



Volume 6 , Issue 6

July 2007

Florida Supportive Housing Coalition Newsletter

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Partner Agencies



Florida Alcohol and Drug Abuse Association



The Affordable Housing Study Commission

The Affordable Housing Study Commission was created in 1986 pursuant to the provisions of Section 420.609, Florida Statutes. Each year the Commission makes public policy recommendations to the Governor and Legislature to stimulate community development and revitalization to promote the production, preservation, and maintenance of safe, decent affordable housing for all Floridians.

Each year, the Commission chooses an affordable housing related topic and prepares a report to the Governor and Legislature, as a means of fulfilling its mission. In developing the report, the Commission considers research prepared by members and staff, public testimony and input from affordable housing advocates, experts and organizations.

The Commission meets approximately five times per year, and all meetings are open to the public. The Governor appoints 21 citizens representing various interests to the Affordable Housing Study Commission for four year terms. The Commission is staffed by the Florida Housing Finance Corporation.

The Affordable Housing Study Commission is seeking recommendations for a study topic. The Florida Supportive Housing Coalition is recommending the Commission study supportive housing. We are hoping to attach a list of organizations and individuals that support the recommendation.

Please email Lavonia Sampson at admin@flshc.net if you or your organization would like to be on the list supporting this recommendation.

National Call to Action for Affordable Housing

JACKSON APPEALS TO NATION'S MAYORS TO CUT RED TAPE CHOKING WORKFORCE HOUSING
Ten communities in Florida sign on to HUD's Call to Action to reduce regulatory barriers

FLORIDA - According to the national HUD website-All across the country, unnecessary regulations are pricing housing out of reach of millions of working families, said U.S. Housing and Urban Development Secretary Alphonso Jackson in an address to the U.S. Conference of Mayors. Secretary Jackson called on America's urban leaders to cut excessive or unnecessary regulations that can drive up housing costs by as much as 35 percent. To date, ten communities in Florida: Broward County, East Central Florida Regional Planning Council, Hialeah, Jacksonville, Miami, Northeast Florida Regional Planning Council, Okaloosa Co. Economic Development Council, Orange County, Orlando, Palm Beach Co. Housing Leadership Council have all signed onto HUD's "Call to Action."

Jackson issued HUD's National Call to Action for Affordable Housing Through Regulatory Reform to encourage local communities to join more than 150 communities and organizations that have agreed to reexamine their regulations and, where necessary, reduce or eliminate barriers that effectively drive up the cost of housing beyond the reach of millions of Americans.

"Red tape is literally choking the life out of housing that's affordable to working families," said Jackson. "Today, I'm calling on local communities to join us as we identify and remove these man-made barriers that prevent teachers, police officers, firefighters and others from living in communities of their choice."

These are people who are the backbone of any community. We want them to be able to not just serve their community, but to be able to afford to live in it."

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FHFC 2008 Universal Application Funding Cycle Rule Development

Please make note of the following meeting regarding the Florida Housing Finance Corporation's 2008 Universal Application Cycle. This is the first public meeting of the rule development cycle and I recommend that interested parties attend and be part of the process.

Event Title: 2008 Universal Cycle Public Meeting

Event Type: Public Meetings

Begin Date: 7-27-07 (Time to be determined)

End Date: 7-27-07 (Time to be determined)

Location: Tallahassee City Hall, Commission Chambers, 300 South Adams Street, Tallahassee, FL 32301

Detail Information: To receive comments and suggestions from interested persons relative to Rule Chapters 67-21 and 67-48, F.A.C., and the competitive funding programs of the Corporation, including the Multifamily Mortgage Revenue Bond Program, the State Apartment Incentive Loan (SAIL) Program, the HOME Investment Partnerships (HOME Rental) Program, and the Housing Credit (HC) Program. The public meeting will be held following the Board Meeting at a time to be announced at the conclusion of the Board Meeting. For more information visit FHFC website at www.floridahousing.org

Grant Opportunity

The Wachovia Foundation, the John D. and Catherine T. MacArthur Foundation and the Opportunity Finance Network will award \$42 million to exceptional community development financial institutions (CDFIs) serving low-income and low-wealth people throughout the U.S. Today, they announced their partnership and launched a new five-year program called the "WACHOVIA NEXT AWARDS FOR OPPORTUNITY FINANCE."

The first recipients of the Wachovia NEXT Awards will be named in December 2007 in Miami. A distinguished national committee will choose two premier CDFI organizations to receive \$8.25 million in grants and investments. Financing provided by community-based CDFIs allows nonprofits and entrepreneurs to build and preserve affordable housing, help small businesses grow, and develop new community facilities, such as schools, health clinics and centers for child care, recreation and culture.

"We expect these unprecedented awards to result in more jobs, affordable housing, assets, and vital community services and facilities for low-income and low-wealth communities across the nation," said Pinsky. "Nothing of this magnitude has been tried before in our field. The major investments that The Wachovia Foundation and the MacArthur Foundation are making will bring together capital market leaders and opportunity finance institutions to help many more people join

The Wachovia Foundation is making a \$16.75 million grant and the MacArthur Foundation is making a \$25 million low-cost, long-term loan called a program-related investment to fund the Wachovia NEXT Awards

ABOUT THE AWARDS

Each year the Wachovia NEXT Awards will include:

- A \$5.5 million program-related investment and unrestricted grant award to an outstanding, high-potential CDFI with over \$50 million in assets dedicated to lending or investing;
- A \$2.75 million program-related investment and unrestricted grant award to an outstanding, high-potential CDFI with \$10- \$50 million in assets dedicated to lending or investing; and
- Four \$25,000 unrestricted grant awards to CDFIs of any size that have demonstrated excellence in Innovation, Advocacy, Financing, and Community Impact.

CDFIs seeking to apply for a Wachovia NEXT Award must meet all of the eligibility requirements detailed at www.wachovia.com at the [Conditions & Eligibility page](#). These include:

- A primary mission of community development;
- Demonstrated financial discipline and programmatic performance; and
- An increasing volume of lending or investing activity and positive net revenue.

Successful candidates will be CDFIs with a history of outstanding accomplishment, a bold and compelling vision, extraordinary future potential for growth, innovation and impact, and a high degree of readiness to successfully use and leverage a large, flexible investment.

Applications for the 2007 Wachovia NEXT Awards must be submitted by 5:00 PM EDT on Monday, August 20, 2007. For complete details, rules and restrictions, please consult the [Application Guide for the 2007 awards](#). All applications must be submitted electronically through the Wachovia NEXT Awards Web site. www.wachovia.com

You're Invited

Please join FLSHC, state agencies, and partner coalitions at the Supportive Housing Summit on July 31, 2007 at the Parks Plaza Hotel in Tallahassee from 9a.m.. To 3p.m..

The purpose of this summit is to review a draft plan and seek input from you concerning its goals. For more information see the attached flyer.

National Call for Action *cont...*

In 1991, HUD released a landmark report, *Not in My Back Yard*, which found exclusionary, discriminatory or unnecessary regulations pose a serious barrier to the production of affordable housing. In 2005, HUD published a comprehensive follow-up study, *Why Not in Our Community?*, that found NIMBYism is still a problem in many communities. HUD's latest report concluded that removing these affordable housing barriers could reduce development costs by up to 35 percent, creating millions of homes that hard-working American families could afford to buy or rent. Numerous recent studies have also demonstrated how certain barriers can impact the production of workforce housing. For example:

- Excessive regulations increase the average cost of a single-family home built in subdivisions by \$12,000. Nationally, these unnecessary regulations total approximately \$15 billion.
- One community required builders to provide 4.5 parking spaces per home, effectively banning multi-family and senior housing developments.
- It is no longer unusual that communities require at least five years to gain all necessary permits and approvals, significantly raising the costs of development.
- In a number of California communities, impact fees alone can exceed \$45,000 per home.
- In 42 metropolitan areas, eliminating unnecessary regulations, fees and delays could reduce housing costs by an average of ten percent.

Trends in today's housing market include complex environmental and other regulations that can significantly increase the length and cost of home building review and approval processes, in some cases by more than five years. "Smart growth" principles can also be misused as a pretext to justify restricting available land that could otherwise be developed into workforce housing. Obsolete building and rehabilitation codes may not consider modern building materials or methods that can substantially lower construction or rehab costs.

In an effort to spark a national dialogue on the issue of barrier reduction, HUD launched America's Affordable Communities Initiative in 2003. Among the Department's highest priorities, this initiative is designed to help communities across America identify and overcome regulatory barriers that impede the availability of affordable housing. Barrier reduction is also a central part of President Bush's strategy for increasing the supply of affordable housing by seven million over the next 10 years. For more information about America's Affordable Communities Initiative, visit www.hud.gov/initiatives/affordablecom.cfm, or contact your local HUD Office.

What is a regulatory barrier?

Barriers are public statutes, ordinances, regulations, fees, processes and procedures that significantly restrict the development of affordable housing without providing a commensurate health or safety benefit. These barriers can effectively exclude working individuals such as teachers, police officers, firefighters, veterans or nurses from living in the communities where they work. In addition, senior citizens often find it impossible to locate suitable homes or apartments near their adult children or young families may not be able to find a home in the communities where they were raised.

Changing the mindset

More than 15 years after the publication of *"Not in My Backyard,"* the regulatory climate is changing in many parts of America. *"Why Not in Our Community?"* found that many jurisdictions are reducing regulatory barriers to affordable housing, particularly in areas where the supply of affordable housing is increasingly scarce. For example, Idaho enacted a state law requiring municipalities to permit manufactured homes to be located in residential neighborhoods. Florida created a statewide one-stop permitting system to significantly speed up the homebuilding process. Minnesota created tax incentives to encourage the preservation and creation of affordable housing. New Jersey adopted a new housing rehabilitation code that reduced costs by 25 percent, significantly increasing rehab activity.

What's HUD doing to reduce barriers?

HUD is reviewing all current federal regulations in the Department's program areas to determine if there are any unnecessary, duplicative or obsolete barriers. In addition, for the first time in the Department's history, all proposed regulations now must also be reviewed for their potential impact on affordable housing before taking effect.

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***The Florida Supportive Housing Coalition
and the Florida Coalition for the Homeless
present a joint statewide conference:***

Common Vision: Housing Solutions for All

October 25 - 26, 2007
with optional pre-conference Wednesday, October 24

**Hilton St. Petersburg Bayfront
333 First Street South
St. Petersburg, FL
(727) 894-5000
www.stpetersburg.hilton.com**

Who Should Attend the Conference?

- People with special needs & their families
- Service Providers
- Advocates
- Housing Developers
- Local and State Government Officials
- Anyone interested in housing for the homeless or people with disabilities
- Local Homeless Coalitions

CEUs/Contact Hours Available For:

- Addiction Treatment/Prevention Professionals
- Mental Health Counselors
- Marriage and Family Therapists
- Licensed Clinical Social Workers

Registration Fees:

- \$250 - members
- \$350 - renewing member and new membership (includes membership in both organizations for 2008)
- \$400 - non-members
- \$100 - optional pre-conference October 24

Hotel Information:

Hotel Conference Rate: **\$119** single/double

Hotel Cutoff Date: **October 5, 2007**
Mention **Affordable Housing Conference**

Toll-Free Reservations: 800-445-8667

For more information, visit the FLSHC Web site at www.flshc.net



HUD Releases Proposed FY 2008 FMRs

As reported by the National Low Housing Institute Coalition, on July 12, HUD released its proposed FY 2008 Fair Market Rents (FMRs), which are used in the administration of a number of HUD programs, primarily to determine payment standard amounts in the Housing Choice Voucher program. Comments, including any rent surveys submitted to request a change in an individual area's FMR, are due to HUD on August 13, 2007.

Under the proposed FMRs, most areas would experience only moderate changes, while the vast majority of FMRs would increase in FY08. Among counties, the average increase in the two-bedroom FMR would be 7%. Some areas would have significant increases. For example, the following areas would experience increases of more than 20% from FY07: Western Worcester County, MA HUD Metro FMR Area; Louisa County, VA HUD Metro FMR Area; Santa Barbara-Santa Maria, CA Metropolitan Statistical Area (MSA); Lakeland, FL MSA; and the Honolulu, HI MSA. Roughly 100 FMR areas, however, would face declines, ranging from a nearly 11% decline in Pittsburgh (a drop of \$82 on a two bedroom apartment) to a less than 0.33% decline in the Logan, UT-ID MSA.

The proposed FY08 FMRs are the first to rely on new American Community Survey (ACS) data from the Census in their calculation. The preamble to the Federal Register notice notes that the ACS presents some challenges due to the small sample sizes of recent movers in qualified rental units, particularly in smaller FMR areas, and provides the details of how the ACS was used to update FMRs in these areas.

Also, HUD continues its effort to move FMR area definitions more closely into line with the most current (December 2006) Office of Management and Budget (OMB) MSA definitions. HUD proposes the same methodology this year as it used last year to decide whether to maintain existing FMR area definitions or to alter them by newly including or excluding counties to better match OMB's MSA definitions. Areas that are newly added or removed from larger FMR areas can see significant changes in their FMRs. This year, however, HUD does not propose any changes to the 50th percentile FMR status of FMR areas, as it did in 2007, announcing instead a review to begin in 2009.

NLIHC will continue to analyze the proposed FMRs in the coming weeks and may provide additional analysis and guidance as a result. The "Individual Area Proposed FY2008 FMR Documentation" system on HUD's FMR website can provide detailed information on how FMRs were determined in individual cases.

The proposed FY08 FMRs and supporting materials can be found here: www.huduser.org/datasets/fmr.html

2006-2007 FLSHC SUSTAINING AGENCY MEMBERS

Ability Housing of Northeast Florida, Inc.

Florida Coalition Against

Domestic Violence

Boley Centers, Inc

Florida Alcohol and Drug Abuse Association

Volunteers of America

Camillus House, Inc.

Florida Council for Community Mental Health