



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

**Affordable Housing Study Commission
Meeting Summary
February 22 and 23, 2006
Tallahassee, FL**

Commissioners Attending:

Helen Feinberg (Chair), Gus Dominguez, Howie Carroll, Jill Collins, Michael Davis, Robert Gregg, Priscilla Howard, Ann Kashmer, Darlene Pifalo, George Romagnoli, Santos De La Rosa, Jane Johnson, Joe Campus, Robin Lunn, Sharon Jenkins-Owen, Ellen Ramsey, Lloyd Boggio, Scott Culp, Paul Curtis

Staff:

Odetta MacLeish-White, Nancy Muller

Ad Hoc Workgroup Members Attending:

Wight Greger, Debra Reyes

Speakers:

Rae Ellen Packard, Director of Multifamily Housing, Wisconsin Housing and Economic Development Authority

Guests:

Steve Auger, Florida Housing Finance Corporation, Vicki Robinson, Wayne Conner, Laura Cox

Public Attending:

William O'Dell, Shimberg Center; Patricia Roset-Zuppa, Shimberg Center;

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February 22, 2006

Meeting convened at 1:10 p.m.

Legislative Update

Nancy Muller, Policy Director for Florida Housing, shared a legislative update with the Commission. The upcoming legislative session promises to be an active one.

- Workforce housing continues to be a key issue in several bills.
- The Community Workforce Housing Initiative legislation would require Florida Housing to implement demonstration programs that fund developments for workforce housing and sign off on local land use changes. This legislation would also allow the conversion of Florida Housing's rental portfolio to condominiums under certain limitations.

- Florida Housing is drafting a response to the CWHIP legislation that would allow supplementary allocation from SHIP to fund housing for families up to 150% of AMI.

Commissioner Davis reported that the Florida Housing Coalition has been meeting with House and Senate members to support momentum for removing the Housing Trust fund cap.

Commissioner Culp clarified that the cap is actually limiting the amount of funding that can come into the Trust Fund, which will ultimately limit the amount of housing that can be provided.

The Commission briefly discussed the use of Tenant Based Rental Assistance (TBRA). Some Public Housing Authorities have not wanted to use TBRA's because they are non-renewable. Commissioner Ellington pointed out that if the vouchers are not being used now, it will give the impression that they are not needed and funding will not be renewed.

Testimony from Rae Ellen Packard

Following the Legislative Update, the Commission heard testimony from Rae Ellen Packard, Director of Multifamily Housing for the Wisconsin Housing and Economic Development Authority (WHEDA).

After reviewing the history and current status of WHEDA's housing portfolio and the history of Wisconsin's preservation efforts, Ms. Packard outlined the risk analysis tool and preservation programs that are currently in use at WHEDA.

Risk Analysis: WHEDA's asset management department assigns ratings to a set of indicators including Market, Management, Physical, Financial and Regulatory. A star rating is given in each area where the property is strong and this rating is updated annually. This risk analysis tool allows WHEDA's asset management team to track areas of potential concern and request additional reporting if needed. A more detailed financial profile allows the asset management department to identify when and if a property will need refunding.

Preservation Plus:

Construction Plus:

Saving our Stock: \$10 million from WHEDA's general revenue provides flexible funding support for

Workgroups Breakout Session

Following Ms. Packard's presentation, the Commission spent the afternoon meeting as the Capacity and Finance Workgroups. Notes from these sessions are attached to this summary as Attachment A.

Presentation of New Website Design

Staff presented a draft of the Study Commission's new website design for Commission feedback and response.

Meeting adjourned at 6:00 pm.

February 23, 2006

Meeting convened at 8:45 am.

Public Comment

There was no public comment.

Workgroups Breakout Session

Following the Legislative Update, the Commission met as the Finance and Capacity Workgroups to continue examining issues and begin drawing preliminary conclusions.

Before adjourning at 12:00 p.m., the Workgroups reconvened to share conclusions and findings.