

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

**Affordable Housing Study Commission Annual Stakeholders Meeting**  
**September 14, 2005**

**Meeting Summary**

Chairperson Helen Feinberg opened the meeting at 8:45am with a welcome. Nancy Muller, Policy Director for Florida Housing introduced the Study Commission's new staff director, Odetta MacLeish-White. Ms. MacLeish-White presented the 2005 Report in a 15 minute power point presentation and the floor was then opened for public input.

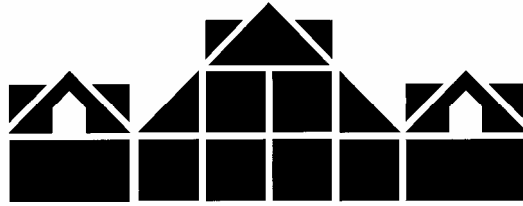
The purpose of this meeting was to solicit public comment and input on the Commission's 2005-2006 study topic which is preservation of affordable multifamily housing. The Commission posed three questions to the audience:

- 1) The Shimberg Center for Affordable Housing has created a subset of the Florida Housing Data Clearinghouse called the Preservation Affordable Housing Inventory. As program administrators and officials, what kind of data would help you plan for the coming preservation needs in your community or better understand the existing situation regarding loss of affordable multifamily units in your community?
- 2) The Study Commission is grappling with how existing funding programs can support preservation deals – mostly by ensuring a more level playing field within Florida Housing's application process. Please share your suggestions on how other funding can be developed or existing funding leveraged to help finance preservation deals.
- 3) One of the barriers to preservation identified by the Study Commission in our 2005 report was a lack of information through communities about the urgency of the situation and the need to implement solutions as soon as possible. The Study Commission is considering creating an educational tool, such as a pamphlet, to increase awareness. What kind of information would you like to see in such a tool and what format would be most useful to you?

Commissioner Jane Johnson also asked the audience to share the types of technical assistance that would help local officials and service providers to improve their understanding of housing redevelopment and funding.

Florida Housing Data Clearinghouse

- Information should be provided at the county and municipality level
- Information sorted by zip code would be helpful
- HUD opt out notices could be placed on the website
- Update the previous report from the Shimberg Center on shortfall of housing at the local



## **THE AFFORDABLE HOUSING STUDY COMMISSION**

*Dedicated to Promoting Affordable Housing in Florida Since 1986*

level

- Examine the cost of maintenance for various types of construction
- Include information on how SHIP funds are being used at the local level

### Financing

- Manufactured home communities can provide units but there is no SHIP funding for this type of construction
- Community Redevelopment Act Tax Increment Financing dollars are growing and if there is a way to tap into these, it might be a new source of funding
- Create a dedicated ad valorem tax at the local level
- Fully fund the Housing Trust Funds

### Educational Tool being considered by Study Commission

- A general information piece will not be effective; area officials must be shown the direct impact to their area
- Create something specific to each locality and highlight the urgency of the situation
- Show how affordable housing impacts the local economy
- It was suggested the piece include number of county employees earning minimum wage
- Educate editorial boards around the state
- The most useful information will be very specific:
  - Name of property
  - Number of units lost
  - How many families are being displaced and where are they going?
- Education piece could give instructions for finding information by census tract
- Include information on condo conversions
- Consider educating stakeholders such as faith based organizations
- Provide models of effective preservation programs, policies, funding structures and the results of these successes

### General Comments and Observations

- Local officials and policy makers do not seem to understand the urgency or magnitude of the affordable housing crisis
- Flat wages are the other side of the affordable housing crisis – wages are not rising in proportion to the cost of housing
- Involve local builders associations which often have the ear of elected officials
- Coordinate information with the Florida League of Cities and Florida Association of Counties as another mechanism for getting the word out
- Regional think tanks should be sharing information with state and local elected officials to demonstrate that other areas are looking at the same issues (if someone else is doing something about affordable housing, other elected officials will feel less risk is involved in addressing the issue)