



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

**Affordable Housing Study Commission  
Meeting Summary – 1/6/2005  
Tallahassee**

Commissioners Attending:

Helen Feinberg (Chair)  
Lloyd Boggio  
Jill Collins  
Scott Culp  
Michael Davis  
Agustin Dominguez  
Robert Gregg  
Priscilla Howard  
Sharon Jenkins-Owen  
Jane Johnson  
Ann Kashmer  
Barbara Lindstrom  
Darlene Pifalo  
Ellen Ramsey  
George Romagnoli

Staff:

Rhanda Mckown  
Nancy Muller

Public Attending:

Orlando Cabrera  
Marcus Hepburn  
Gail Matillo  
George Tokesky  
Anne Lockwood-Williamson

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Meeting commenced at 10:40 a.m.

**Hurricane Recovery**

The Affordable Housing Study Commission reviewed the letters it sent to Governor Bush over the past several months that included recommendations for storm recovery related to affordable housing.

Commissioners Scott Culp and Gus Domingus provided the Commission an update and overview of the Hurricane Housing Work Group's progress. The group is working with the

Shimberg Center to evaluate data to determine the extent and location of storm damage. They will recommend programs to address replacement and repair to homeowner and rental housing within the next 2-4 weeks. The group will recommend funding to the hardest hit counties. One question posed from Commission members to convey to the Hurricane Housing Workgroup is “What happened to the balance of the \$40 million in vouchers allocated to the state, other than what went to West Palm Beach Housing Authority for new roofs?” Scott Culp agreed to convey that question to the Workgroup and report to the Commission at a later date.

### **Work Topics for 2005**

The Commission discussed the overall magnitude, in terms of workload on staff, of continuing to work on two topics over the study year.

*The Commission came to consensus to postpone the topic of Predatory Lending until a later time and to continue solely with the topic of Preservation.*

### **Preservation – Staff Report**

Commission staff presented information regarding the types of affordable housing programs available in Florida and affordability periods attached to each. Data were also presented regarding affordable units that have already expired or are scheduled to expire in intervals over the next 50+ years. However, the information contained a number of inconsistencies in comparison to previously collected data and lacked extensive information. Therefore, the data were deemed as unusable at this point other than to understand there is much work left to be done in seeing the bigger picture for Florida’s affordable housing preservation initiatives. Staff will continue to gather data and work with the Shimberg Center to solve inconsistencies. No data were available for USDA Rural Development units at this time, but Shimberg Center is working to gather this. Data for programs that serve homeless populations (Single Room Occupancy, Supportive Housing Program, and Shelter Plus Care) are difficult to gather, but options are being explored.

Florida Housing Finance Corporation’s Executive Director, Orlando Cabrera, suggested that in light of the complexities associated with studying preservation of affordable housing, and the limited time left in the study year, that this topic may be ideal to be studied for more than one year. The Commission agreed that this may be a more viable decision to be made closer to the end of the study year when a better assessment can be made as to the progress the group has been able to achieve this year.

There was discussion about prioritizing the focal points for this year’s preservation study. The Commission agreed that this was not the time to make this decision because many commissioners believe it first would be helpful to learn more about how the affordable housing programs work and the preservation issues related to each. Commissioner Dominguez suggested a way to categorize the programs, and the group agreed that staff should set up a panel of speakers to address these categories at the next meeting to educate the Commission.

### **Main categories of preservation:**

1. Project-based rental assisted housing
2. Housing credits and expiring units (and all programs associated, e.g. bonds and SAIL)
3. Public housing, including HOPE VI
4. Market rate housing in the private sector that provides affordable rents
5. Miscellaneous (HOME, Rural Development, Homeless, Vouchers)

### **Public Comment**

There were no public comments provided by attendees during the public comment period.

Additional Information Requested

- Funding levels for this year, per program, and the projected number of units that can be constructed, as compared to last year.

Other Issues Determined for Discussion at a Later Date

- The use of Community Land Trusts for establishing long-term affordable housing contracts. It was suggested that having a speaker on this at a future meeting would be helpful in understanding how this would be useful for the rental side of affordable housing, since the Commission is focusing on this rather than homeownership at this point.
- When discussing new construction vs. rehabilitation programs: commissioners made the point that rehabilitation programs need to include accessibility changes and updates that have occurred, and funding should be adequate to cover any high cost items associated with these updates (for example, plumbing retrofitting and elevator updates); accessibility features should not create a financial burden on the owners.

NOTE: Commissioners requested the date for the February meeting be changed. The new dates are February 24 from 12:00 pm – 5:00 pm & February 25 from 8:30 am – 12:00 pm.

Meeting adjourned at 3:00 pm.