Florida Housing Coalition Hurricane Member Update Webinar

April 8, 2022
Sponsored by Fannie Mae

AGENDA

- Announcements
- Disaster Recovery Research at the Shimberg Center

[New Construction Strategies and Partnerships](#)

April 12, 2022 at 2:00 pm

Register at
https://attendee.gotowebinar.com/register/317269994127466767

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THE FLORIDA HOUSING COALITION

Register at
https://register.gotowebinar.com/register/8792164888947258124

Fannie Mae®

THE FLORIDA HOUSING COALITION

Register at
https://register.gotowebinar.com/register/8120261024384040207

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THE FLORIDA HOUSING COALITION

Congratulations to the Florida Housing Coalition's
Resilience & Disaster Recovery Team
for receiving the *2021 Public/Private Achievement Award*
from the Governor's Hurricane Conference

GOVERNOR'S HURRICANE CONFERENCE
MAY 8-13 | PALM BEACH CONVENTION CTR
& HILTON WEST PALM BEACH

Register at
https://www.google.com/url?sa=t&rct=j&q=&esrc=s&source=web&cd=&cad=rja&uact=8&ved=2ahUKEwi5pdjygZv2AhVKDkQIHfnaBwUQFnoECAgQAQ&url=https%3A%2F%2Fflghc.org%2Fregistration%2F&usg=AOvVaw0BWfM-8xSuS8Chm2kblNMQ

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FLORIDA HOUSING COALITION
PUBLICATIONS

Access these valuable resources and more under the Publications tab at Flhousing.org

Housing News Network Journal

Florida Home Matters Report

Accessory Dwelling Unit (ADU) Guidebook

Affordable Housing in Florida

Affordable Housing Resource Guide

Affordable Housing Incentive Strategies

Case Management Guidebook

CLT Primer

CLT Homebuyer Education – Buyer's Guide

CLT Homebuyer Education – Teacher's Guide

Community-Based Planning Guide

Creating Inclusive Communities in Florida

Creating a Local Housing Disaster Recovery Strategy

Credit Underwriting Guide for Multi-Family Affordable Housing in Florida

Disaster Management Guide for Housing

Effectively Engaging Individuals with Disabilities in Consolidated Planning

Eyesore to Asset – Adaptive Reuse Guide

Florida Community Land Trust Best Practices

Guide to Developing and Operating Small Scale Rental Properties

Guide to Using SHIP for Rental Housing

Guidebook for SHIP Administrators

PSH Property Management Guidebook

Residential Rehabilitation Guide

Surplus Lands Guidebook

The Community Allies Guide to Opportunity Zones

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Conference Registration Now Open
https://fhc.wildapricot.org/event-4693298

ANNUAL STATEWIDE HOME MATTERS CONFERENCE
AUGUST 29-31
IN-PERSON AT THE ROSEN CENTRE, ORLANDO FL

SAVE THE DATE
AUG 29-31 ORLANDO, FL
www.flhousing.org

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HOME
MATTERS

Duval County Natural Hazards Overall Vulnerability	Frequency	Probability	Magnitude		
			Injuries/Death	Infrastructure	Environment
Tropical Cyclone - Winds	Very High	Very High	Moderate	Very High	High
Severe Weather	Very Likely	Very Likely	Moderate	Moderate	Moderate
Storm Surge	Very High	High	Moderate	Very High	High
Extreme Heat	Very Likely	Very Likely	High	Low	Low
Sea Level Rise	Likely	Likely	High	High	High
Flooding	Very Likely	Very Likely	Low	Minimal	Minimal
Human and Animal Disease	Very Likely	Very Likely	High	Low	Low

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Disaster Recovery Research at the Shimberg Center

Anne Ray
Shimberg Center for Housing Studies
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Dr. Maria Watson
Shimberg Center for Housing Studies
maria.watson@ufl.edu

Florida Housing Datasets

Shimberg Center for Housing Studies

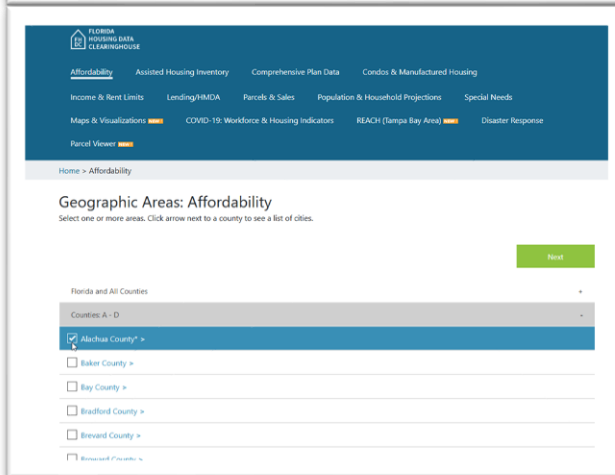April 2022

http://flhousingdata.shimberg.ufl.edu
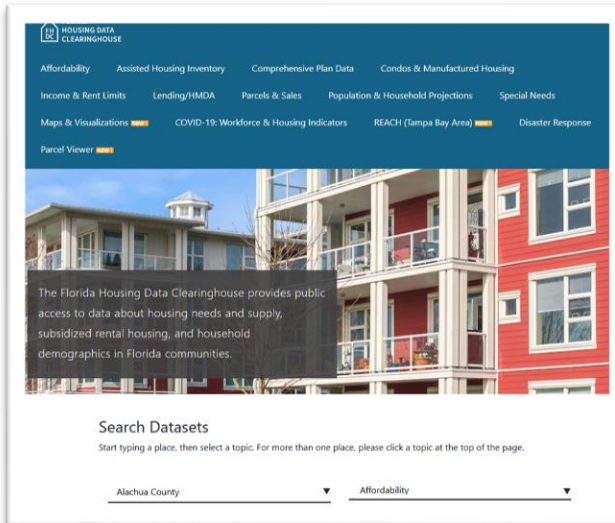
▶ Choose one city or county and topic from dropdowns on home page

OR

▶ Choose topic from top menu, then choose cities and counties from list

http://flhousingdata.shimberg.ufl.edu

Maps & Visualizations NEW!   **COVID-19: Workforce & Housing Indicators**   **REACH (Tampa Bay Area)** NEW!   **Disaster Response**

Parcel Viewer NEW!

Home > Affordability > Results

Hide Menu

Tables

All Households, Cost Burden by Income, 2020 Estimate (Summary)

Renter Households, Cost Burden by Income, 2020 Estimate (Summary)

Owner-Occupied Households, Cost Burden by Income, 2020 Estimate (Summary)

Homeownership Rate (%), 1990 through 2015-2019 5-Year Estimates

Median Income ($) by Tenure, 2015-2019 5-Year Estimates

Show Table List ☰

Owner Households by Monthly Housing Costs 2015-2019 5-Year Estimates

Jump between tables on the page

Estimates

Renter Households by Gross Rent, 2015-2019 5-Year Estimates

Median Gross Rent ($), 2015-2019 5-Year Estimates

Gross Rent as a Percentage of Household Income, 2015-2019 5-Year Estimates

Affordable and Available Rental Units per 100 Renters, Florida Regions, 2019

Surplus/Deficit of Affordable/Available Units by Income, Florida Regions, 2019

📊 Download Excel Data

Download all tables into Excel workbook

All Households, Cost Burden by Income, 2020 Estimate (Summary)

|		Housing Cost Burden		
Geography	Household Income	30% or less	30.1-50%	More than 50%
Alachua County	30% AMI or less	1707	1210	11287
Alachua County	30.01-50% AMI	3632	4398	4531
Alachua County	50.01-80% AMI	8060	5645	1624
Alachua County	80.01-100% AMI	6618	2136	212
Alachua County	Greater than 100% AMI	44027	2478	448

Sources: Estimates and projections by Shimberg Center for Housing Studies, based on U.S. Department of Housing Development, Comprehensive Housing Affordability Strategy (CHAS) dataset and population projections by the Bureau of Economic and Business Research, University of Florida

Renter Households, Cost Burden by Income, 2020 Estimate (Summary)

		Housing Cost Burden		
Geography	Household Income	30% or less	30.1-50%	More than 50%
Alachua County, Florida	30% AMI or less	911	702	9066
Alachua County, Florida	30.01-50% AMI	1374	3026	3468
Alachua County, Florida	50.01-80% AMI	3393	4011	943
Alachua County, Florida	80.01-100% AMI	2988	1230	112
Alachua County, Florida	Greater than 100% AMI	11165	692	160

Sources: Estimates and projections by Shimberg Center for Housing Studies, based on U.S. Department of Housing Development, Comprehensive Housing Affordability Strategy (CHAS) dataset and population projections by the Bureau of Economic and Business Research, University of Florida

Housing Needs, Affordability & Tenure
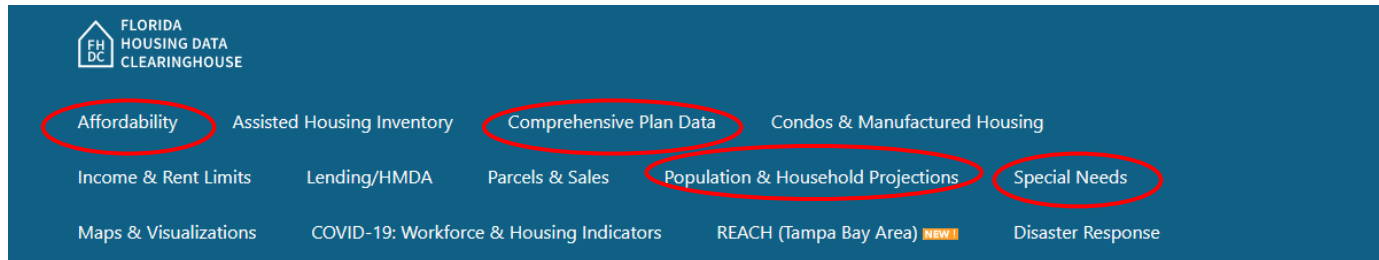
What's onscreen

- Tenure, income, cost burden (% AMI), disability, homelessness summary stats
- Population & household projections through 2040

What's underneath

- Census & American Community Survey tables & microdata
- BEBR population projections
- HUD homeless Point in Time and Housing Inventory Count datasets
- Florida Department of Education student homeless counts by district and school

Housing Supply & Sales
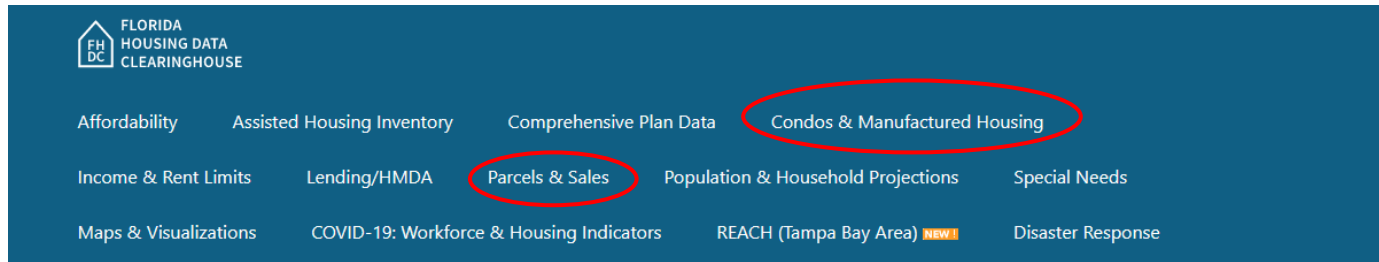
What's onscreen

- Sales, year built, value, housing type, size summary stats

- Condo development and conversions list

- Mobile home park list

What's underneath

- Property appraiser data files from Florida Department of Revenue, 2000-present

  - Parcel data: housing type, physical address, owner name and address, assessed value, size, year built, homestead exemptions, Census block group; can be linked to FGDL geospatial data

  - Sales data: date, amount of sale, code for type of sale

- Florida DBPR condo & mobile home licensing data
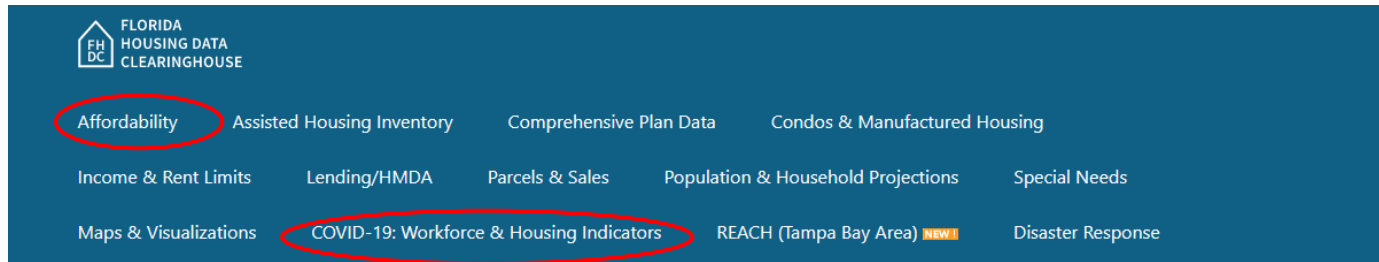
Home Mortgage Disclosure Act (HMDA)

What's onscreen

- Lending volume, type, subprime, approval/denial summary stats

What's underneath

- Loan application level records 2005-2020, including lender, Census tract, race/gender/income of borrower

Workforce

What's onscreen

- Industry & occupation wages vs. housing costs

- Monthly employment by industry, 2020-present

- Monthly unemployment, 2020-present

What's underneath

- Historic BLS data (more time periods, more occupations)

Assisted Housing Inventory

What's onscreen

- Property-level assisted housing database (HUD multifamily and public housing, Florida Housing, USDA Rural Development, local housing finance authorities)

    - Funding programs, target population, unit set-asides, expiration dates

    - Location: address, parcel, lat/long/Census tract, neighborhood characteristics

    - Owner name, for-profit/non-profit

    - Tenant characteristics: elderly, children, household size, race/ethnicity, income

- Lost Properties Inventory: formerly subsidized properties

- Income & rent limits

What's underneath

- Household level tenant characteristics

Evictions & Foreclosures

What's onscreen

- Monthly counts of eviction & foreclosure cases filed 2019-present by county

- Monthly eviction filing rate per 1,000 renters

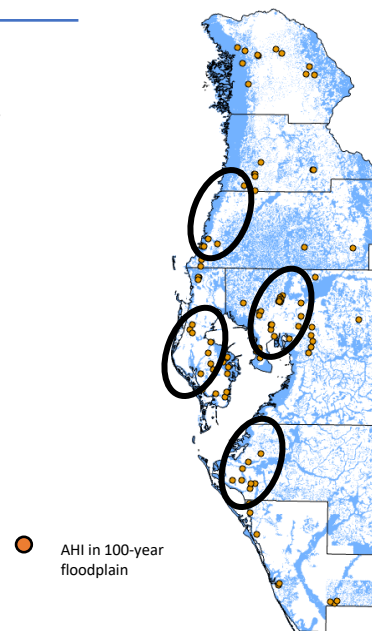- Monthly foreclosure filing rate per 1,000 owners

What's underneath

- Individual case records: plaintiff and defendant name and address, date opened/closed, case type, case disposition
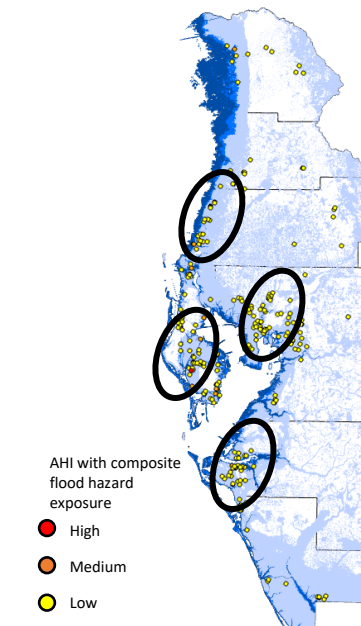
- Geocoded to Census tract

Where is affordable housing exposed to coastal flood hazards?

*We could look at **assisted (or publicly subsidized) multi-family housing** (AHI) in the 100-year floodplain…*
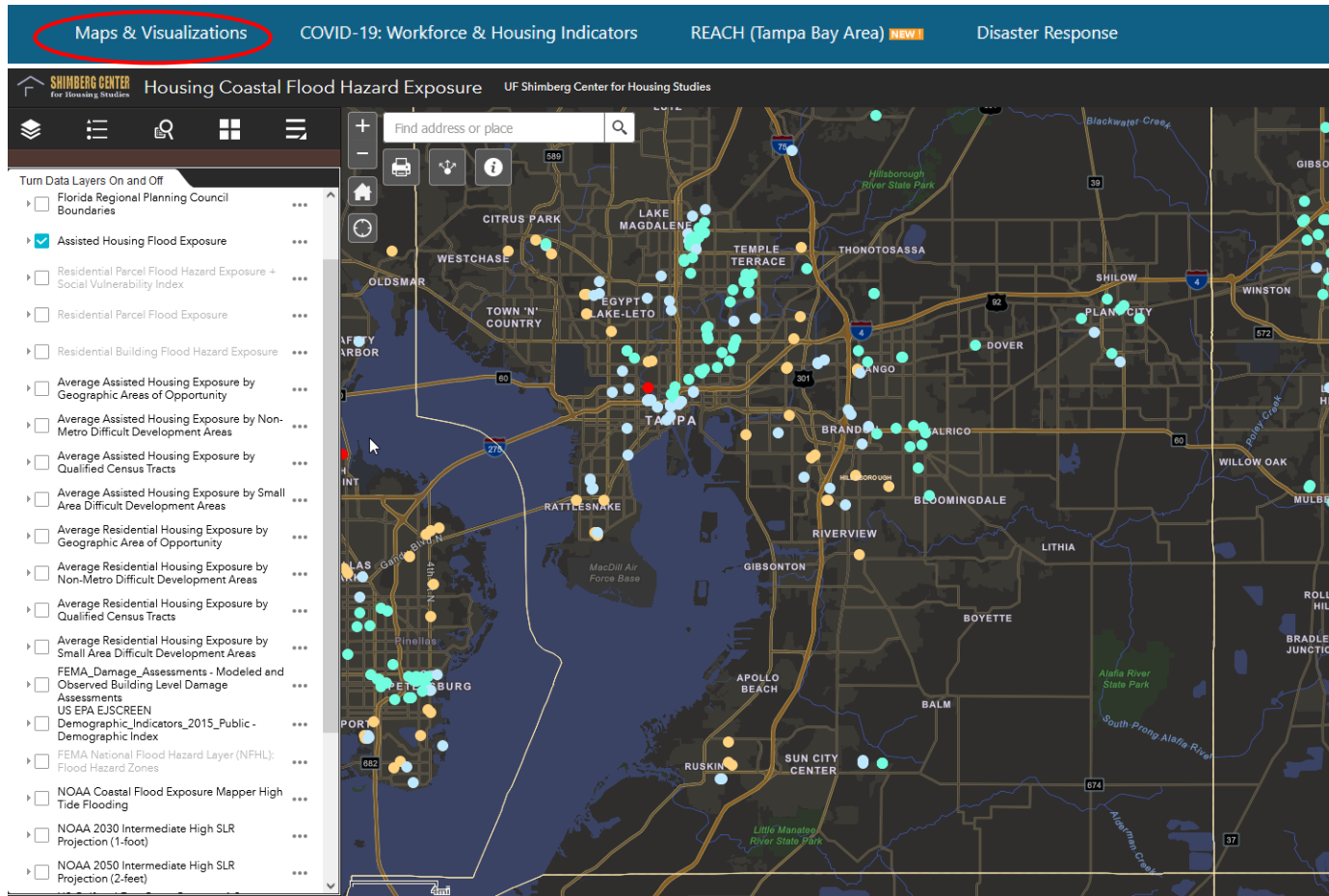
…..But this may not tell the whole story.

● AHI in 100-year floodplain

AHI with composite flood hazard exposure

● High
● Medium
● Low

AHI in 100-Year Floodplain

AHI w/ Low, Medium, High Exposure

Coastal Flood Hazards

Shimberg Center for Housing Studies

Main site: http://www.shimberg.ufl.edu

Data clearinghouse: http://flhousing.data.shimberg.ufl.edu

Contact: Anne Ray, aray@ufl.edu
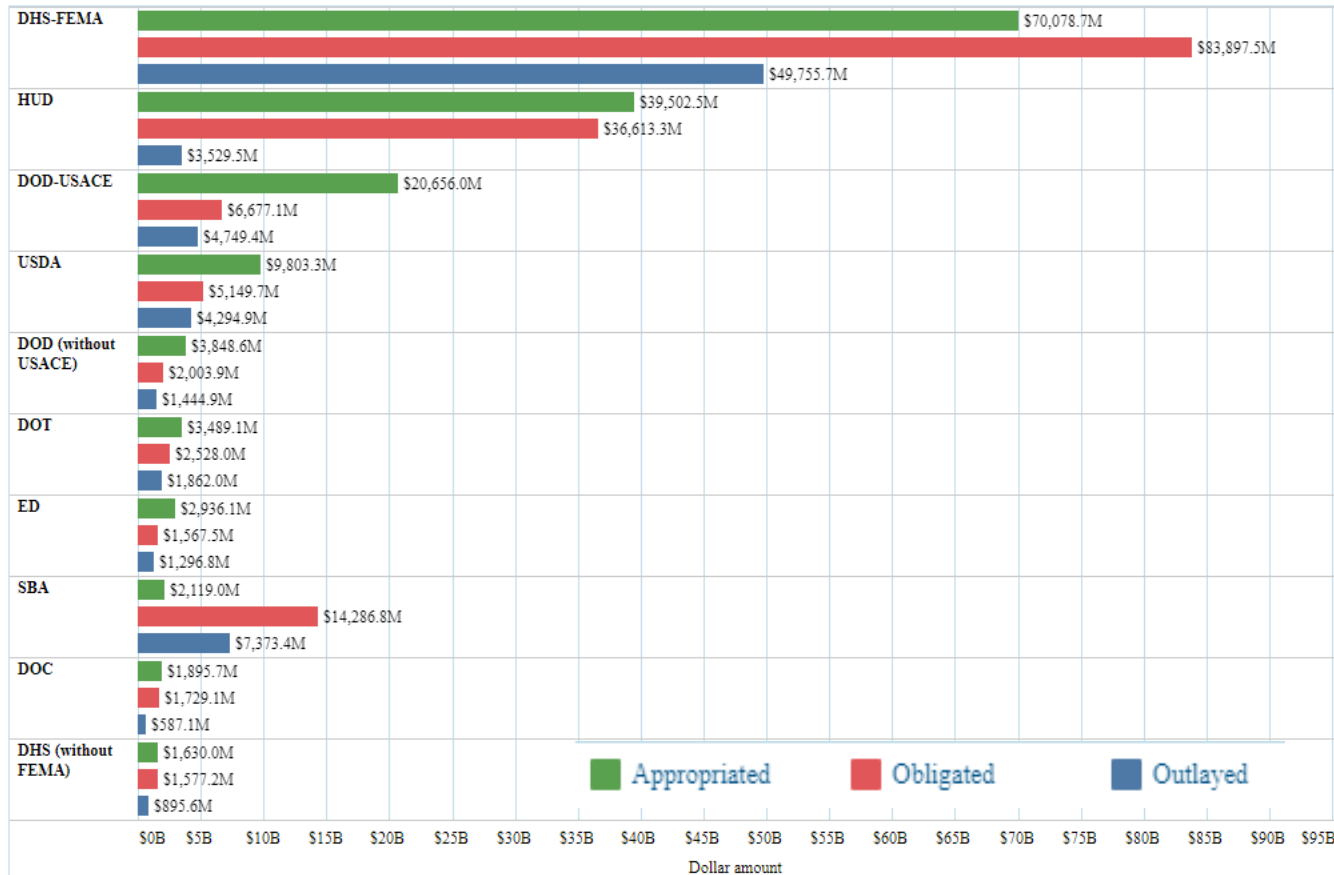
Outline

- Introduction and background
- Who gets SBA assistance?
- How does getting assistance affect recovery?
- Discussion and future research in Florida

http://cache.boston.com/universal/site_graphics/blogs/bigpicture/ike_09_15/ike11

Introduction

Case: SBA Loan Program

Largest 10 Departments/ Agencies by Total Appropriations since 2017

Source: FEMA
spending explorer

Case: SBA Loan Program

- One of the largest programs available to individual businesses and homeowners

- Process

    - Disaster is declared by the President

    - Money is appropriated from U.S. Treasury

    - Homeowners and businesses apply for loans

    - **SBA accepts applications and approves loans**

    - **Homeowners and businesses then choose whether to accept disbursement**

    - Loans are disbursed

    - **Homeowners and businesses use the money towards recovery**

Case: SBA Loan Program

Loan Type	Interest Rate	Loan Term	Amount	Eligibility of Applicant	Funds can be used …
Home and Personal Property Loans	4%	Up to 30 years	Up to $200K for home repair Up to 40k for personal property	Renters and homeowners located within a declared disaster area	To replace or repair a primary residence To replace or repair personal property — such as clothing, furniture, cars, and appliances — damaged or destroyed in a disaster
Business Physical Disaster Loans	4% if business can't get credit elsewhere, maximum 8%	Up to 30 years	Up to $2 mil.	Private or non-profit business located within a declared disaster area	To repair or replace real property, machinery, equipment, fixtures, inventory, leasehold improvements
Economic Injury Disaster Loans	4%	Up to 30 years	Up to $2 mil.	Small business, small agricultural cooperative, private non-profit	For working capital

Source: U.S. Small Business Administration

Background

Case: Galveston County, TX after Hurricane Ike

Inundation
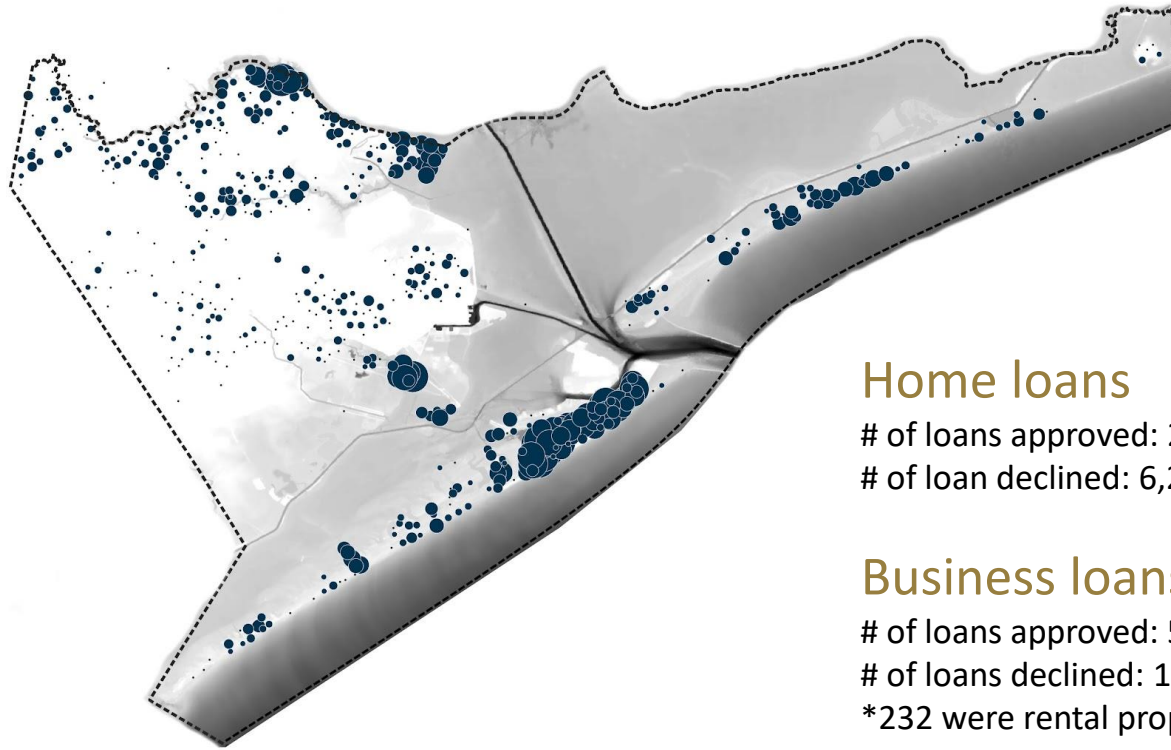- < 2 FT
- 2 - 4 FT
- 4 - 6 FT
- 6 - 8 FT
- 8 - 10 FT
- > 10 FT
- Hurricane Ike Track
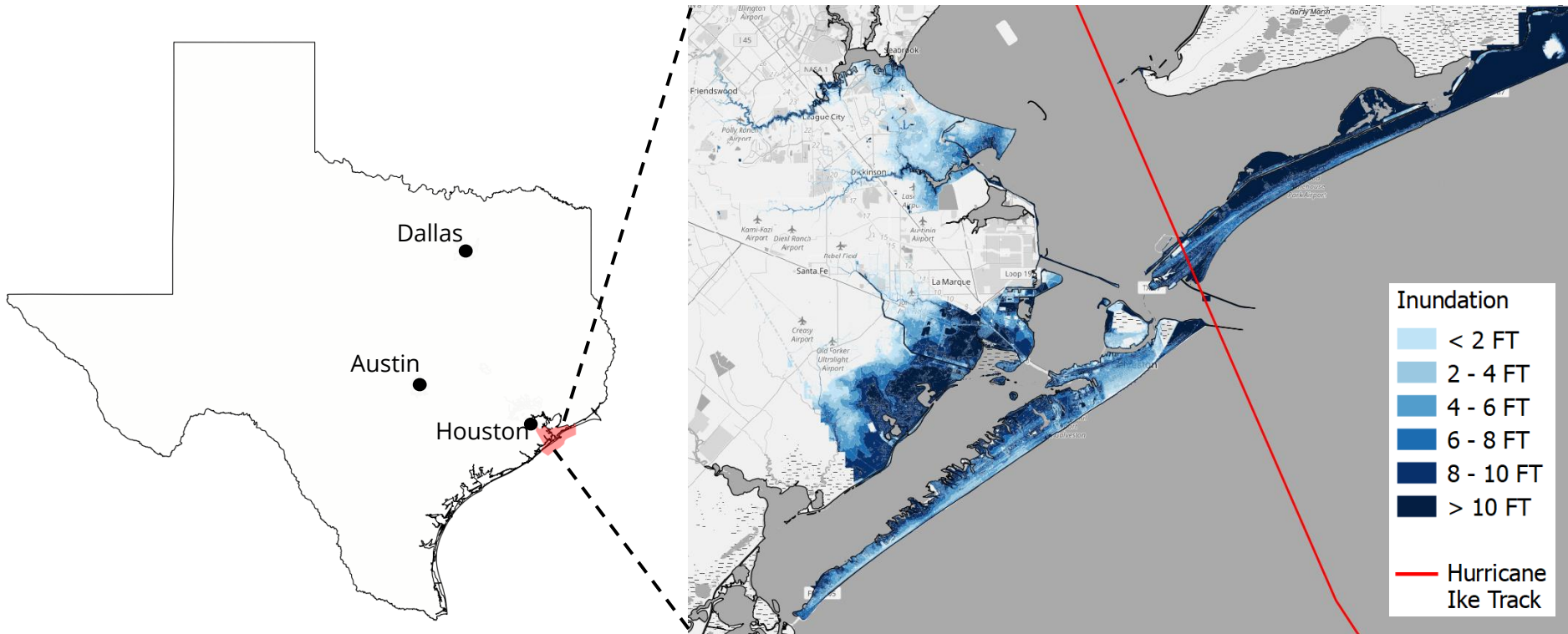
Background

Case: Galveston County, TX after Hurricane Ike

Home loans
of loans approved: 2,424
# of loan declined: 6,288

→ 28% approval rate

Business loans
of loans approved: 521*
# of loans declined: 1,042
*232 were rental properties

→ 33% approval rate

Background

Case: Galveston County, TX after Hurricane Ike

Loan Amount

After **Ike**, the average home loan was $64,809 and the average business loan was $171,301 ***
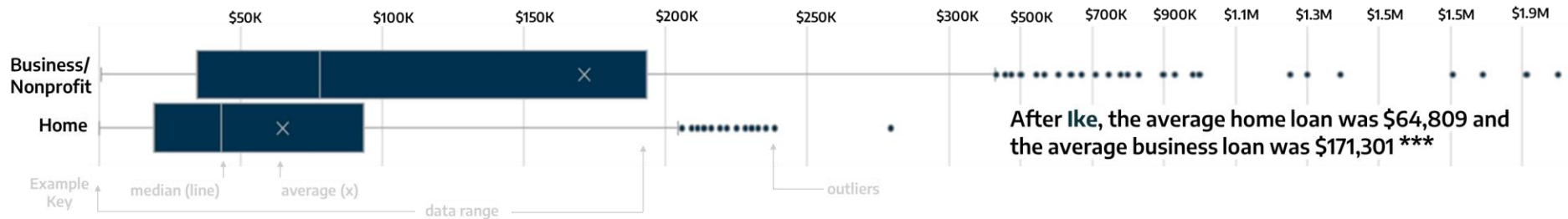
Loan Timing
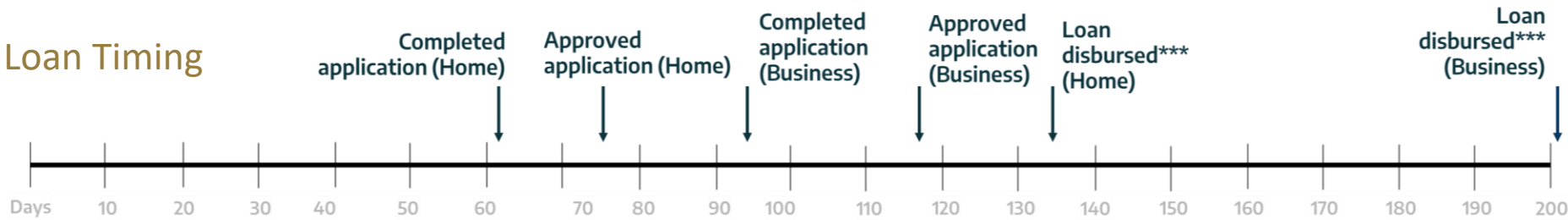
*** After Ike, only **56%** of homes and **59%** of businesses actually had money disbursed to them, despite being approved for the loan. The actual disbursed amount was **79%** of the approval amount for homes and **91%** of the approval amount for businesses. (Disbursement information was not provided after Hurricane Harvey)

Background

SHIMBERG CENTER
for Housing Studies

Data Sources

2010 Parcel (N: 18,887)

| 23 | 25 | **73** | 10,345 | 440 |

| 20 7 | 16 2 | **753** | | |

SBA Business (N: 98)

SBA Home (N: 915)

Permit (N: 10,745)
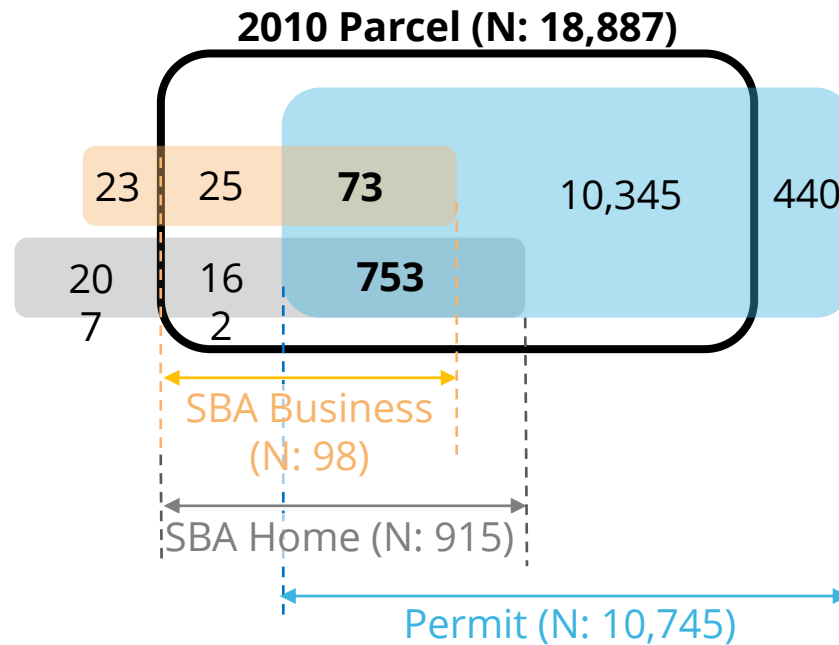
Data

Who Gets SBA Assistance?

Denied vs. Approved

Decision Codes		Grand Total	HOME	BUSINESS	EIDL	
20	REPAYMENT - FAILED MINIMUM INCOME TEST	206	206	0	0	
21	LACK OF REPAYMENT ABILITY	3070	2585	428	45	**33%**
26	UNSATISFACTORY HISTORY ON EXISTING OR PREVIOUS SBA	51	26	21	3	
27	FEDERAL OBLIGATION	130	70	49	10	
28	UNSATISFACTORY CREDIT (BASED ON CREDIT BUREAU)	4997	4375	569	52	**54%**
30	NO DISASTER DAMAGE (PHYSICAL)	23	15	8	0	
31A	NO ECONOMIC INJURY (NO NEEDS)	20	0	6	14	
36	INELIGIBLE REAL PROPERTY (SECONDARY HOME, ETC.)	245	240	5	0	
37	INELIGIBLE PERSONAL PROPERTY	15	14	1	0	
38	NOT ELIGIBLE DUE TO RECOVERIES	30	24	4	0	
39B	FLOOD INSUR NOT MAINTAINED (FED REGULATED LENDER)	15	5	10	0	
40A	NOT A QUALIFIED BUSINESS (NOT RENTAL)	30	1	24	4	
40B	NOT A QUALIFIED BUSINESS (RENTAL)	52	1	49	2	
42	DELINQUENT CHILD SUPPORT	21	14	6	1	
44R	REPAYMENT BASED ON APPLICANT'S INCOME ALONE	82	81	1	0	
46A	AGRICULTURAL ENTERPRISE (NOT ELIGIBLE)	21	0	20	0	
46D	NOT ELIGIBLE (CUSTOM TEXT)	82	35	37	7	
60D	CHARACTER ELIGIBILITY DETERMINATION - DECLINE	50	27	20	3	
	Count of Decision Codes	9208	7755	1278	151	
	Distinct Count of Applications	7465	6288	1042	116	

Who gets assistance?

Approved for How Much?

Variables Looked at

- % value loss
- Improvement value
- Age (years)
- Owner-occupied
- Multifamily
- Area median income
- Area % Hispanic
- Area % Race other than White
- Business loan (versus home loan)
- Time to application
- Time to approval

Significant Variables

- % value loss
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Who gets assistance?

Who Used Funds?

Variables Looked at

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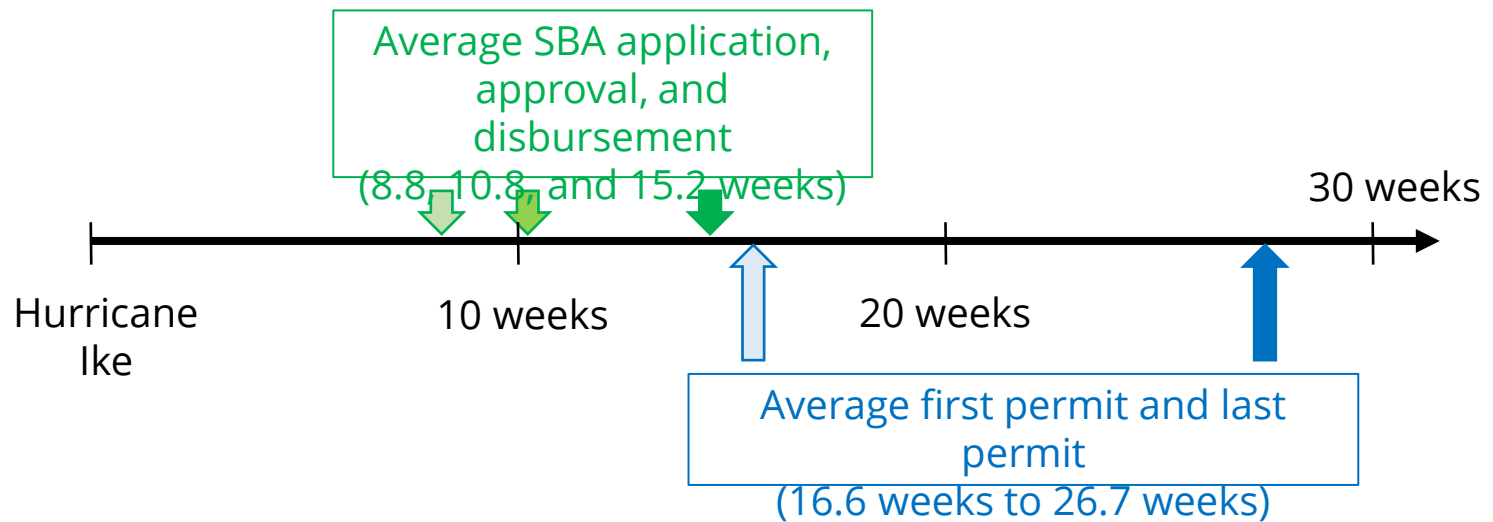- Loan amount

Significant Variables

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- Time to approval
- Loan amount

Who gets assistance?

Does Getting Assistance Affect Recovery?

Began Rebuilding

Average SBA application, approval, and disbursement
(8.8, 10.8, and 15.2 weeks)

30 weeks

Hurricane Ike

10 weeks

20 weeks

Average first permit and last permit
(16.6 weeks to 26.7 weeks)

Does Disaster Assistance Lead to Recovery?

Began Rebuilding? [Homes]

Variables Looked at

- % value loss
- Distance from shore
- Urban core (versus outside)
- Land value
- Ownership change
- Land use change
- Multi-family property
- Improvement value
- Age (years)
- Owner-occupied
- Area median income
- Area % Hispanic
- Area % Race other than White
- Approved for loan (but didn't use)
- Used loan

Significant Variables

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Began Rebuilding? [Homes]

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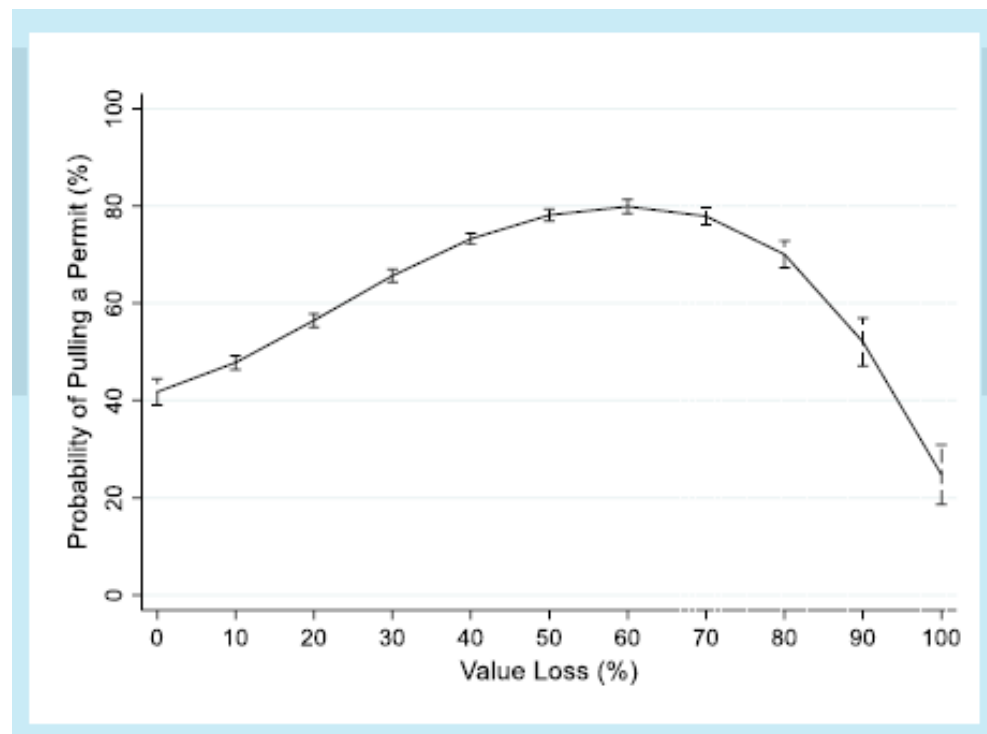- Used loan

Who gets assistance?

Began Rebuilding? [Homes]

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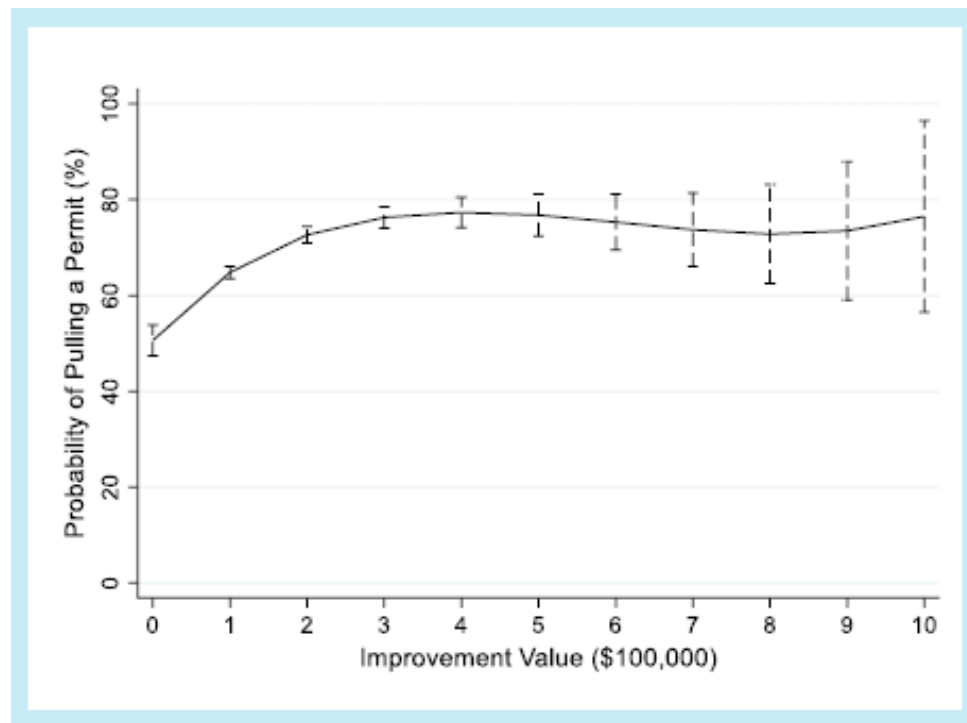- Approved for loan (but didn't use)
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Who gets assistance?

Began Rebuilding? [Homes]

Significant Variables

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- Multi-family property
- **Improvement value**
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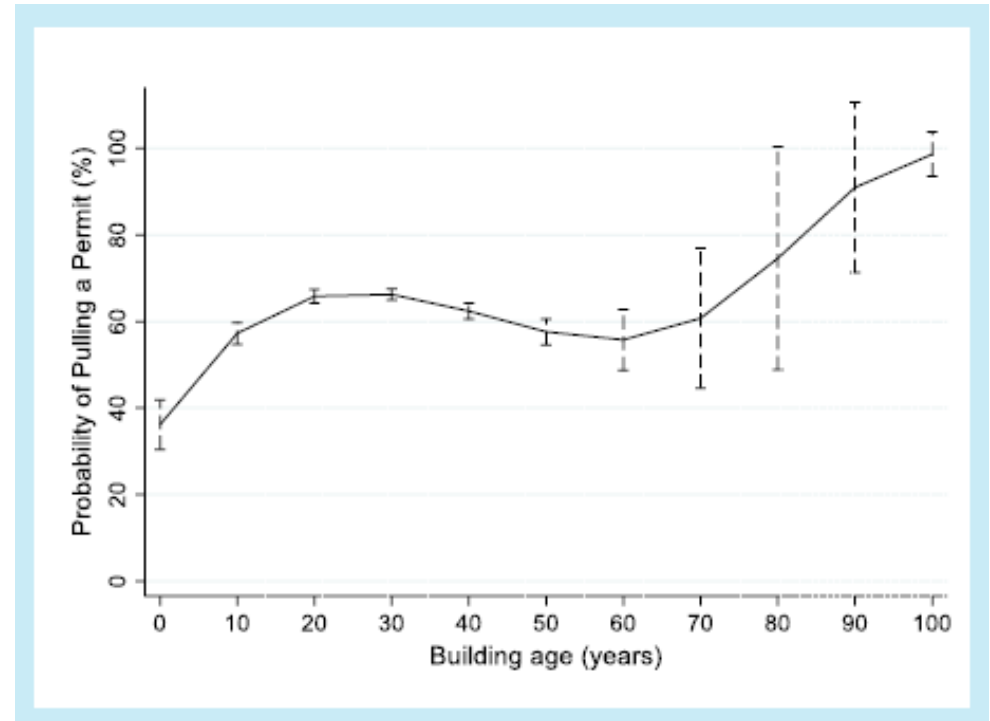- Used loan

Who gets assistance?

Began Rebuilding? [Homes]

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Who gets assistance?

Rebuilding Timing? [Homes]

Variables Looked at

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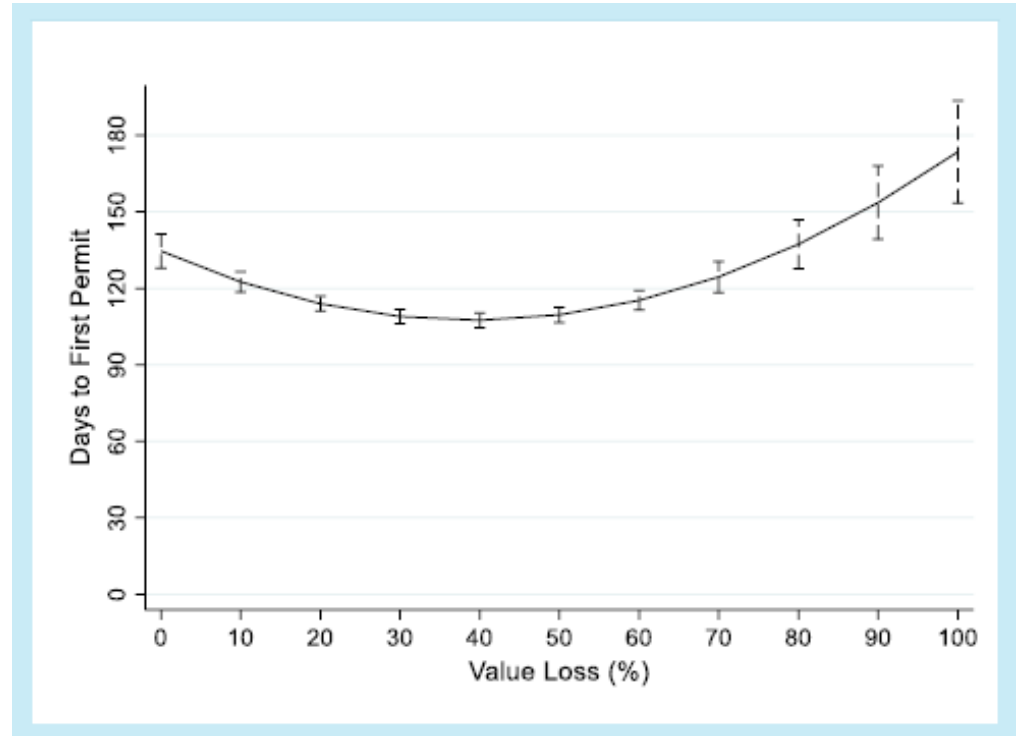- Used loan
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Who gets assistance?

Rebuilding Timing? [Homes]

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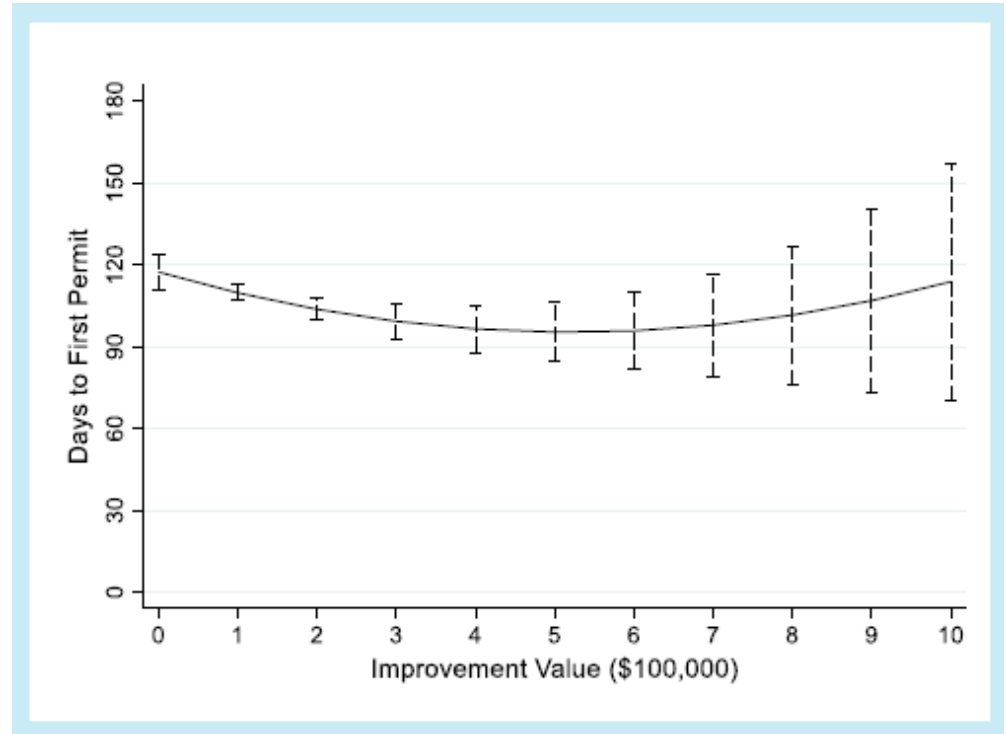- Used loan
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Rebuilding Timing? [Homes]

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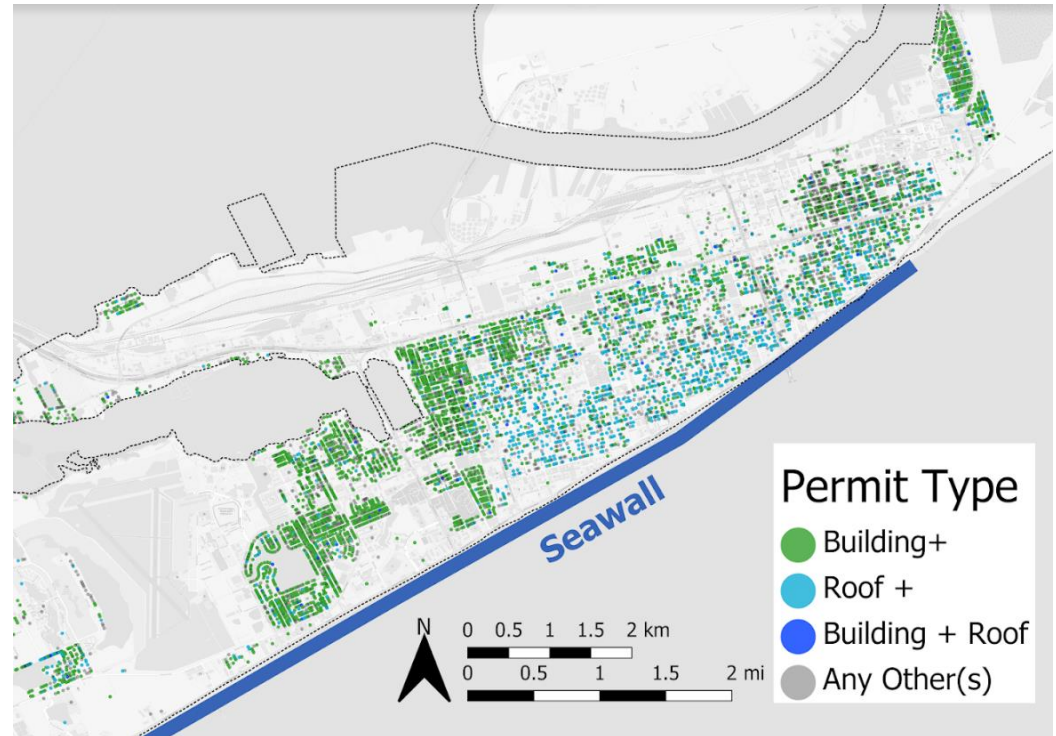- Approved for loan (but didn't use)
- Used loan
- Permit type

Who gets assistance?

Summary/Discussion

Who Gets Disaster Assistance?

- Approvals driven by repayment ability

- Amounts driven by existing resources

  - Higher value, owner occupied homes approved for more money, controlling for damage; racial inequities

- Disbursal decision is unclear

Photo: Water line from Hurricane Ike, 2008

Discussion

Does Disaster Assistance Lead to Recovery?

- Households that received for SBA loans were more likely to rebuild and rebuild faster

- How is this exacerbating recovery dichotomies?

Photo: Water line from Hurricane Ike, 10 years later

Michael Ciaglo, Houston Chronicle / Staff photographer

Future Research/Projects

- Apply this analysis to Florida after Irma and Michael

- Look more specifically at multifamily properties

- Continue looking deeper into the housing analyses
  - Matched analyses on who moves
  - Adding assistance to longer-term restoration/recovery models

- Role of state and local funding (e.g. SHIP)

Thank you very much!
Please reach out any time at
maria.watson@ufl.edu

Next Week's Training

Do Hurricanes Contribute to Gentrification and Loss of Affordable Housing?

April 22 at 1:30 pm

Register at

https://attendee.gotowebinar.com/register/7711502189472482831

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THE FLORIDA HOUSING COALITION

Technical Assistance is Available

Available Daily: **1 (800) 677-4548**

Options for Further Assistance Include:
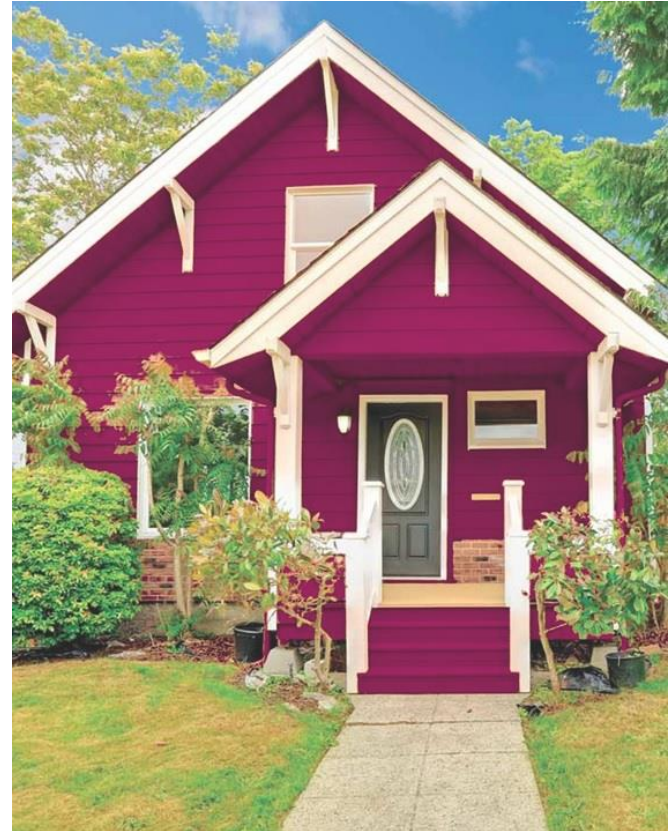Phone and Email consultation
Site Visits

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Thank You!

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