

THE JOURNAL OF THE FLORIDA HOUSING COALITION, INC.

HOUSING

—NEWS NETWORK—

VOLUME 31, NUMBER 2

Home Matters: Opening Doors in 2015

Affordable Housing Conference Preview

Homelessness in Florida

Working Together to Find a Solution

The Up and Out Program of Hillsborough County

Community Justice Project

New Program Focuses on Racial Justice,
Poverty and Human Rights Campaigns

Surplus Lands and Local Governments:

A Source for Affordable Housing



SPECIAL REPORT: LEGISLATIVE SUCCESS FOR AFFORDABLE HOUSING

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IN THIS ISSUE:

1 FROM THE EDITOR

SCOTUS Fair Housing Disparate Impact Decision Impacts Affordable Housing

2 SPECIAL REPORT:

Legislative Success for Affordable Housing

8 AFFORDABLE HOUSING CONFERENCE 2015 PREVIEW

10 AFFORDABLE HOUSING CONFERENCE 2015 REGISTRATION FORM

11 SURPLUS LANDS AND LOCAL GOVERNMENTS

A Source for Affordable Housing

13 THE UP AND OUT PROGRAM:

Housing Finance Authority of Hillsborough County Has Been Helping to Permanently House Hillsborough Homeless

14 COMMUNITY JUSTICE PROJECT

Focuses on Racial Justice, Poverty and Human Rights

15 HOMELESSNESS IN FLORIDA:

Working Together to Find a Solution

21 UPDATED AND REVISED FLORIDA COMMUNITY LAND TRUST PRIMER Coming Soon

22 SHIP CLIPS

Frequently Asked SHIP Questions

24 ABOUT THE COALITION

25 AFFORDABLE HOUSING CONSULTING SERVICES

THE HOUSING NEWS NETWORK VOLUME 31, ISSUE 2



FLORIDA HOUSING COALITION, INC.

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The Florida Housing Coalition is a nonprofit, statewide membership organization whose mission is to bring together housing advocates and resources so that Floridians have a quality affordable home and suitable living environment. The Housing News Network is published by the Florida Housing Coalition as a service to its members, housing professionals and others interested in affordable housing issues. **Jaimie Ross**, Editor, **Rose Phillips**, Associate Editor, and **Lynne Takacs**, Communications Manager • Email: info@flhousing.org, Website: www.flhousing.org.

FROM THE EDITOR >

SCOTUS Fair Housing Disparate Impact Decision IMPACTS AFFORDABLE HOUSING



BY JAIME ROSS
PRESIDENT

In a wave of momentous decisions, the Supreme Court, in *Texas Department of Housing and Community Affairs v. The Inclusive Communities Project, Inc.*, No. 13-1371 (June 25, 2015), held that policies and practices that have the effect of discrimination, even if not intentional, violate the civil right to housing opportunity guaranteed by the Federal Fair Housing Act. This is commonly known as the “disparate impact” theory of liability.

The effectiveness of the Fair Housing Act lies in its ability to prohibit all forms of discrimination—policies and practices that either intentionally discriminate or that have the effect of discriminating. Among other discriminatory acts, the Fair Housing Act makes it unlawful to “refuse to sell or rent...or otherwise make unavailable or deny, a dwelling to any person because of race, color, religion, sex, familial status, [national origin, or handicap].”

Fair Housing Act violations are most commonly thought of in the context of refusing to rent or to sell property to a person or a family based on the color of their skin. Too often overlooked is that the most egregious cause of segregation in the housing market is the result of land use planning and permitting laws. Local governments in Florida allow large swaths of land to be developed through master plans that create mini towns or villages, some so large they have their own community schools and all the infrastructure associated with a municipality, but no requirement that affordable housing be part of the mix. This exclusionary land use, practiced regularly throughout Florida, can easily be shown to have a disparate impact on protected classes...it makes unavailable the high opportunity dwelling units (and often the better schools) that come with the new development.

On the heels of the Supreme Court decision, HUD adopted its final rule on affirmatively furthering fair housing. It is a compelling time for Florida jurisdictions to adopt inclusionary housing policies to promote housing choice in areas of opportunity. Inclusionary housing policies come in many forms, from repealing minimum square foot regulations, to allowing accessory dwelling units in all residentially zoned areas, to mandating that affordable homes be included when land is rezoned for redevelopment or new market rate housing.

In regard to the impact of the Supreme Court decision in terms of tax credit allocations to properties, the Court made clear that government entities and private developers cannot be liable under a disparate-impact theory if they can show that a policy is necessary to achieve a valid goal. The Fair Housing Act “does not put housing authorities and private developers in a double bind of liability, subject to suit whether they choose to rejuvenate a city core or to promote new low-income housing in suburban communities”.

There is no suggestion, even remotely, that state housing finance agencies shouldn’t invest in low income neighborhoods if that is a legitimate priority. The Court stated that the “FHA aims to ensure that those priorities can be achieved without arbitrarily creating discriminatory effects or perpetuating segregation”.

Advocates for using tax credits to help preserve project based properties in Florida have no reason to fear that the Court’s upholding of the disparate impact doctrine would prevent or inhibit the FHFC from allocating tax credits for preservation. Using tax credits for preservation is more cost effective than new construction, which means more people can be served. Florida’s federally subsidized housing is a precious housing resource; without it, Florida’s most vulnerable populations find themselves without a place to call home. I suggest that is a powerfully important priority. **HNN**



Legislative Wrap Up 2015

SUCCESS FOR AFFORDABLE HOUSING

By Jaimie Ross and Mark Hendrickson

Three days prior to America's celebration of Independence Day, housing advocates in Florida had an additional occasion for celebration. July 1 was the effective date for the 2015 Appropriations Act which brought independence of a different and perhaps more personal kind.

The housing trust fund appropriations of 2015 provide SHIP funds to make home repairs, helping elders to age in place and providing freedom from unnecessary institutionalization. The local government trust fund appropriations provide retrofits for housing so that people with developmental disabilities can live independently in their homes. And because of proviso language in the 2015 Appropriations Act, SHIP can be used in 2015-16 to provide rent assistance to people experiencing homelessness, offering the profound independence that comes from having a place to call home. We have ample cause to celebrate independence!

SUCCESS DID NOT COME EASILY

The ballot initiative known as Amendment 1 passed handily in November 2014. It required the legislature to use no less than 33% of the documentary stamp

taxes collected each year for land and water conservation. The Amendment 1 campaign promised that Amendment 1 would not hurt affordable housing. The 2015 legislative session began with a

Thanks to Senators Hays and Smith, SB 586 was fixed so that Amendment 1 would be fully funded without diverting any monies from the state and local housing trust funds.



SEN. ALAN HAYS



SEN. CHRIS SMITH

very different interpretation by the Senate committee charged with drafting implementing legislation for Amendment 1. SB 586, the bill that revised the documentary stamp distribution statute to implement Amendment 1, would have reduced the funds that go into the state and local housing trust funds by over \$112 million dollars each year. That was a substantial and permanent hit to affordable housing.

The Florida Housing Coalition, together with its Sadowski Coalition partners, joined in a grassroots campaign to encourage the Senate to amend SB 586 so that Amendment 1 would be implemented without hurting affordable housing. Not a penny less would be used for water and land conservation while keeping the affordable housing trust funds whole. Housing advocates emailed, phoned, and met personally with their Senators. Editorial board meetings were held, letters to the editors were written,

and in the end we prevailed. Thanks to Senators Hays and Smith, SB 586 was fixed so that Amendment 1 would be fully funded without diverting any monies from the state and local housing trust funds.

NEXT STEP: APPROPRIATIONS

The budget bill passed in the Special Session on June 16th. The appropriations for housing were a great success, with \$175 million appropriated from the housing trust funds for housing programs. This is the highest level of funding in eight years.

The chart below shows the Governor's proposed budget, the housing appropriation offered by the Senate, the housing appropriation offered by the House, and the final resolution. Given the volatility of the session, including the huge fight over the expansion of Medicaid and the need for a Special Session we consider this to have been a very good year for housing.

Given the volatility of the session, this was a very good year for housing. The appropriation of \$175 million for housing programs from the housing trust funds was the highest level in eight years. Also, the underlying distribution of doc stamps into the housing trust funds was not changed, keeping the trust funds whole. Housing advocates emailed, phoned and met personally with their legislators. Editorial board meetings were held, letters to the editor were written, and in the end we prevailed.

	GOVERNOR	SENATE	HOUSE	FINAL
SAIL	\$ 70,816,000	\$102,400,000	\$ 37,450,000	\$ 58,000,000
FHFC*				\$ 12,000,000
SHIP**	\$ 30,000,000	\$153,600,000	\$ 84,070,000	\$105,000,000
TOTAL HOUSING	\$100,816,000	\$256,000,000	\$121,520,000	\$175,000,000
SHTF SWEEP	\$ 12,380,000	\$0	\$ 45,000,000	\$ 6,000,000
LGHTF SWEEP	\$165,342,000	\$0	\$105,000,000	\$75,000,000
TOTAL SWEEP	\$177,722,000	\$0	\$150,000,000	\$81,000,000

*FHFC Board will have discretion to spend these funds on existing state programs, including SAIL, Catalyst Training & Technical Assistance, Predevelopment Loan Program, and others—at discretion of FHFC Board

** \$4 million of SHIP funding is taken "off the top" for homeless (\$3.8 million) and homeless training (\$200,000) programs



SHIP 2015-2016

\$101,000,000

PROPOSED GAA, LESS \$5 MILLION HOLD BACK FOR DISASTER RELIEF AND COMPLIANCE MONITORING

LOCAL GOVERNMENT	COUNTY TOTAL	COUNTY SHARE/CITY SHARE
ALACHUA	1,226,143	611,600
Gainesville		614,543
BAKER	350,000	350,000
BAY	844,785	667,803
Panama City		176,982
BRADFORD	350,000	350,000
BREVARD	2,662,266	1,478,356
Cocoa		85,193
Melbourne		376,444
Palm Bay		509,824
Titusville		212,449
BROWARD	8,638,490	1,851,229
Coconut Creek		265,202
Coral Springs		591,737
Davie		456,976
Deerfield Bch		364,544
Ft. Lauderdale		821,520
Hollywood		691,079
Lauderhill		328,263
Margate		265,202
Miramar		615,060
Pembroke Pines		755,868
Plantation		415,511
Pompano Bch		501,032
Sunrise		421,558
Tamarac		293,709
CALHOUN	350,000	350,000
CHARLOTTE	808,578	722,626
Punta Gorda		85,952
CITRUS	695,135	695,135
CLAY	970,291	970,291
COLLIER	1,636,466	1,541,551
Naples		94,915
COLUMBIA	359,645	359,645
DE SOTO	350,000	350,000
DIXIE	350,000	350,000
DUVAL	4,277,004	4,277,004
ESCAMBIA	1,479,575	1,222,721
Pensacola		256,854
FLAGLER	504,456	107,247
Palm Coast		397,209

LOCAL GOVERNMENT	COUNTY TOTAL	COUNTY SHARE/CITY SHARE
FRANKLIN	350,000	350,000
GADSDEN	350,000	350,000
GILCHRIST	350,000	350,000
GLADES	350,000	350,000
GULF	350,000	350,000
HAMILTON	350,000	350,000
HARDEE	350,000	350,000
HENDRY	350,000	350,000
HERNANDO	864,090	864,090
HIGHLANDS	504,456	504,456
HILLSBOROUGH	6,241,723	4,550,840
Tampa		1,690,883
HOLMES	350,000	350,000
INDIAN RIVER	695,135	695,135
JACKSON	350,000	350,000
JEFFERSON	350,000	350,000
LAFAYETTE	350,000	350,000
LAKE	1,508,540	1,508,540
LEE	3,149,825	2,026,598
Cape Coral		788,401
Ft. Myers		334,826
LEON	1,368,543	464,620
Tallahassee		903,923
LEVY	350,000	350,000
LIBERTY	350,000	350,000
MADISON	350,000	350,000
MANATEE	1,648,529	1,400,261
Bradenton		248,268
MARION	1,638,877	1,359,612
Ocala		279,265
MARTIN	733,753	733,753
MIAMI-DADE	7,933,166	5,139,898
Hialeah		699,705
Miami		1,299,453
Miami Beach		277,661
Miami Gardens		328,433
North Miami		188,016
MONROE	381,361	381,361
NASSAU	388,602	388,602
OKALOOSA	938,915	836,855
Ft. Walton Beach		102,060

LOCAL GOVERNMENT	COUNTY TOTAL	COUNTY SHARE/CITY SHARE
OKEECHOBEE	350,000	350,000
ORANGE	5,898,984	4,670,816
Orlando		1,228,168
OSCEOLA	1,440,957	1,127,117
Kissimmee		313,840
PALM BEACH	6,521,710	4,961,065
Boca Raton		415,433
Boynton Bch		343,042
Delray Beach		300,651
West Palm Bch		501,519
PASCO	2,317,115	2,337,137
PINELLAS	4,482,166	2,363,446
Clearwater		525,310
Largo		381,432
St. Petersburg		1,211,978
POLK	3,000,175	2,337,137
Lakeland		484,828
Winter Haven		178,210
PUTNAM	374,120	374,120
ST. JOHNS	1,016,151	1,016,151
ST. LUCIE	1,378,203	346,204
Ft. Pierce		204,112
Port St. Lucie		827,887
SANTA ROSA	794,095	794,095
SARASOTA	1,870,585	1,616,560
Sarasota		254,025
SEMINOLE	2,114,364	2,114,364
SUMTER	557,557	557,557
SUWANNEE	350,000	350,000
TAYLOR	350,000	350,000
UNION	350,000	350,000
VOLUSIA	2,432,969	1,713,540
Daytona Bch		302,418
Deltona		417,011
WAKULLA	350,000	350,000
WALTON	350,000	350,000
WASHINGTON	350,000	350,000
TOTAL	95,747,500	95,747,500
Compliance Monitoring		252,500
Disaster Relief Holdback		5,000,000
APPROPRIATION TOTAL		101,000,000

DETAILS OF THE \$175 MILLION APPROPRIATED FROM THE STATE AND LOCAL HOUSING TRUST FUNDS:

STATE HOUSING TRUST FUND

\$48 MILLION for SAIL targeted to developments serving elderly, families and homeless AND Each development funded must have at least 5%, but not more than 10% targeted to for persons who have disabling conditions as defined in section 420.0004 (7), F.S.

SECTION 68, IMPLEMENTING BILL

In order to implement Specific Appropriation 2240 of the 2015-2016 General Appropriations Act, subsection (10) is added to section 420.5087, Florida Statutes, to read:

- 420.5087 State Apartment Incentive Loan Program.—
There is hereby created the State Apartment Incentive Loan Program for the purpose of providing first, second, or other subordinated mortgage loans or loan guarantees to sponsors, including for-profit, nonprofit, and public entities, to provide housing affordable to very-low-income persons.
- (10)(a) Notwithstanding subsection (3), for the 2015-2016 fiscal year, the reservation of funds for the tenant groups within each notice of fund availability shall be:

1. Not less than 10 percent of the funds available at that time for the following tenant groups:

- a. Families;
- b. Persons who are homeless;
- c. Persons with special needs; and
- d. Elderly persons

2. Not less than 5 percent of the funds available at that time for the commercial fishing workers and farmworkers tenant group.

This subsection expires July 1, 2016.

\$10 MILLION for a competitive grant program for developments designed, constructed, and targeted for persons

with developmental disabilities as defined in 393.063, F.S. AND the money must go to private nonprofit organizations whose primary mission includes serving persons with developmental disabilities.

That leaves **\$12 MILLION** available for FHFC to fund its existing programs within its discretion.

LOCAL GOVERNMENT HOUSING TRUST FUND

\$105 MILLION to SHIP

(Note: Net to SHIP is \$101 million)

Each local government must use 20% of its allocation to serve persons with special needs as defined by s. 420.0004, F.S. AND first priority for use of these funds must be to serve persons with developmental disabilities as defined in s.363.063, F.S. The priority for the developmental disability funding must be home renovations to allow the persons to maintain their home ownership.

SECTION 67, IMPLEMENTING BILL

This section permits SHIP funds to be used for time-limited rental assistance in FY 2015-2016 for certain populations. In order to implement Specific Appropriation 2241 of the 2015-2016 General Appropriations Act, subsection (10) is added to section 420.9072, F.S., to read:

...(10) Notwithstanding ss. 420.9071(26) and 420.9075(5) and subsection (7), for the 2015-2016 fiscal year:

- (a) The term “rent subsidies” means ongoing monthly rental assistance.
- (b) Up to 25 percent of the funds made available in each county and each eligible municipality from the local housing distribution may be used for rental assistance and rent subsidies as provided in paragraph (c).

(c) A county or an eligible municipality may expend its portion of the local housing distribution to provide the following types of rental assistance and rent subsidies:

1. Security and utility deposit assistance.
2. Eviction prevention subsidies not to exceed 6 months' rent.
3. Rent subsidies for very-low-income households with at least one adult who is a person with special needs as defined in s. 420.0004 or a person who is homeless as defined in s. 420.621 when the person initially qualified for a rent subsidy. The period of rental subsidy may not exceed 12 months for any eligible household or person.

(d) This subsection expires July 1, 2016.

From the entire SHIP allocation, local governments are permitted to create regional partnerships across jurisdictional boundaries through the pooling of appropriated funds to address homeless housing needs identified in local housing assistance plans.

\$3.8 million of SHIP funds transferred to DCF to implement the provisions of s. 420.622, F.S. [Homeless]

\$200,000 to be used by DEO to provide training and technical assistance (from the Florida Housing Coalition) regarding affordable housing to designated lead agencies of homeless assistance continuums of care

THE COMMUNITY CONTRIBUTION TAX CREDIT PROGRAM (CCTCP)

In the tax package bill HB 33A that passed during the Special Session (and was signed into law), the maximum amount for Community Contribution Tax Credits was increased as follows:

- \$18.4 million in fiscal year 2015-2016
- \$21.4 million in fiscal year 2016-2017, and

House and Senate leadership are to be thanked for their support this 2015 legislative session. Senator Jack Latvala, in particular, in his role as TED Subcommittee Chair and champion for people experiencing homelessness was the driving force behind opening SHIP up as a vehicle to help end homelessness through rapid rehousing, short term rental and case management assistance.



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- \$21.4 million in fiscal year 2017-2018 annually

The CCTCP statute now describes the purposes of the CCTC to be: “for projects that provide housing for persons with special needs or homeownership opportunities for low-income households or very-low-income households.” See 624.5105 Community contribution tax credit; authorization; limitations; eligibility and application requirements; administration; definitions; expiration. **HNN**

LINE ITEMS FOR HOMELESS NOT VETOED BY THE GOVERNOR:

- \$4,000,000 – Challenge Grant (\$200,000 for training and technical assistance)
- \$ Unexpended Balance – Current Fiscal Year Challenge Grant Appropriation
- \$2,050,000 – Staffing Grant (\$2 million in base budget)
- \$100,000 – Tallahassee Comprehensive Emergency Services Center (direct and preventative services for homeless persons)
- \$150,000 – National Veterans Homeless Support in Brevard County (Transition House Homeless Veterans program)
- \$150,000 - Pasco Mobile Medical Unit (homeless medical and legal services outreach)
- \$100,000 - Virgil Hawkins Justice Foundation (Homeless persons legal services)
- \$300,000 – Fort Walton Beach Homeless Center

ABOUT THE SADOWSKI COALITION



The Sadowski Coalition is a broad and diverse group of 30 statewide organizations, ranging from industry groups such as the Florida Realtors and Florida Home Builders Association, Florida business organizations, such as the Florida Chamber of Commerce and Florida AIF, to low income, special needs, and faith based advocates, such as the Florida Housing Coalition, Florida AARP, LeadingAge, Florida Arc, Florida Veterans Foundation, Florida United Way, Florida Catholic Conference, and Florida Impact, and local governments, including the Florida League of Cities and the Florida Association of Counties,

ABOUT THE AUTHORS



JAIMIE ROSS, attorney at law, is the president/CEO of the Florida Housing Coalition. She initiated the Sadowski Coalition in 1991 and continues to facilitate the Sadowski Coalition today.



MARK HENDRICKSON, president of The Hendrickson Company, is a past Chair and serves as an Executive Committee member for the Florida Housing Coalition. He served as Executive Director of the Florida Housing Finance Agency from its inception in 1981 to 1994. As its first Chief Executive Officer, he led the way in creation of the Sadowski Act. The Hendrickson Company specializes in assisting clients in all areas of affordable housing, including finance and related legislative issues. His clients include for-profit and non-profit developers, the Florida Association of Local Housing Finance Authorities, and four County HFA's.



28TH ANNUAL STATEWIDE AFFORDABLE HOUSING CONFERENCE

AUGUST 30 - SEPTEMBER 2, 2015 | ROSEN CENTRE ORLANDO | PRESENTED BY THE FLORIDA HOUSING COALITION

Home Matters: OPENING DOORS IN 2015



August 30

PRE-CONFERENCE SHORT COURSE: Branding and Marketing Strategies that Work

The Coalition is bringing back its popular pre-conference short course series. All registered for the conference are invited to attend this year's short course, Branding and Marketing Strategies that Work. Experts in branding, communication, marketing and public relations will delve into strategies to build your brand, reach your target audiences and craft a message that will not only resonate, but get results. In this interactive session, attendees learn about communication strategy, messaging, and channels and will walk away with the knowledge and tools to create their own. This session is a must for everyone seeking to strengthen their communications strategies, understand how to tell their story, find new ways to connect and build community.

August 31

STATE OF THE STATE

The plenary kickoff to the 2015 conference puts the state of the state into the context of why Home Matters and the importance of Opening Doors in 2015, with key professionals from the Florida Housing Finance Corporation, the Florida Department of Elder Affairs, the Florida Department of Children and Families and the U.S. Department of Veterans Affairs.



Steve Auger
FLORIDA HOUSING
FINANCE
CORPORATION



Secretary
Anthony Verghese
FL DEPARTMENT OF
ELDER AFFAIRS
(Invited)



Asst. Secretary
John Bryant
FL DEPT OF CHILDREN
& FAMILIES



Nikki Barfield
U.S. DEPT. OF
VETERANS AFFAIRS

HOUSING CHAMPION AWARD

This year, the Florida Housing Coalition will honor Senator Jack Latvala and Representative Kathleen Peters for their legislative leadership on affordable housing.



Senator Jack Latvala



Rep. Kathleen Peters

PARTNER/CAUCUS MEETINGS

This is a somewhat unstructured time for you to meet with your colleagues about issues that are most important to your organization. You will find subject matter experts in each caucus and plenty of time for discussion. There are six Caucuses to choose from:

- Continuum of Care/Homeless
- Florida Nonprofit Housing Advocates Network
- Housing Counselors
- Habitat for Humanity
- Local Government, Florida Community Redevelopment Association, Community Redevelopment Agencies
- Utility Companies, Weatherization Agencies and Energy Efficiency Partners

RECEPTION

Gather to enjoy friends, colleagues, food, beverages, and music. The reception is an opportunity to have fun and network with conference participants and presenters.

September 1

WORKSHOPS PROVIDE TRAINING IN ALL ASPECTS OF AFFORDABLE HOUSING, INCLUDING THESE FOUR TRACKS:

- 🏠 Housing for Elders and Individuals with Special Needs
- 🏠 Financial Resources for Affordable Housing
- 🏠 Energy Efficient and Sustainable Housing
- 🏠 Ending Homelessness

TRAINING SESSIONS

- Bankers Can Be Your Best Partners
- Community Land Trusts: The Why & How
- e-Con Planning: The Citizen Participation Process
- Fair Housing and Avoiding NIMBY
- FHFC's Role in Ending Homelessness
- FHFC Funding Resources
- Funding Opportunities for Affordable Housing- FHL Bank Atlanta, NALCAB
- HOME: New Rules and Opportunities
- Housing for Elderly and Special Needs Populations
- Housing for Persons with Developmental Disabilities
- Making Housing Affordable with Simplicity (ADUs and Tiny Houses)
- Making the Case for Housing: Home Matters and the ALICE Report
- Making the Switch: Housing First & Ending Homelessness through Housing
- Nonprofit and For Profit Developer Partnerships and Partnering with PHAs
- One of Florida's Best Programs for Nonprofits: The PLP
- Partnering with Local Housing Finance Authorities
- Producing Affordable Housing and Housing Choice through Progressive Land Use Policies
- Rental Property Management
- Retrofit and Operations Maintenance
- Survey of Federal Resources
- The True Costs of Home: Energy Efficiency, Transportation and Affordable Housing
- Update on Foreclosure Prevention Resources
- Weatherization and Emergency Management
- Would Free Property Help Your Organization's Mission?

Don't miss...

THE \$1,000 NONPROFIT RAFFLE

Presented by PNC Bank and Wells Fargo



September 2

SHIP ADMINISTRATORS TRAINING

- Update from Florida Housing Finance Corporation
- Best Practices for Revamping Rehab
- Emergency Management Planning
- How to use SHIP to Help End Homelessness
- Incentive Plans
- Joining the Sadowski Affiliates
- Open discussion among SHIP Administrators



KEYNOTE SPEAKER

SECRETARY CASTRO
HUD SECRETARY
(Invited)



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For more information regarding the FHC Conference, contact Johnitta Wells at 850-878-4219 or wells@flhousing.org.



28TH ANNUAL STATEWIDE AFFORDABLE HOUSING CONFERENCE

AUGUST 30 - SEPTEMBER 2, 2015 | ROSEN CENTRE ORLANDO | PRESENTED BY THE FLORIDA HOUSING COALITION

Home Matters: OPENING DOORS IN 2015



REGISTRATION: PLEASE SUBMIT A SEPARATE FORM FOR EACH REGISTRANT. PLEASE PRINT CLEARLY.

Organization: _____

(Please write the organization's complete name, not just initials.)

Name: _____ Title: _____

Address: _____

City: _____ State: _____ Zip: _____

Business Phone: _____ Business Fax: _____

Email: _____ Website: _____

☐ Pre-Conference Short Course (Limited to 75 people)

CONFERENCE REGISTRATION RATES

Register before July 31 for the Early Bird Rate.

	Member	Non-Member
Early Registration	\$345	\$545
Regular Rate	\$395	\$595
At-the-Door	\$445	\$645

Pre-Conference Short Course is an additional \$55.

PAYMENT INFORMATION

- If registering by mail or fax, you must pay by check only.
- Please do not send credit card information.
- Credit cards are only accepted with online registration: FLHousing.org

☐ Check enclosed

(Please remit payments to the Florida Housing Coalition.)

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ONLINE: FLHousing.org

FAX: Complete registration and fax to: (850) 942-6312

MAIL: Complete registration and mail with payment to:

Florida Housing Coalition
1367 E. Lafayette Street, Suite C
Tallahassee, FL 32301

CANCELLATION/REFUND POLICY

Cancellations must be received in writing no later than Monday, August 17, 2015, to receive a refund, less a \$25 administrative fee. After August 17, 2015, an alternative person from your organization may register at no extra charge; however, no refund will be made. Absolutely no refunds will be made for any registrant who does not attend the Conference.

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SPECIFIC ACCOMMODATION(S) REQUEST

Please explain any dietary, access, and/or participation requirements. _____

FOR QUESTIONS ABOUT THE CONFERENCE OR REGISTRATION, PLEASE CALL (850) 878-4219.

LOCAL GOVERNMENT >

SURPLUS LANDS & LOCAL GOVERNMENTS:

A Source for Affordable Housing



BY CALEENA SHIRLEY

For many not-for-profit organizations an impediment to meeting community needs and developing affordable housing units, is the cost burden of land acquisition. Unbeknown to most development providers, the solution to this dilemma may be right around the corner at your local city hall. Local governments are the key pieces of the community development puzzle in that they are one of the largest owners of surplus land. Acknowledging that land availability is an integral component in developing affordable housing, the Florida Legislature passed House Bill No. 1363 in 2006. The bill established statutes §125.379 and §166.0451, which mandated that local governments prepare an inventory of properties owned fee simple by the municipality and identify those properties that may be eligible for affordable housing development. This article takes a closer look at the implementation of these state statutes in the City of Jacksonville, Florida.

LEADING THE WAY

For more than thirty years the City of Jacksonville

has been working to address the need for affordable housing. Jacksonville is a consolidated government and often owns more than one thousand properties at any given time. Many of the properties are acquired via foreclosing on city liens and through the reversion of tax-delinquent properties. The city passed Ordinance 1997-14-E in an effort to manage the large number of residential properties within the inventory, and provide a means to reactivate those properties for the purpose of community development. The ordinance established a method to donate residential City properties to not-for-profit corporations, specifically Habitat for Humanity of Jacksonville and Community Housing Development Organizations (CHDOs). Furthering the city's commitment, the use of donated properties would be solely for the purpose of providing housing for the low to moderate income community.

In conformance with the State of Florida's 2006 mandate to identify and make surplus land inventory lists public, the City passed Ordinance 2007-656-E and adopted its first inventory of all real property. Currently the inventory is updated every 3 years and posted on the City's website for public viewing.



"Donating surplus properties to not-for-profit corporations is a key component in stabilizing neighborhoods, and can successfully repurpose properties once abandoned. One such example has been the epic transformation of a neighborhood known as New Town."

BRIDGING THE GAP TO PROVIDE AFFORDABLE HOUSING

Working together for a common good, successful community development is accomplished when partnerships are formed between local municipalities and vested stakeholders. Habitat for Humanity Jacksonville, Inc. has one of the longest standing and community impacting partnerships with the City of Jacksonville.

Opening its doors in 1988 Habitat for Humanity of Jacksonville, also known as HabiJax, is one of the largest developers of affordable housing and has provided home ownership services to over 1,900 applicants. From 1991 to date, the City of Jacksonville has donated 541 parcels of land to HabiJax. With the exception of 63 parcels, all of the properties have been completely redeveloped. Donating surplus properties to not-for-profit corporations is a key component in stabilizing neighborhoods, and can successfully repurpose properties once abandoned. One such example has been the epic transformation of a neighborhood known as New Town.



The New Town Success Zone is anchored by the partnership of public and private organizations focusing on the target area to develop a continuum of services to help families living in the New Town neighborhood.

NEW TOWN SUCCESS ZONE

Suffering from the impacts of property deterioration and high rates of crime, in 2007 community leaders identified a twenty-block area of the city, known as New Town, to target and develop a strategy for the stabilization of the neighborhood. The New Town Success Zone is anchored by the partnership of public and private organizations focusing on the target area to develop a continuum of services to help families living in the New Town neighborhood. At the center of the movement is the establishment of affordable housing.

After several years of providing affordable housing throughout five areas within Jacksonville's urban core, HabiJax made

a transformational decision to centralize its development efforts and target the New Town Success Zone. In an effort to expand their involvement from residential home builders, HabiJax evolved into community development specialist. Embracing their new role, the organization performed a complete visual assessment of every house in the neighborhood and established a long term housing reinvestment plan. Growing their development model the organization renovates existing homes, along with purchasing abandoned and foreclosed properties. The organization's goal is to help 400 residents obtain home ownership, a feat that is hoped to solidifying the successful transformation of the New Town neighborhood.

Future Development Opportunities

Great accomplishments have been made through the City of Jacksonville's partnerships with not-for-profit corporations and its seven CHDO partners. Since 1991 the City has donated over 600 properties to increase its affordable housing stock. An assessment of the City's current inventory identified 316 properties that are potentially available for future affordable housing donation. Many municipalities' surplus land inventories continue to grow, yet establishing a property conveyance plan and ensuring financial resources are available

to develop these properties complicate the rate at which donations take place. Throughout the State of Florida the redevelopment of surplus properties remains a vital component of community stabilization, and is proving to be a dependable source for the advancement of affordable housing initiatives. [HNN](#)

Caleena Shirley serves as the Housing Operations Manager for the City of Jacksonville's Housing and Community Development Division

Would Free Property Help Your Nonprofit?

Come to the workshop at the Florida Housing Coalition Conference on September 1 to learn about the variety of ways local governments make land available to nonprofits

LOCAL GOVERNMENT >

Housing Finance Authority of Hillsborough County Has Been Helping to Permanently House Hillsborough Homeless:

THE UP AND OUT PROGRAM

Q: HOW DOES THE UP AND OUT PROGRAM WORK?

The HFA provides rental assistance to formerly homeless families. The assistance is \$403 per month for families in two or more bedroom units and \$286 for families living in one bedroom units. The assistance is given for up to two years.

Q: DO THE FAMILIES RECEIVE OTHER ASSISTANCE?

All participants continue to receive case management services from the HFA's partner, Metropolitan Ministries. Successful case management is a condition for families to remain in the program. The HFA pays for the case management.

Q: WHY DID THE HFA TARGET THIS GROUP?

The HFA worked with homeless housing providers in Hillsborough County/Tampa to identify a segment of the market where other governmental resources were generally not available. With a limited amount of funds, the HFA has been able to have a significant impact helping families leave the homeless housing system and move back into more traditional housing.

Q: HOW MANY FAMILIES BENEFIT FROM THE PROGRAM?

The HFA assists up to 25 families at any given time. Seventy-eight families have participated in the program, with 229 people housed (101 adults and 128 children).

Q: HOW MUCH HAS THIS COST?

Since 2008, the HFA has spent \$502,798 on the program. This translates to an average of only \$6,446 per family.

Q: IS THE PROGRAM SUCCESSFUL?

Since the start of the program, over 76% of the families in the program "graduated" and are now self-sufficient. More recently that number has grown to 80%, as 12 out of the 15 households from Metropolitan Ministries have moved from homelessness to self-sufficiency, paying market rent with no subsidies or supports. The HFA found a direct correlation between families receiving assistance for 18-24 months and higher success rates.

Q: HOW DOES THE HFA MAKE SURE THAT THE HOUSING IS DECENT, SAFE, AND SANITARY?

The HFA and Metropolitan Ministries utilize properties that have bond financing from the HFA or received Housing Credits from FHFC. This ensures that the properties are monitored and that the units are properly maintained.

Q: HOW DOES THE HFA VIEW THE PROGRAM?

The HFA believes that the program has been a great success, both in helping families in need and filling a gap missed by other providers. With a limited financial commitment, the HFA has had a real impact on the community. **HNN**



Pictured: Dennis and Zayda Hebert, and their son, Dennis, Jr.

"Through the Up and Out Program, my family was able to transition from homelessness to a place of our own. We were able to save money and move to a safe, stable environment. I am now working full time at Metropolitan Ministries in Tampa as an IT Support Technician and able to support my family. We are self-sufficient...and so grateful for this program. We wouldn't have been successful without it."

-Dennis Hebert,
formerly homeless client

COMMUNITY JUSTICE PROJECT

Focuses on Racial Justice, Poverty and Human Rights



Chuck Elsesser, pictured at right, (the author of this piece), long time Florida Housing Coalition Board member, together with colleagues, Alana Greer and Meena Jagannath, opened a new public interest law firm in July, the Community Justice Project Inc. (CJP) in Miami.


CJP is founded on the principle that positive social change—the creation of a more democratic, just and equal society—comes from movements organized and led by those most impacted by social injustice. We bring to bear legal tools that strategically complement organizing campaigns and have been engaged in campaigns ranging from slum housing and gentrification to low wage employment and police accountability - but always with a focus on building the power of community-led groups organizing for change.

We are also dedicated to a social entrepreneurship approach - employing nimble and innovative approaches in responding to our clients' request for support. For example, last year we developed a first-ever "JusticeHack" in Miami in which the problems faced by low income communities of color were "hacked" by a diverse group of participants including members of Miami's growing tech community. That initial event led to the formation of a number of new relationships, and several ideas generated by the "JusticeHack" - particularly those

relating to public housing - continue to percolate along with those new relationships.

We are also working with Legal Services of Greater Miami to defend a group of residents in a mobile home park threatened with closure. Our work also incorporates the use of international accountability mechanisms. Given the governmental inaction on the case of the fatal police Tasing of 18-year-old Miami artist and skateboarder Israel Hernandez in 2013, Meena Jagannath and Alana Greer worked with the family of Israel and the Dream Defenders to write a report to the U.N. Committee Against Torture. Meena traveled with a community delegation to Geneva to present the report and advocate for international attention to the case and the deeper issue of police impunity. As a result of that advocacy, the Committee specifically cited that case for follow up by the United States government and attention to the issue of police accountability.

These innovative approaches often conflict with the strictures and limitations of most legal services funding, which focuses significantly on traditional legal representation of individual clients. This conflict was a significant impetus to create an independent CJP.

If you are interested in learning more and/or supporting our efforts, visit communityjusticeproject.com/donate. 

HOMELESSNESS >

HOMELESSNESS IN FLORIDA:

Working Together to Find a Solution



BY SUSAN POURCIAU

With support from the State of Florida Department of Economic Opportunity, the Florida Housing Coalition now provides training and technical assistance in best practices to end homelessness. Since April 2015, Florida Housing Coalition has traveled across the state to help local communities assess their homelessness response systems and consider how they can best reduce homelessness locally.

The number of people who were homeless in Florida decreased by about 13% from 2013 to 2014 and by another 13% from 2014 to 2015.

The state has made progress! However, as of 2014, Florida continued to rank third highest in the nation in terms of homelessness, with more than 41,500 people experiencing homelessness on a given day. Further, Florida has the third highest percentage of homeless individuals who are living “unsheltered,” i.e. on the streets or in the woods. In fact, on any given day more than 21,000 people who are homeless in Florida are sleeping in places not meant for human habitation. Some of our counties also rank highly nationally in terms of homelessness. Of the ten smaller City, County, and regional Continuums of Care (CoCs) with the largest homeless populations, three are located

“...Florida has the third highest percentage of homeless individuals who are living “unsheltered,” i.e. on the streets or in the woods. In fact, on any given day more than 21,000 people who are homeless in Florida are sleeping in places not meant for human habitation.”



Networking at trainings helped bring together new partners. At one session, these participants solidified a partnership that yielded 60 housing vouchers for people moving out of homelessness.



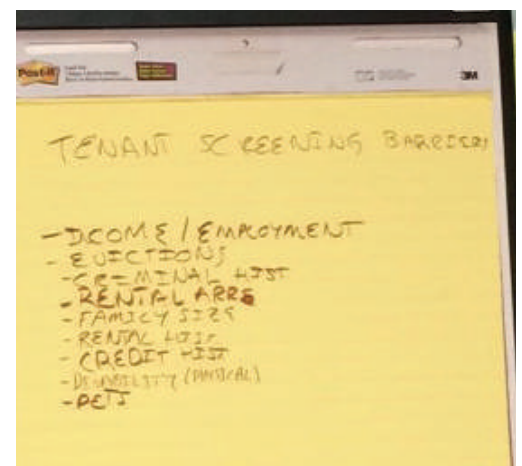
in Florida. Additionally, Florida accounts for three of the five smaller City, County, and Regional CoCs with the highest percentages of unsheltered individuals. Clearly, it is time for Florida to work better and smarter to effectively address homelessness.

The Florida Housing Coalition is committed to assisting nonprofits, CoCs, government leaders, and other stakeholders to find solutions to homelessness. We focus on ensuring that homelessness in Florida is (1) rare, (2) brief, and (3) nonrecurring.

First, to make homelessness rare, our communities must work to house individuals who are currently homeless and

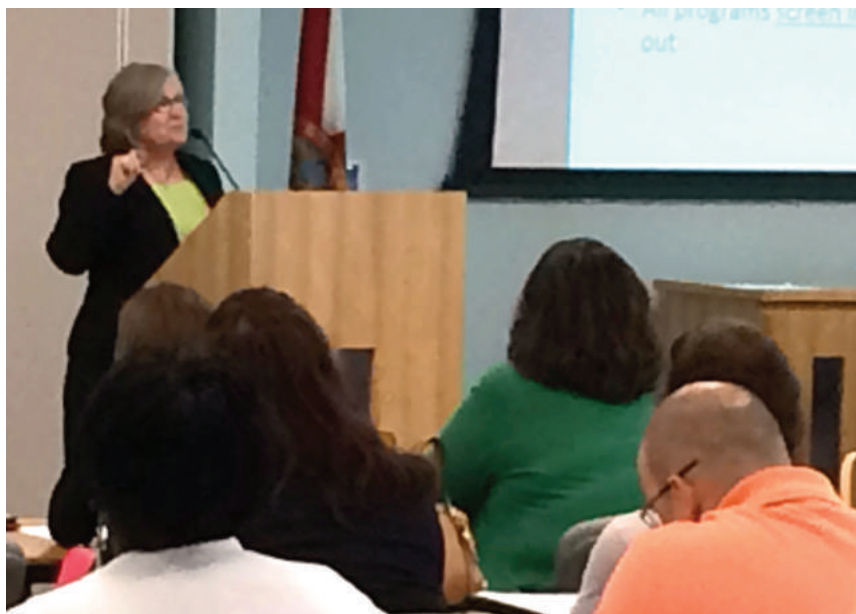
bring appropriate housing interventions to scale in Florida. Second, to reduce the length of time people are homeless in Florida, CoCs must retool the homeless crisis response systems and have appropriate housing interventions in place and accessible, so households can move quickly out of homelessness. Third, to reduce returns to homelessness, we must ensure that support systems are available on an as-needed basis.

In the last few months, through trainings, webinars, workshops, and site visits, stakeholders across the state have come together to begin to find solutions to homelessness. This work has engaged hundreds of people from dozens of communities, resulting in some lessons learned.



We have learned that Florida communities want to use best practice and the most efficient and effective means to address homelessness. For instance, there is substantial evidence that—in a policy environment where housing subsidies are limited—“rapid re-housing” with short-term financial assistance and services, is the most efficient and effective means of helping the vast majority of individuals and families move out of homelessness quickly and successfully, even when compared to longer-term transitional housing programs. The evidence is also very clear that “permanent supportive housing” with long-term rent assistance and services, is the most efficient and effective way to help those who are chronically homeless.

The challenge is that many communities may have overinvested resources in emergency shelter and/or transitional housing, and the process of “right-



WORKSHOPS

- Systems Design
- Rapid Re-Housing
- Homelessness is a Housing Issue
- Using HOME Funds for Homeless and ELI Populations

WEBINARS

- HEARTH 101
- Core Strategies for an Effective Crisis Response System
- Funding Sources, Grant Writing, and Responding to RFAs
- Coordinated Entry and System Change
- Bringing Rapid Re-Housing to Scale in Florida
- Match and Leverage
- Best Practices for Building Capacity
- Using SHIP to End Homelessness
- Legislative Wrap-Up: Funding for Homeless Services and Housing

TWO-DAY SYMPOSIUM:
Florida CAN End
Homelessness

SITE VISITS to ten local
Continuums of Care

HOMEWARD BOUND 2015
Revision

"I've been working in the homeless assistance field for the last 15 years, and this workshop has given me many new ideas to discuss about developing housing models in my community!"

"I'm leaving this workshop encouraged with more creative ways to search for affordable housing and blended funding"

"I'm leaving with better knowledge to further help my clients gain permanent supportive housing."

"The most useful thing I learned was the importance of coordinating efforts to provide housing to start ending homelessness."

"With great presenters, I learned of new initiatives to implement and methods to reorganize our program design."

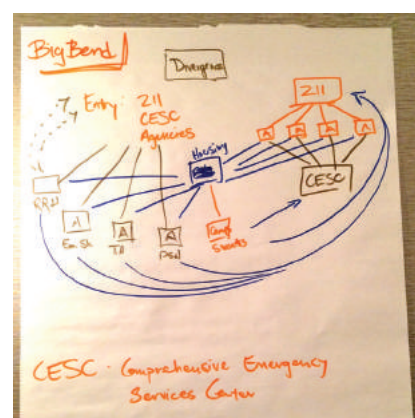
"The training was very informative. It was nice collaborating with the other agency representatives and hearing new strategies and ideas that they've found successful that could also help me."

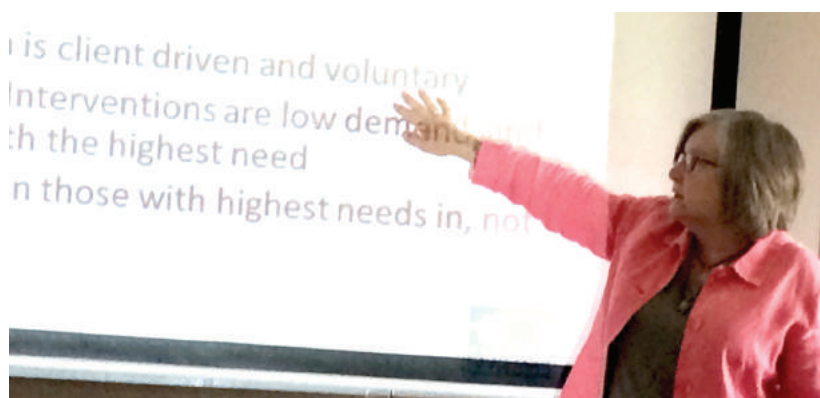
"The information that provided suggestions on building relationships with landlords in the community and how to better serve the homeless population was greatly appreciated."

"The information obtained will help us with our organizations strategic planning in the future for providing housing!"

"Job well done! Susan's presentation, especially her relaxed manner and wonderful flexibility in handling questions throughout, was very instructive, informative and helpful."

sizing” the homeless assistance system is challenging. At the same time, there are other communities that have invested minimally in homeless crisis response, resulting in large numbers of unsheltered chronically homeless individuals. Further, in the majority of Florida communities there is a dearth of truly affordable housing, which makes it even more difficult to help people move out of homelessness. In addition, rapid re-housing and permanent supportive housing are both grounded in the philosophy of “housing first” – first helping a person move into permanent housing immediately with few barriers, and second following up with support services as needed after the person has been housed. The housing first approach is a concept that has been slow to gain widespread support in Florida.





"The most useful thing I learned? We have to work with partners to increase housing stock and we CAN do it!"

"After today, I learned how my organization will help initiate conversations when discussing planning of homeless services and housing."

"I now have a good, sound knowledge base to become more of an active participant in our homeless programs"

"Having participated in my Florida Housing Coalition webinars, many concepts and strategies have finally "jelled" and come to greater clarity!"

"I'm only 6 weeks into my new job in homeless assistance, and EVERYTHING I learned today will help me!"

"Not just helping myself, but the information learned will help my department by increasing knowledge about identifying and using different funding sources."

"This wonderful workshop gives me further impetus to implore for policy advocacy."

"I am now much more knowledgeable about homelessness issues, programs, legal, funding, and social methods to apply through my agency."

"Working with the community to identify more affordable housing is now easier."

Contact us if you would like additional information, to request technical assistance, resources, or a site visit.

Technical Assistance Hotline: 844-280-2683

Technical Assistance Email: info@flhousing.org

The good news is that another lesson learned is that so many Florida communities are seeking solutions and answers, creating new collaborations, and willing to do the work that is required to meet the challenges ahead. During trainings, webinars, and site visits, stakeholders learned about best practices, coordinated entry, targeting housing interventions, and increasing the stock of affordable housing for people who are moving out of homelessness.

As the Florida Housing Coalition's homelessness training and technical assistance moves forward, stakeholders come together to learn more about best practice, share their own experiences and resources, and develop practical strategies to implement solid local systems and housing solutions.

Past webinars and workshop materials are online at the Florida Housing Coalition website: www.flhousing.org.

Contact us if you would like additional information about working to end homelessness in Florida, or to request technical assistance, resources, or a site visit.

- Technical Assistance Hotline: 844-280-2683
- Technical Assistance Email: info@flhousing.org

To contact Susan Pourciau, Director of Homeless Training and Technical Assistance, email pourciau@flhousing.org

Susan Pourciau is the Director of Homeless Training and Technical Assistance for the Florida Housing Coalition. In this role, she coordinates and provides technical assistance to homeless Continuums of Care, nonprofit agencies, and local governments that are working to end homelessness throughout the state. Prior to joining the Florida Housing Coalition, Susan served as the Executive Director of the Big Bend Homeless Coalition. Susan has a Ph.D. in accounting and a J.D. from Duke Law School. HNN



COMMUNITY LAND TRUSTS >

Updated and Revised

FLORIDA COMMUNITY LAND TRUST PRIMER COMING SOON



Thanks to the Support of BankUnited and Florida Community Bank, the Florida Community Land Trust Institute will be publishing its revised and updated Florida CLT Primer in time to deliver to participants at the Florida Housing Coalition's 2015 conference. The Primer will feature the Community Land Trust work of the many successful CLTs throughout Florida.



The Updated and Revised Florida Community Land Trust Primer will Include:

- Quick and Important Facts about CLTs
- Model Ground Lease
- Resale Formula Options
- Education for the CLT Homebuyer
- Why a Lender would want to Finance a CLT Home
- Understanding the Bank Appraisal for CLT properties
- Understanding Ad Valorem Taxes for CLT properties
- CLT Success Stories
- Benefits of Using a CLT for Rental Housing
- Benefits of Using a CLT to implement an Inclusionary Policy
- How to Include a CLT Strategy in the SHIP LHAP
- Using a CLT for Land Bank/Steward of Vacant Land
- How CLTs Save Taxpayer/public monies

The Primer will also include reference tools including information about HomeKeeper for streamlined program management and data collection.

THANK YOU PARTNERS

The Florida Housing Coalition appreciates all our Partners for Better Housing.

We are particularly grateful for our Platinum Sponsors.



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SHIP CLIPS >

FREQUENTLY ASKED SHIP QUESTIONS

State Housing Initiatives Partnership Program



BY MICHAEL CHANEY

Q. Is it true that there is a new eligible use for SHIP funds? May SHIP be used to pay the monthly rent of an eligible applicant?

A. Yes, offering Rent Subsidies as a new form of SHIP assistance, made possible by the 2015 SHIP Appropriations Implementing Bill Proviso language. The new SHIP use is targeted for a narrow group of eligible applicants. Rent subsidies are “for very-low-income households with at least one adult who is a person with special needs as defined in s. 420.0004 or a person who is homeless as defined in s. 420.621”. The 2015 Budget Implementing Bill allows an eligible household to receive up to a year of SHIP rent subsidies. While it is scheduled to expire July 1, 2016, it is possible that this new use of SHIP may be again addressed and perhaps extended during the 2016 legislative session.

The targeted attention on special needs applicants follows the Legislature’s decision to require that the last three SHIP allocations include a 20 percent set-aside to assist special needs households, with special priority for individuals with developmental disabilities.

The targeted attention on persons who are homeless comes at a time of increased bipartisan interest in the Legislature to end homelessness. While the new ability to provide rent subsidies makes SHIP a more flexible and important housing resource, it is important to note that SHIP has often been used to prevent homelessness in the past, even before the updates provided along with

the 15/16 allocation. In recent years, SHIP has funded transitional housing to help children and families in imminent danger of becoming homeless. It has helped finance homeless shelters, centers for runaway children, and other emergency shelters. There are also innumerable stories of homeowners in substandard housing at risk of becoming homeless but for the intervention of SHIP substantial rehabilitation.

Q. How does this SHIP change improve our ability to help end homelessness in our community?

A. The new ability to provide rent subsidies for up to twelve months enables SHIP to implement the Housing First model of rapidly rehousing people experiencing homelessness. It will allow SHIP to join in an approach used increasingly in recent years to devote federal and state resources to helping people who are homeless move into permanent housing as quickly as possible. This a

recognized evidence-based approach for rapidly and effectively reducing homelessness and reducing returns to homelessness. Research shows that the vast majority of homeless households—both individuals and families—are best served by rapid rehousing if permanent housing subsidies are not available.

A SHIP jurisdiction would likely contract out SHIP rapid rehousing assistance to a local Continuum of Care agency that is already using this approach with other funding sources. SHIP funds would initially pay for rent and utility deposits as an eligible SHIP tenant moves into an apartment. SHIP then pays for all or part of the month-



ly rent as the tenant receives case management, finds employment and becomes increasingly stable and self-sufficient. The case manager will assess when a SHIP recipient has stabilized enough to take over full payment of the rent. Although a year of SHIP rent payments is allowable, research shows that the average length of rent assistance is between 4-6 months before a tenant assumes responsibility for paying the rent.

The Florida Housing Coalition is currently working with Florida Housing to develop a sample rapid rehousing strategy, along with guidelines for subrecipient agreements and suggestions for working with Continuum of Care agencies. More information on this subject is included in the recording of a June 25th webinar which may be viewed at the Coalition's website.

Q. In addition to the SHIP staff person, is the applicant the only other person who needs to sign the Income Certification Form?

A. No, all adult household members must sign the Income Certification Form, also known as the RIC for Resident Income Certification. SHIP staff should use the updated 2015 version of the RIC, which includes several signatures lines for household members. The signature requirements for all versions of the Florida Housing income certification form are the same as those for HUD's 50059 tenant certification. Florida Housing's staff notes that it is not material that the HUD certification statement differs from the verbiage on Florida Housing's certification statements. An excerpt from Appendix 7-A of the HUD-50059 Data Requirements indicates to "include the following certification statement to be signed and dated by the family head, any spouse or co-head, and all adult family members: "I/We certify that the infor-

mation in Sections C, D, and E of this form are true and complete to the best of my/our knowledge and belief. I/We understand that I/we can be fined up to \$10,000, or imprisoned up to five years, or lose the subsidy HUD pays and have my/our rent increased, if I/we furnish false or incomplete information."

Q. Has there been a change in how we calculate asset income for SHIP?

A. Yes, you must use the new Passbook Savings Rate when you determine annual income from net family assets. On October 31, 2014, HUD issued Notice H 2014-15 to announce the new rate is .06%, which became effective on February 1, 2015.

The passbook rate is mentioned in title 24 of the Code of Federal Regulations, which provides the definition of income that guides eligibility determination for SHIP and many housing programs. 24 CFR §5.609(b)(3) addresses income from assets: "include in annual income the greater of either: (1) actual income resulting from all net family assets; or (2) a percentage of the value of such assets based upon the current passbook savings rate as determined by the U.S. Department of Housing and Urban Development (HUD) when a family has net assets in excess of \$5,000."

For many years, the rate was 2%. However, interest rates have now dropped to a level significantly below 2%. In order to properly represent interest rates, HUD plans to adjust the passbook savings rate at least annually going forward. Just as HUD publishes income limits on an annual basis, it will likewise begin to publish an annually updated passbook savings rate, and its effective date. The rate will be updated using the national average provided by the Federal Deposit Insurance Corporation. [HNN](#)



DO YOU HAVE A QUESTION ABOUT THE SHIP PROGRAM?

Free telephone technical assistance is available to help you successfully implement your SHIP funded work.

Call the Florida Housing Coalition's SHIP hotline at (800) 677-4548, M-F 8:30-5:00.



Our mission is to bring together housing advocates and resources so that everyone has a quality affordable home and suitable living environment.

ABOUT THE COALITION

The Florida Housing Coalition, Inc., is a Florida nonprofit and 501(c)(3), 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.

The Coalition provides professional consultation services through training and technical assistance on affordable housing and related issues to nonprofit organizations, local governments, and their private sector partners.

We support community-based partnerships in leveraging resources; and advocate for policies, programs and use of funding resources that maximize the availability and improve the quality of affordable housing in Florida.

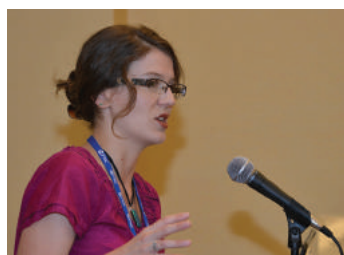
The Coalition carries out this mission recognizing that decent and affordable housing is a human necessity and an integral part of community revitalization and economic development.

IF IT HAS ANYTHING TO DO WITH AFFORDABLE HOUSING, CALL THE FLORIDA HOUSING COALITION. IF WE CAN'T HELP YOU, WE'LL LET YOU KNOW WHO CAN. 850-878-4219.

OUR TEAM

The administrative office for the Florida Housing Coalition is housed in Tallahassee. Our technical assistance team consists of a highly skilled and geographically dispersed network of full-time professional staff providing technical assistance in all areas of affordable housing planning, finance, and development.

Our professional technical assistance team also includes the expertise of our 25-member Board of Directors. The FHC Technical Assistance Team can help with every aspect of locally-administered housing programs, from internal controls to capacity building for nonprofit partners. We can work with you one-on-one at your office or arrange larger workshops to assist you with implementation of your housing programs.



AFFORDABLE HOUSING CONSULTING SERVICES



The Florida Housing Coalition Helps Local Governments, Nonprofits, and their Developer and Financial Partners.

LOCAL GOVERNMENTS

We Can Assist Local Government with:

- Affordable Housing Program Design and Implementation
- Preparation of Policies and Procedures Manuals
- Project Development
- Developing Underwriting Practices for Rental and Homeownership Projects
- Long-Term Affordability Mechanisms
- Energy Efficiency Housing
- Predevelopment, Development, and Rehabilitation Process for Rental and Homeownership Programs
- Meeting Low-Income Set-Asides for Extremely Low Income and Special Needs Housing
- Income Compliance and Eligibility Determination
- Assistance with Preparation of Consolidated Plans for HUD CPD Block Grants
- Implementation of systems to maintain records, tracking, reporting, and monitoring of programs
- Rehabilitation Policies and Strategies
- Design of RFPs and RFQs

NON-PROFITS

We Can Assist Nonprofits With:

- How to form a CHDO or a CDC
- How to write grants and proposals
- Board and Staff Training/ Organizational Capacity Building
- Strategic and Business Plans
- Best Practices for Operating Manuals
- Project-Level Assistance in Financing, Development, and Asset Management
- Strengthening Partnerships and Joint Ventures
- Preventing and Ending Homelessness
- Accessory Dwelling Units
- Energy Efficient Housing
- Strategies for Changing Markets
- NIMBY issues

SPECIAL PROJECTS

Everything from Needs Analysis to Document Preparation:

- Shared Equity Models
- Lease Purchase Programs
- Housing Element Strategies and Implementation
- Regulatory Reform Markets
- Inclusionary Housing Policies
- Education/presentations to Advisory Groups and Elected Bodies
- Facilitation of Community Meetings
- Community Land Trusts



CONTACT

Contact the Florida Housing Coalition. Phone: 850-878-4219, Email: info@flhousing.org, Online: www.FLHousing.org



DISCUSS

Discuss what services would be most helpful for your local government, nonprofit, or developer and financial partners.



PROPOSAL

In return, we will quickly tailor a proposal that meets your needs within your budget.



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GORMAN & COMPANY
MCCORMACK BARON SALAZAR
NATIONAL HOUSING TRUST/ ENTERPRISE
PRESERVATION CORPORATION

NEIGHBORHOOD LENDING PARTNERS
NORSTAR
RAYMOND JAMES BANK
RBC CAPITAL MARKETS
RELATED URBAN

RICHMAN GROUP OF FLORIDA
SAGE PARTNERS
SEACOAST NATIONAL BANK
SELTZER MANAGEMENT GROUP
STRATFORD CAPITAL GROUP

PATRONS

AFFORDABLE HOUSING INVESTMENT
BROKERAGE
AMERINATIONAL COMMUNITY SERVICES
BASCOM COMMUNICATIONS
BROAD AND CASSEL
CITY OF CAPE CORAL
CITY OF JACKSONVILLE
CITY OF MIAMI
CITY OF MIAMI BEACH

CITY OF MIRAMAR
CITY OF POMPANO BEACH
CITY OF WINTER HAVEN
CLAY COUNTY
FLORIDA HOME BUILDERS
ASSOCIATION
GADSDEN COUNTY
GATEHOUSE GROUP
GREEN MILLS, LLC

GUNSTER LAW
HABITAT FOR HUMANITY OF FLORIDA
HENDRICKSON COMPANY
HOUSING AUTHORITY OF POMPANO BEACH
HOUSING PARTNERSHIP
IDP HOUSING
JAIMIE ROSS
JONES WALKER LLP
KEYSTONE CHALLENGE FUND

LEE COUNTY
MERIDIAN APPRAISAL GROUP
MULTI FINANCIAL SERVICES COMPANY
NATIONAL CHURCH RESIDENCES
NEIGHBORHOOD HOUSING SERVICES OF
SOUTH FLORIDA
OSCEOLA COUNTY
PASCO COUNTY
PICERNE DEVELOPMENT CORP.
PRESERVATION OF AFFORDABLE
HOUSING (POAH)

RAYMOND JAMES & ASSOCIATES
ROYAL AMERICAN COMPANIES
SHIMBERG CENTER FOR HOUSING STUDIES
STEARN, WEAVER, MILLER, WEISSLER,
ALHADEFF, & SITTERSON, PA
TAMPA BAY CDC
THE NRP GROUP
TRUSTCO BANK