman	Haven Economic Development	Davie	Broward	954-423-1637	954-296-3918	hmillman@haveneconomic.org
Sylvia	Alvarez	Housing & Education Alliance	Tampa	Hillsborough	813-261-5151	813.261.5153	svlva320@yahoo.com
Patrick	McNamara	Housing Partnership Inc.	Riviera Beach	Palm Beach	561-841-3500	561-841-3555	pmcnamara@gccpq.org
Carolyn	Ettlinger	Housing Partnership of Jacksonville	Jacksonville	Duval	904-398-4424	904.398.0828	ettlinger@thehousingpartnership.com
Frank	Gudorf	Jubilee CDC	Miami	Dade	305-649-1553	305-649-0997	fgudorf@aol.com
Kathy	LaCroix	Lake Worth CDC	Lake Worth	Palm Beach	561-582-5536	561.582.1975	lakeworthcdc@bellsouth.net
Henry	Graham	Liberia Economic and Social Development	Hollywood	Broward	954-921-2371	954.921.2593	lesincorp@aol.com
Ronald	Pauline	Metro North Community Development Corp.	Jacksonville	Duval	904-358-1224	904.358.1225	metronorthcdc@bellsouth.net
Roberto	Datorre	Miami Beach CDC	Miami Beach	Dade	305-538-0090	305.538.2863	roberto@miamibeachcdc.org
Maurice	Mickens	Mt. Carmel CDC of Clearwater	Clearwater	Pinellas	727-447-4461	727.447.8828	ceomtcarmelcdc@aol.com
Evelyn	Bruce	NANAY CDC, Inc.	North Miami	Dade	305-981-3232	305-981-3231	evelyn.bruce@OBISGROUP.com

2007 FLACDC Members

First	Last	Organization	City	County	Phone	Fax	Email
Voting Members		<i>Board Members bold italics</i>					
David	Herkalo	Neighborhood Housing and Dev. Corp.	Gainesville	Alachua	352-380-9119	(352) 380-9170	dherkalo@qnhdc.org
Arden	Shank	Neighborhood Housing Services	Miami	Dade	305-751-5511	305.751.2228	ardens@mdnhs.org
Jacqueline	Tufts	New Visions Community Development Corporation	Fort Lauderdale	Broward	954-768-0920	954.768.0964	jtufst@mtbdc.org
Thomas	Roberts	NOAH Development Corporation	Belle Glade	Palm Beach	561-996-3200		troberts@noahark.org
Paul	Tutwiler	Northwest Jacksonville CDC	Jacksonville	Duval	904-764-1805	904-764-1808	ptutwiler2003@yahoo.com
Dennis	Martin	Northwest Riviera Beach CRC	Riviera Beach	Palm Beach	561-845-1147	561-848-6862	askdevsol@bellsouth.net
Terrl	Murray	Northwood Renaissance Inc.	W. Palm Beach	Palm Beach	561-832-6776	561.832.0483	tmurray@northwoodrenaissance.org
Sr. Elinor	Sevigny	Okeechobee NP Housing, Inc.	Okeechobee	Okeechobee	863-467-5525	863-467-5513	esevli@ambargmail.com
Kevin	Gay	Operation New Hope	Jacksonville	Duval	904-354-4673	904.354.4940	kgay@operationnewhope.com
Chris	Plummer	R.M. Lee CD Center	Boynton Beach	Palm Beach	561-732-4042	561-732-3270	rlmleecd@yahoo.com
Matthew	Bowler	Riverside Avondale Development Organization	Jacksonville	Duval	904-381-0950	904-381-0951	mbowler@radocdc.org
Anthony	Wyche	Second Chance Help Center	Jacksonville	Duval	904-616-3113		schcinc2@aol.com
Askia M	Aquil	St. Petersburg NHS	St. Petersburg	Pinellas	727-821-727-821-6897x102	727-821-7457	askia.aquil@stpetenhs.org
Seabron	Smith	TED Center	Delray Beach	Palm Beach	561-819-5318	561-265-0806	Seabron1@bellsouth.net
Julian	Garcia	University Area CDC	Tampa	Hillsborough	813-558-5212	813.558.5219	jgarcia@uacdc.org
Larry	Newsome	Urban Development Solutions	St. Petersburg	Pinellas	727-345-6684	727-384-3325	lnewsome@araclerealty.com
Dr. D.M.	Walker	We Help Community Development Corporation	Belle Glade	Palm Beach	561-993-0085	561-993-2216	dmwalker@wehelpcommunities.org
Ed	Hanna	West Perrine Community Development Corp.	Miami	Dade	305-252-0129 x118	305-235-5889	wpcdc@aol.com

2007 FLACDC Members

First	Last	Organization	City	County	Phone	Fax	Email
Associate Members							
Deborah	Pierson	Bank of America	Jacksonville	Duval	904-791-5547	904-791-7659	deborah.p.pierson@bankofamerica.com
Danny	Santivasci	Bank United	Miami Lakes	Dade	305-698-4138	305-2231-6662	
Katharine	Barry	Broward Alliance for Neighborhood Dev.	Ft. Lauderdale	Broward	954-563-5454		KSB51@aol.com
Carol	Molnar	Comerica Bank	Boca Raton		561-989-3245	561-989-326	molnar@c.comerica.com
Joey	Henderson	CU Housing Partners, LLC	Tampa	Hillsborough	813-229-5905	813-628-6466	jhenderson@cuhousingpartners.org
Janet	Hammer	FRB of Atlanta	Jacksonville	Duval	904-632-3588		janet.hammer@atl.frb.org
Joni	Foster	LISC Jacksonville	Jacksonville	Duval	904-353-1300	904.353.1314	ffoster@liscnet.org
Annetta	Jenkins	LISC South Florida	W. Palm Beach	Palm Beach	561-471-7700	561.471.8040	ajenkins@liscnet.org
Kathy	Hazelwood	Mercantile Bank	Winter Park	Orange	407-622-3590	407-622-8484	kathy.hazelwood@bankmercantile.com
Kevin	Tatreau	Neighborhood Lending Partners, Inc	Tampa	Hillsborough	813-879-4525	813.873.9767	ktatreau@nlp-inc.com
Marshall	Crawford	NeighborWorks America	Atlanta				mcrawford@nw.org
Dave	Herkalo	NeighborWorks Florida	Gainesville	Alachua	352-380-9119	352-380-9170	dherkalo@gnhdc.org
George	Owen	Regions Bank	Jacksonville	Duval	904-998-4999	904-564-8559	george.owen@regions.com
Iris	Jones	SunTrust Banks	Jacksonville	Duval	904-632-2549	904.632.2632	iris.c.jones@suntrust.com
Michelle	Braun	Wachovia	Jacksonville	Duval	904-489-5555	904-489-5225	michelle.braun@wachovia.com
Ramon	Rodriguez	Washington Mutual	Miami	Dade	305-961-4395		ramon.j.rodriguez@wamu.net

Odetta MacLeish-White

From: Sharon Jenkins-Owen [SJOwen@WilsonMiller.com]
Sent: Wednesday, June 18, 2008 5:11 PM
To: Odetta MacLeish-White
Subject: RE: your study topic

Hi Odetta,

I would like the Commission to review the HOP program: how it is working for non-profits and for-profit organizations and to consider program improvements especially to "disconnects" being experienced by the non-profits.

Another idea is for the Commission to discuss the record foreclosures and statewide opportunities to meet current and future affordable housing demands.

Thanks,
Sharon

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