

# Housing Trust Funds

## A Brief Overview



FLORIDA DEPARTMENT *of*  
ECONOMIC OPPORTUNITY

Today's Webinar is sponsored by the  
Florida Department of Economic Opportunity

THE FLORIDA HOUSING COALITION



The Florida Housing Coalition, Inc., is a nonprofit, statewide membership organization whose mission is to **bring together housing advocates and resources** so that all **Floridians have a quality affordable home** and suitable living environment.



WE'RE PROUD TO OFFER PROFESSIONAL  
**CONSULTING SERVICES**

In the areas of affordable housing, fair housing, ending homelessness, & related issues

# Presenter Information

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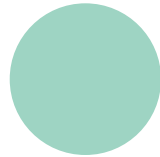
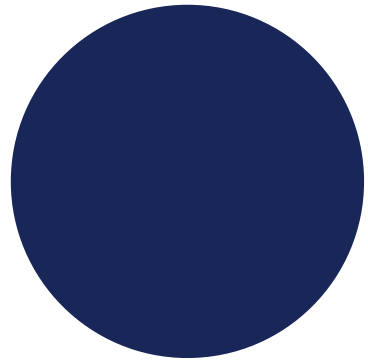
THE FLORIDA

# Webinar Logistics

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- Participants are muted
- Enter your questions in the box in your webinar panel
- Handouts are available with this webinar
- Forgot to ask a question or want to ask privately? Email me at [plancher@flhousing.org](mailto:plancher@flhousing.org)
- This webinar is being recorded and will be available at [www.flhousing.org](http://www.flhousing.org)
- A survey will immediately follow the webinar; ***please*** complete it! Thanks!

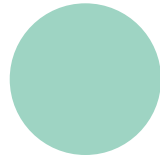
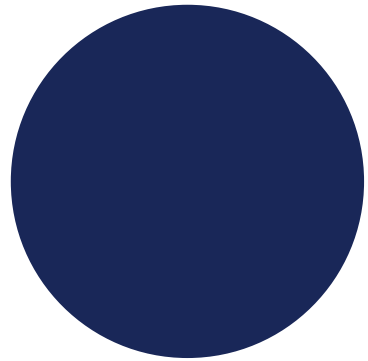


# Housing Trust | Fund Overview

National Housing  
Trust Fund

State Housing Trust  
Fund

Local Housing Trust  
Fund



How Do Housing Trust  
Funds Apply to  
Homelessness?



Housing is the  
solution to  
ending  
homelessness.





# Set-asides for Special Populations

- ✓ Homeless
- ✓ A survivor of Domestic Violence
- ✓ A person with a disability
- ✓ A youth aging out of foster care

# Area Median Income Limits

- 30% AMI: Extremely Low Income
- 50% AMI: Very Low Income
- 80% AMI: Low Income

<https://floridahousing.org/owners-and-managers/compliance/income-limits>



# Defining Populations According to Florida State Statutes



# Homeless: Section 420.621 Florida Statutes

“Homeless,” applied to an individual, or “individual experiencing homelessness” means an individual who lacks a fixed, regular, and adequate nighttime residence and includes an individual who:

- Is sharing the housing of other persons due to loss of housing, economic hardship, or a similar reason;
- Is living in a motel, hotel, travel trailer park, or camping ground due to a lack of alternative adequate accommodations;

# Homeless Definition Continued

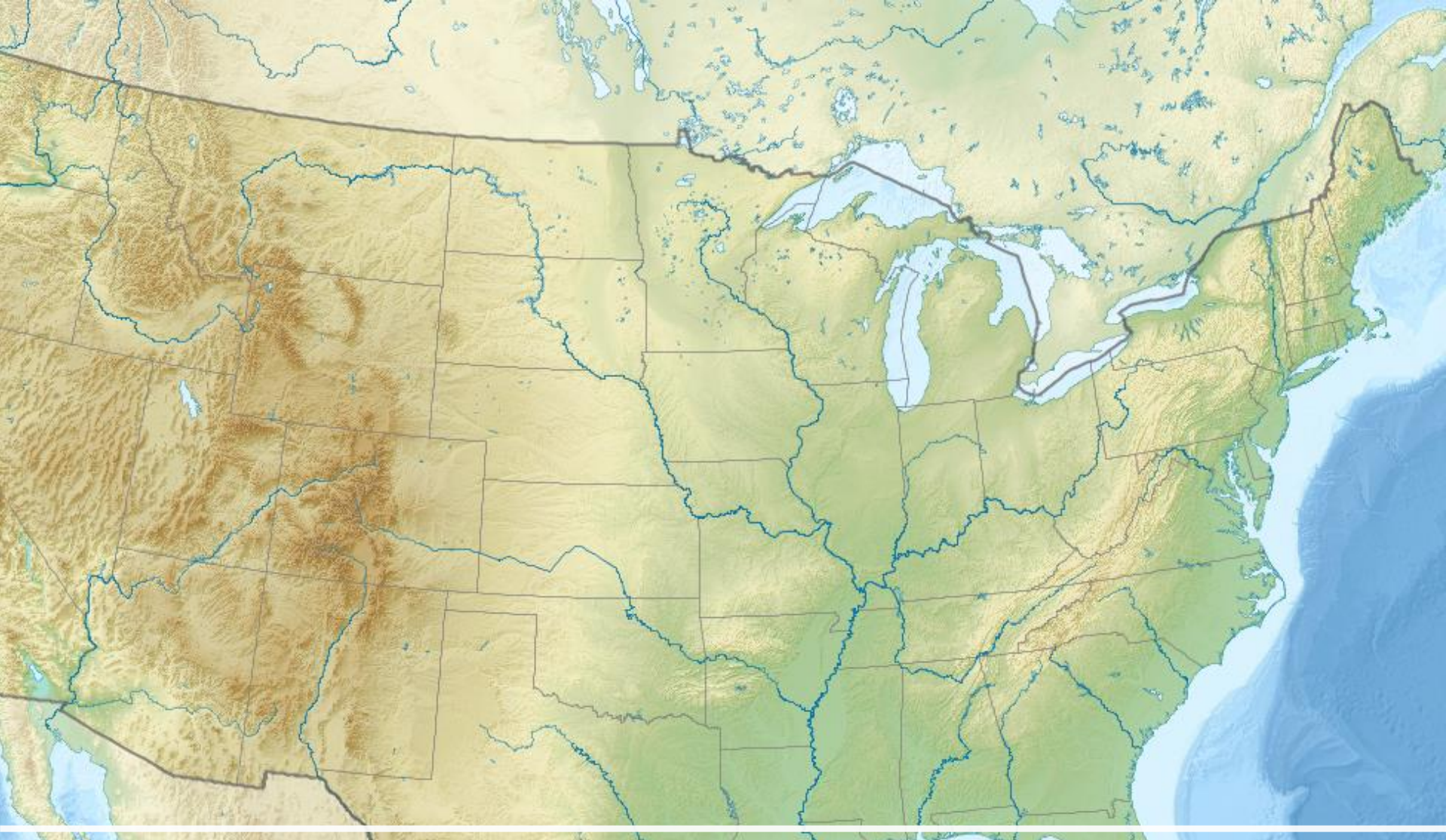
- Is living in an emergency or transitional shelter;
- Has a primary nighttime residence that is a public or private place not designed for, or ordinarily used as, a regular sleeping accommodation for human beings;
- Is living in a car, park, public space, abandoned building, bus or train station, or similar setting; or
- Is a migratory individual who qualifies as homeless because he or she is living in circumstances described above

# Special Needs: Section 420.0004 Florida Statutes

An adult person requiring independent living services in order to maintain housing or develop independent living skills and who has a disabling condition

- A young adult formerly in foster care who is eligible for services under s. 409.1451(5);
- A survivor of domestic violence as defined in s. 741.28; or
- A person receiving benefits under the Social Security Disability Insurance (SSDI) program or the Supplemental Security Income (SSI) program or from veterans' disability benefits





# National Housing Trust Fund (NHTF)

# NHTF

- Created in 2008 through the Housing and Economic Recovery Act of 2008
- \$267 million available in 2018
- Distributed to a designated state agency then passed through to local communities.
- Purpose is to increase and preserve rental & homeownership housing for ELI and VLI households



# NHTF Continued

- At least 90% of the funds to be used for the production, preservation, rehabilitation, or operation of rental housing.
- Up to 10% can be used for the following homeownership activities for first-time homebuyers:
  - Production, preservation, and rehabilitation
  - Down payment, closing cost, and interest rate buy-down assistance



NHTF

Florida  
Housing  
Finance  
Corporation  
(FHFC)

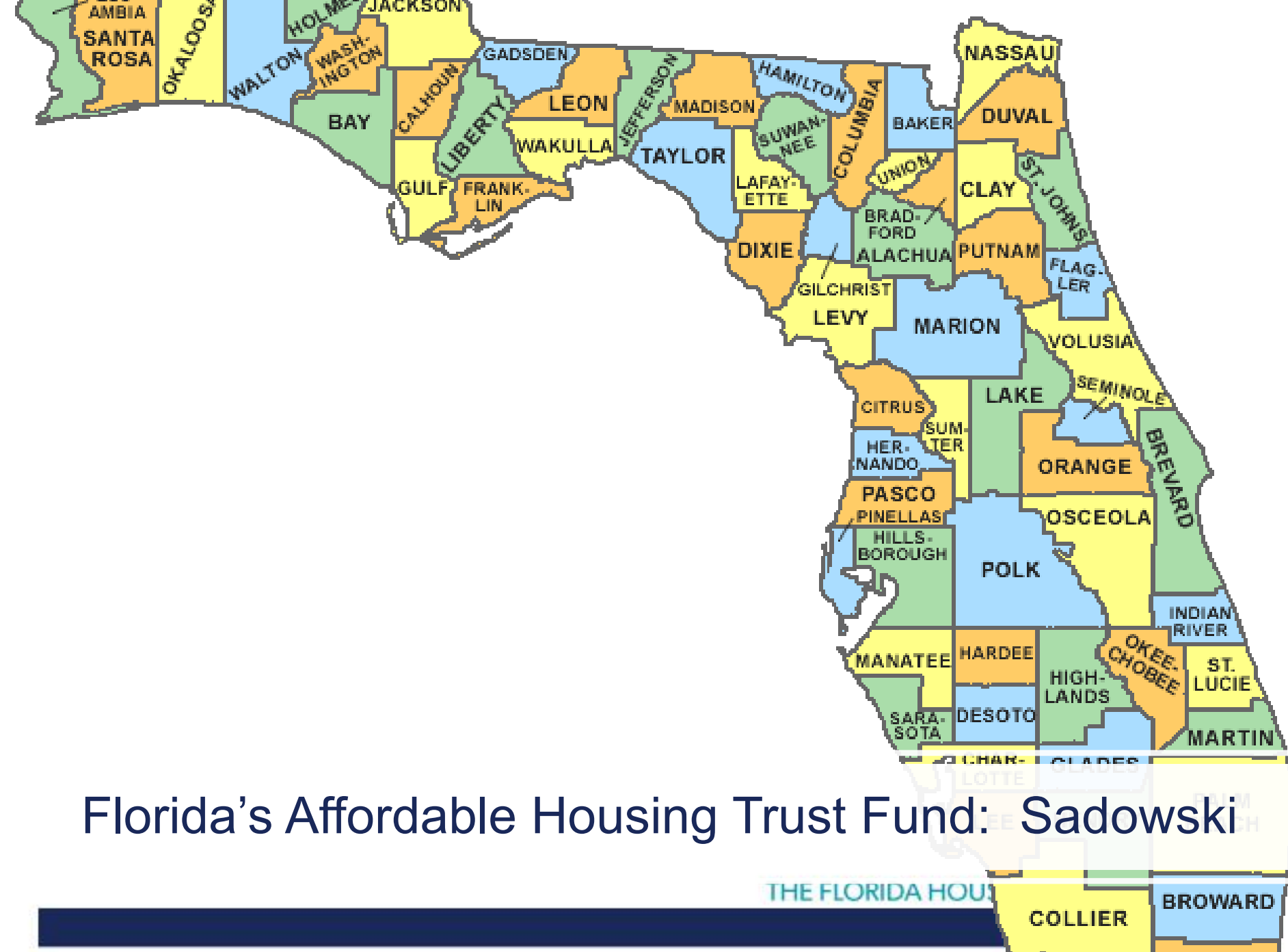
Local  
Communities

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# NHTF in Florida

- FHFC administers NHTF dollars
- Distributed according to a competitive bid RFA process
- New construction
- Redevelopment
  - New property is replacing a demolished property
- 0 Percent, 30-year forgivable loans
- Maximize affordability for ELI households



## Florida's Affordable Housing Trust Fund: Sadowski

Sadowski  
Affordable  
HTF

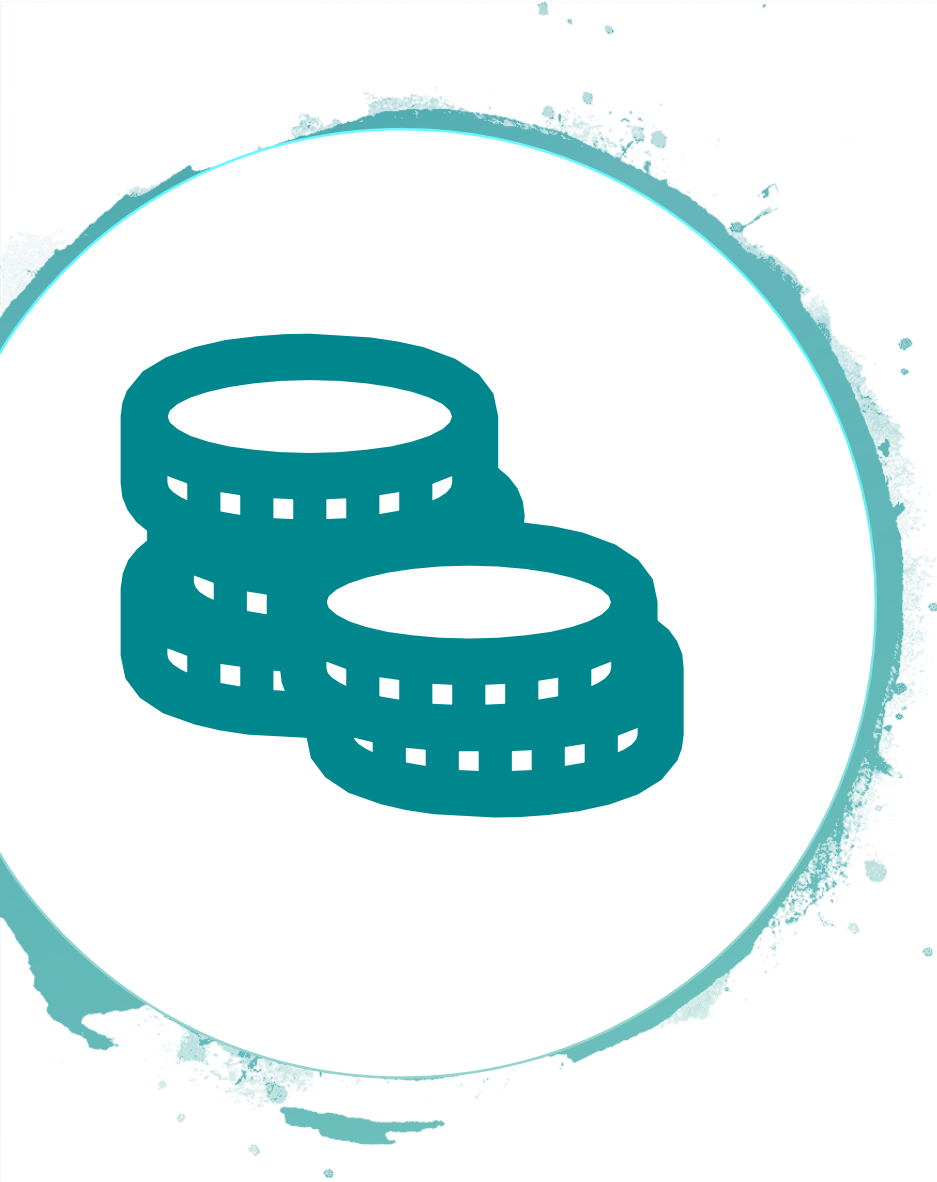
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graph TD; A[Sadowski Affordable HTF] --> B[State HTF]; A --> C[Local Government HTF];
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State HTF

Local  
Government HTF

# Sadowski Affordable Housing Trust Fund

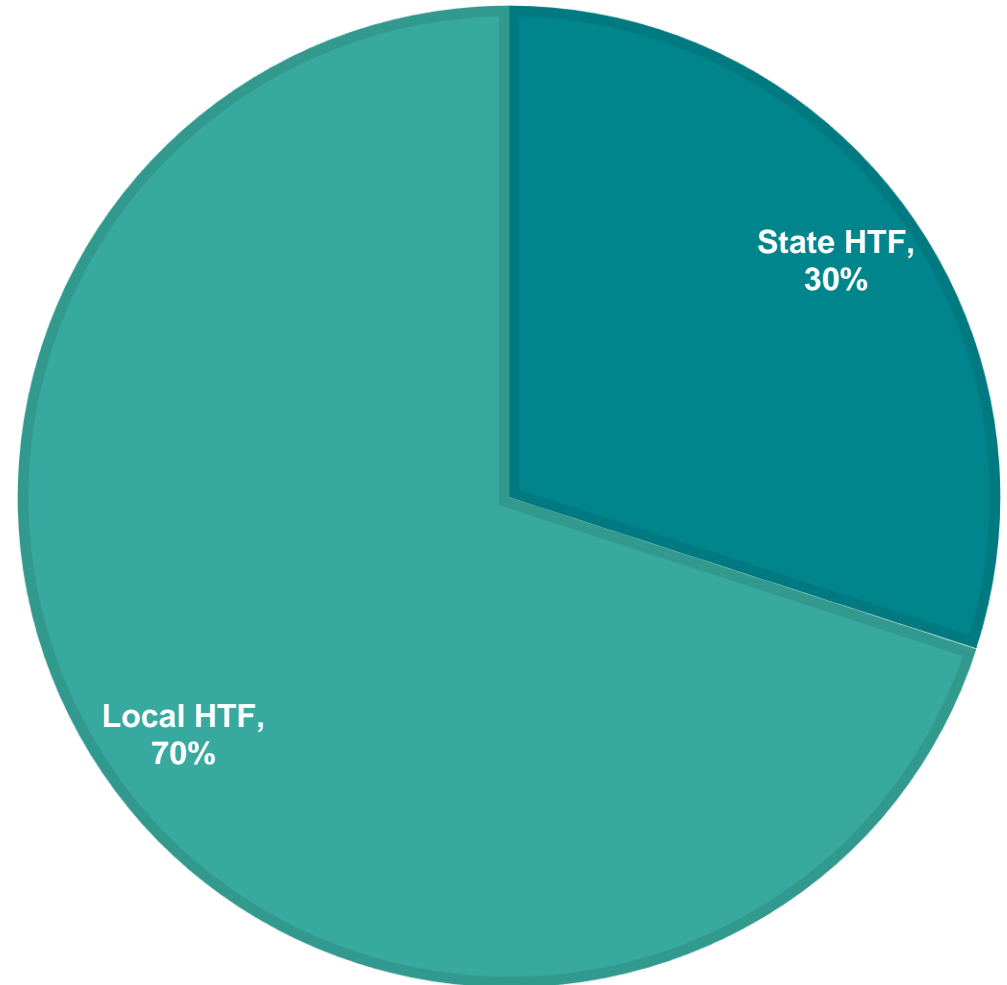
- 1992: Created the Sadowski AHTF
  - Documentary stamp tax dollars are allocated to create the Affordable Housing Trust Fund.
- Since 2001, it is estimated that more than \$2.2 billion has been swept out of the Sadowski AHTF and into the General Fund.
- As of December 2018, Sadowski AHTF has an estimated \$352 million available.



# Positive Economic Impact

- With the full-funding of the Sadowski AHTF:
  - 30,000+ jobs will be created
  - \$4 billion positive economic impact

# SADOWSKI AFFORDABLE HOUSING TRUST FUND



Distribution

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# Sadowski HTF

SHIP

Down Payment  
Assistance

PLP

Homeless  
Housing

Catalyst Training & TA

Compliance  
Monitoring

FL Data  
Clearing  
House

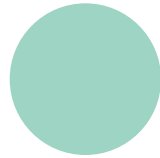
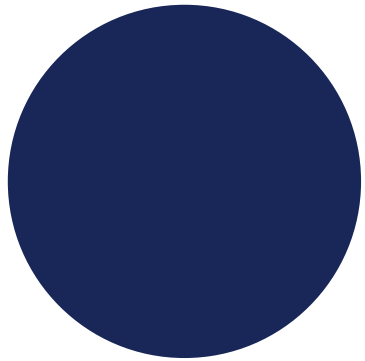
AH Study  
Commission

SAIL

AH  
Guarantee  
Program

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State HTF



# State Apartment Incentive Loan (SAIL)

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- Provides low-interest loans through FHFC's competitive process
- Available to individuals, public entities, non-profit organizations, for-profit organizations
- Bridges the gap between the development's primary financing and the total cost of the development

# SAIL Continued


- Construction or rehabilitation of multifamily units for VLI households (50% AMI)
- Minimum 20% of the development's units must be set aside for VLI (or below) families.
- Varying rules based on set-asides, occupancy for specific populations, and location of the development.



# Florida Administrative Code

## SAIL, Rule 67-48

<https://www.flrules.org/gateway/ChapterHome.asp?Chapter=67-48>



Florida State

FLORIDA ADMINISTRATIVE CODE


FLORIDA ADMINISTRATIVE REGISTER

Home | Advanced Search | MyFLRules | Rules Open for Comment

67-48

COMPETITIVE AFFORDABLE MULTIFAMILY RENTAL HOUSING PROGRAMS SAIL/HOME/HC

[Add to MyFLRules](#)



67-48

Equal Rules

Click on the word icon to view the latest rule version. Or click on the rule number to see the details.

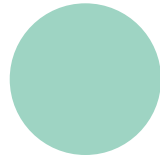
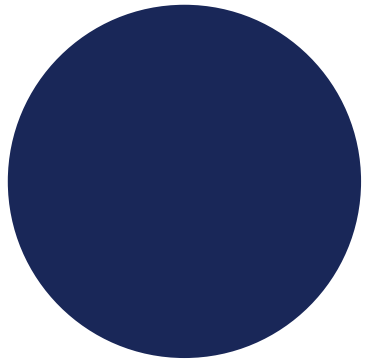
Rule No.	Rule Title
<a href="#">67-48.001</a>	Purpose and Intent
<a href="#">67-48.002</a>	Definitions
	Selection Procedures for Developments
	Administrative Appeal Procedures for

# Accessing SAIL Funding

FHFC's Competitive Application Process

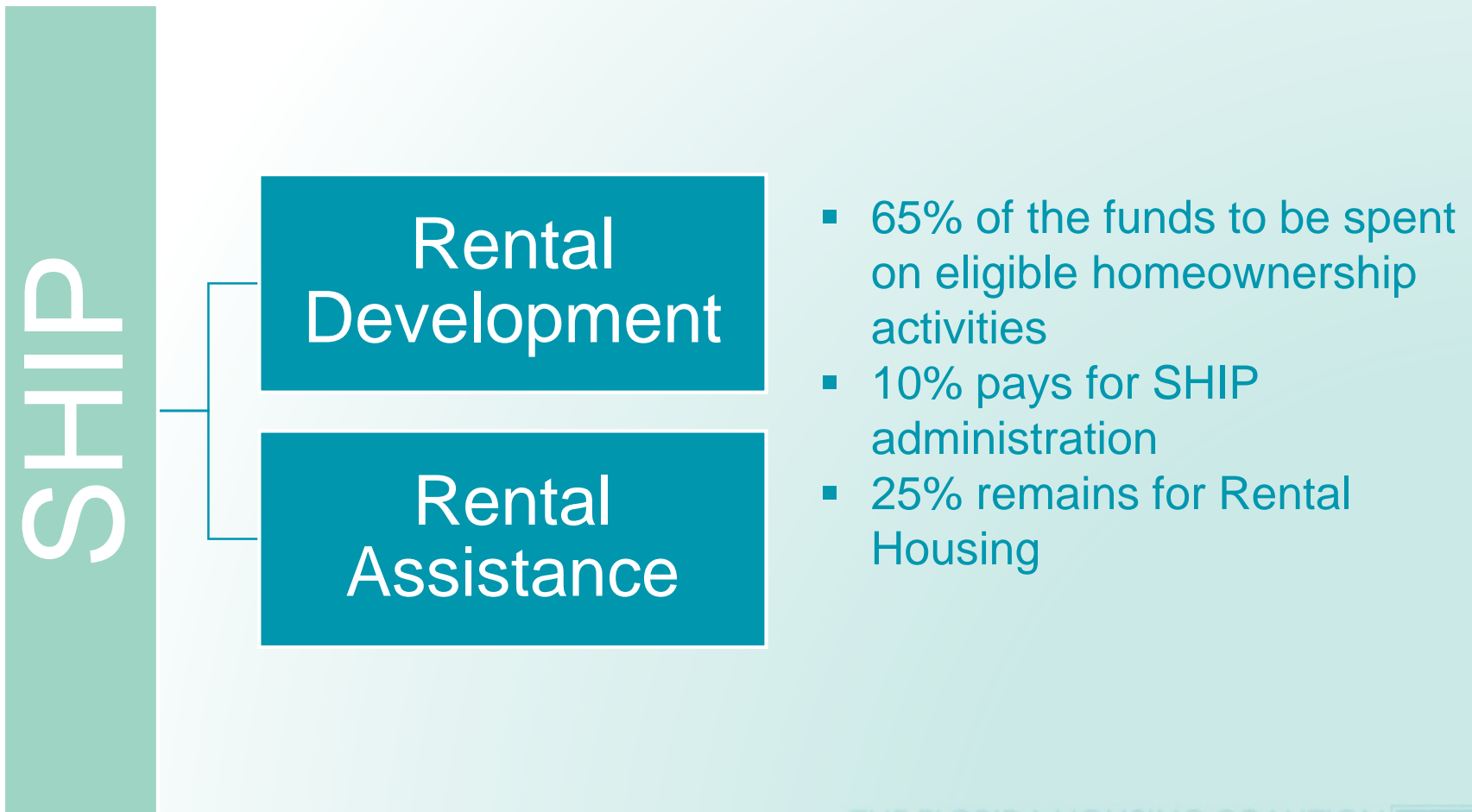
<https://www.floridahousing.org/programs/developers-multifamily-programs/competitive/2019>





Local Government  
HTF

# State Housing Initiative Partnership (SHIP)





# SHIP

- Purpose is to help low-to-moderate income households by providing housing assistance
- Provides funds to local governments as an incentive to create partnerships that produce and preserve affordable homeownership and MF housing



# SHIP Continued

- At least 30% of the funds must be reserved for VLI households (up to 50% AMI).
- An additional 30% must be reserved for LI households (up to 80% AMI).
- Remaining funds can be used for households up to 140% AMI.
- A minimum of 65% of the funds to be spent on eligible homeownership activities
- A minimum of 75% must be spent on construction



# Florida State Statute

## SHIP, Section 420.907

[http://www.leg.state.fl.us/Statutes/index.cfm?App\\_mode=Display\\_Statute&Search\\_String=&URL=0400-0499/0420/Sections/0420.907.html](http://www.leg.state.fl.us/Statutes/index.cfm?App_mode=Display_Statute&Search_String=&URL=0400-0499/0420/Sections/0420.907.html)

### Florida Statutes

Title XXX  
AL WELFARE

Chapter 420  
HOUSING

[View Entire Chapter](#)

#### Local Government Housing Trust Fund.—

is created in the State Treasury the Local Government Housing Trust Fund, administered by the corporation on behalf of the department according to the provisions of s. 201.15, moneys received from any other source, and the proceeds of the sale of the fund, and all proceeds derived from such moneys. Moneys in the fund that are not currently needed for the purposes administered pursuant to ss. 420.907-420.9076 and this section shall be deposited into the fund and may be invested as provided by law. The interest received on the fund shall be credited to the fund.

The corporation shall administer the fund exclusively for the purpose of implementing the provisions of ss. 420.907-420.9076 and this section. With the exception of monies received from eligible municipalities to determine local compliance with provisions of the corporation shall not receive appropriations from the fund for administrative purposes. For the purpose of implementing the compliance monitoring provisions of the corporation may request a maximum of one-quarter of 1 percent of the total state fiscal year. When such funding is appropriated, the corporation shall submit a request appropriated prior to calculating the local housing distribution pursuant to s. 201.15.

For the 2018-2019 fiscal year, funds may be used as provided in the General Appropriations Act, which expires July 1, 2019.

ch. 92-317; s. 40, ch. 97-167; s. 16, ch. 98-56; s. 25, ch. 2006-69; s. 11, ch. 2009-2; s. 3, ch. 2011-15; s. 87, ch. 2015-229; s. 74, ch. 2018-10.

ch. 2018-10, added subsection (3) "[I]n order to implement Specific Appropriations Act, 2019 General Appropriations Act."

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# SHIP Rental Assistance

- Rent Deposit
  - First & last month's rent
  - Security deposit
  - Utility deposits
- Eviction Prevention
- Rent Subsidies
- Disaster Assistance (Rental Assistance)

# SHIP-Eligible Activities May Also Include:

Emergency  
Repairs

New  
Construction

Rehabilitation

Down Payment  
and Closing  
Cost Assistance

Impact Fees

Construction  
and Gap  
Financing

Mortgage Buy-  
Downs

Acquisition of  
Property for AH

Match Dollars

Homeownership  
Counseling

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# Set-Asides

Each set-aside category has specific rules for allowed use and these rules detail the amount/percentage allowed for each category.

- Homeownership
- Construction/Rehabilitation
- Income
- Special Needs

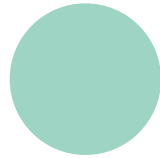
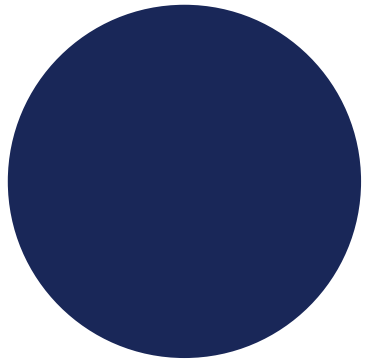
# Rent Limits

- FHFC provides SHIP staff with rent limits annually
- Income limits chart is based on HUD guidance
- Helps ensure eligible households can afford the housing

# Accessing SHIP Funding

- SHIP Funds are distributed to counties throughout Florida
- Dollars are allocated to local governments on a population-based formula
  - 67 Counties
  - 52 Community Development Block Grant entitlement cities
- Uses detailed in the established Local Housing Assistance Plan (by ordinance)





Important |  
Things to Know |

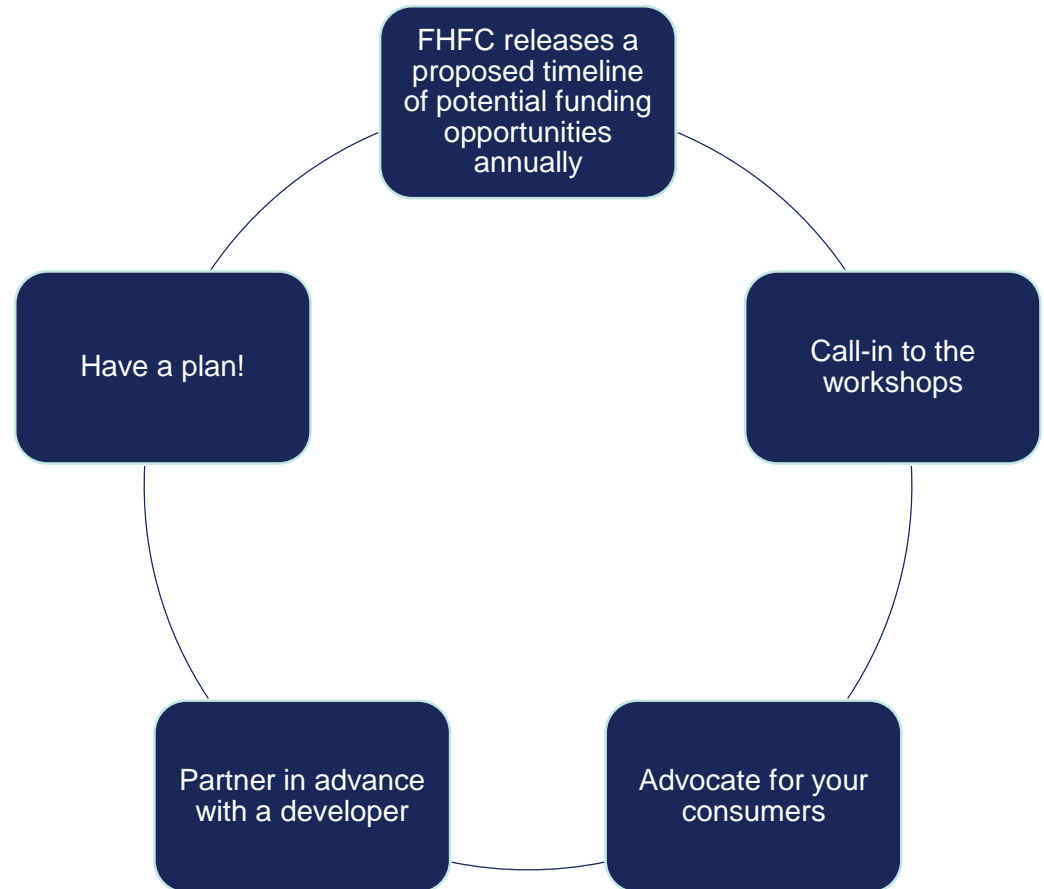
# Request for Applications (RFA)

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- FHFC Website → Developers → Requests for Applications (RFAs)
  - Access Tentative Funding Amounts/Timeline
  - Awarded Applications
  - Workshops
  - Comments
  - Rules
  - Processes

# RFA Process



# Link Units

- ✓ Connects special needs households who receive supportive services with affordable housing
- ✓ Referral for special needs households from designated referral agencies to FHFC-funded developments

# Link Units Continued

FHFC's Special Needs Housing website offers a list of dedicated LINK Referral Agencies (by county)

- <http://apps.floridahousing.org/StandAlone/SpecialNeeds/ContentPage.aspx?PAGE=Link%20Initiative%20Page>

# Florida Housing Search Website

- Maintains inventory of accessible housing for
  - People with special needs
  - Affordable rentals
  - Age-restricted housing
  - Market-rate rentals

[www.floridahousingsearch.org](http://www.floridahousingsearch.org)

# Your Role As A Provider

- Supportive service providers can partner with a developer, providing the direct services for the tenants in the “special needs” or “homeless” set-aside units.
- Assist your consumers to obtain rental assistance through your local government agencies.
- Learn about how SHIP funds are distributed, tailored to your community.





Make a Plan  
&  
Understand  
Your Role



# Resources

- <https://www.sadowskicoalition.org/>
- <https://www.floridahousing.org/programs/developers-multifamily-programs/national-housing-trust-fund>
- <https://www.floridahousing.org/programs/special-programs>
- <https://www.floridahousing.org/programs/developers-multifamily-programs/competitive/2019>



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# Join Us For Our Next Webinar

## Next Tuesday, May 28<sup>th</sup> at 2pm



**Transitioning from Homelessness to Housing:**

**Teaming Up to Obtain Housing Retention in a Supportive Housing Program**

<http://www.flhousing.org/event/webinar-transitioning-from-homelessness-to-housing-teaming-up-to-obtain-housing-retention-in-a-supportive-housing-program/>

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# Take the Survey



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AFFORDABLE HOUSING CONFERENCE  
**HOME MATTERS**  
IN FLORIDA

**SAVE THE DATE!**

**AUGUST 26-28, 2019 | ROSEN CENTRE HOTEL | ORLANDO**