

Shimberg Center for Housing Studies

University of Florida

2008 Annual Report

HOUSING POLICY & PROGRAMS

Energy Characteristics of New Homes in Florida

Since February 2001, the Shimberg Center has received and processed the Energy Code Compliance Forms from every permit-issuing jurisdiction in Florida. A five percent random sample of the forms describing newly constructed single-family and multi-family residential buildings is drawn. As a result, the Center is able to publish periodic reports summarizing the energy conserving characteristics of new homes in Florida. These periodic reports illustrate changes over time as well as by major climatic region of the state. The most recent report is dated May 2008 and is titled *Energy Conserving Features of New Homes in Florida 2003-2007*. This and other publications of the Center are available on the Internet at www.shimberg.ufl.edu.

The Oaks at Riverview HOPE VI Evaluation

The Shimberg Center's Housing Policy and Programs research team finalized its evaluation of The Oaks at Riverview, a HOPE VI redevelopment effort in Tampa. The Oaks at Riverview is a redevelopment of the site formerly occupied by distressed public housing complexes known as Riverview Terrace and Tom Dyer Homes. The Oaks is located in the historic Seminole Heights neighborhood, and the redevelopment effort has made a significant contribution to rising home values and reduction in crime rates in the surrounding area. The Shimberg Center continues to serve as an expert resource to the housing authority as it moves to redevelop the former site of Central Park Village near downtown Tampa into a vibrant, mixed-income, mixed-use neighborhood to be known as The Encore District.

Hillsborough County Affordable Housing Advisory Board

The Housing Policy and Programs team is under contract to provide expert assistance to Hillsborough County's Affordable Housing Advisory Board. Assistance to date has included review of the County's plan for implementing the federal Neighborhood Stabilization Program. This program will provide Hillsborough County with an estimated \$19.1 to be spent over an 18-month period on preventing and remediating the negative impact of foreclosures on key neighborhoods in the county. Other assistance includes technical support at monthly Advisory Board meetings and as important issues in housing policy and program administration arises.

Polk County Housing Needs Assessment

This project resulted in an analytical report for Polk County, including information connecting unmet housing need with various income levels within this high-growth Florida County. Dr. Anne R. Williamson presented this report before Polk's Board of County Commissioners in May 2009 and provided guidance to County management and staff on how the results could be used for effective planning and administration efforts.

University Area Community Development Corporation Anti-Crime Programming

The Housing Policy and Programs team began its fifth year of service to the University Area Community Development Corporation in July 2008. These services will extend through June 2009, and continue to focus on the linkages between crimes and housing condition. Information provided by the Housing Policy and Programs team is a regular part of planning and administrative efforts by the UACDC and its partners as they work to revitalize the severely distressed area near the University of South Florida.

FLORIDA HOUSING DATA CLEARINGHOUSE

The Florida Housing Data Clearinghouse (Clearinghouse) provides a single starting point for free, publicly available housing data and related information for Florida. The data available from the Clearinghouse helps policy makers make informed housing decisions and expedites the day-to-day work of state and local housing planners, legislative and state agency staff, program managers, advocates and the interested public. The Clearinghouse is one of only a few state-level, housing data intermediaries in the country and one of the most comprehensive in the data it offers to the public.

The Clearinghouse was founded in response to the Affordable Housing Study Commission's call for a central, public repository of housing data of importance to the state of Florida. In 2000, the Study Commission convened a workgroup of stakeholders to consider this proposal. The stakeholders, including representatives from the Study Commission, Florida Housing Finance Corporation, local governments, regional entities and state agencies, housing advocates such as the Florida Housing Coalition, groups such as the Florida Home Builders Association and the Florida Association of Realtors, formally recommended to the Florida Housing Finance Corporation the establishment of a housing data clearinghouse. Much of what was written eight years ago in the original proposal to fund the Clearinghouse remains just as true today... "Reliable, comprehensive data informs housing policy and planning decisions at all levels of Florida's housing delivery system: state agencies, local governments, and nonprofit and for-profit organizations throughout the state. To meet the affordable housing needs of Florida's residents, we must first plan appropriately, then regularly measure and evaluate our progress. The foundation of this planning and evaluation is housing data."

The responsibilities of the Florida Housing Data Clearinghouse include:

- Creating a data "warehouse" to store data for use by the public;
- Designing a website which allows for user-friendly access to housing data;
- Promoting standard formats to collect and share local housing data;
- Preparing the Affordable Housing Needs Assessment;
- Preparing an annual report on the "State of Florida's Housing" to provide perspective on trends and conditions in housing at the state, regional, and local level;
- Development of the triennial Rental Market Study for the Florida Housing Finance Corporation;
- Creating an integrated database of federal, state, and local assisted housing data.

The Clearinghouse is a jointly funded project between the Florida Housing Finance Corporation and the Shimberg Center. Fiscal Year 2008/09 was the Clearinghouse's eighth contract year with the Florida Housing Finance Corporation. In February, the Clearinghouse was named one of Planetizen's Top 10 Web Sites for 2008 in planning and development:

Founded in 2000, the Florida Housing Data Clearinghouse's website is a great example for agencies who want to provide easy access to relevant data and statistics....Users can find population growth projections, new construction and sales data, and housing and wage trends with well designed data access tools that allow comparisons by jurisdiction – handy for planners looking to measure up to the town down the road.—From www.planetizen.com, Web site awards announcement

Preservation of Affordable, Multi-family Housing

During 2008, the Clearinghouse remained active in the state's evolving interest in preservation of its multi-family, affordable housing inventory. Among preservation-related accomplishments this year the Clearinghouse made extensive preservation-related additions to its general inventory of assisted housing; submitted, in partnership with the Florida Housing Finance Corporation and the Florida Housing Coalition, a proposal to the MacArthur Foundation State and Local Housing Preservation Leaders initiative (the Clearinghouse was one of the semi-finalists); completed work on a \$172,000 grant from the MacArthur Foundation (in partnership with Florida Housing Finance) to continue expanding capacity in the Clearinghouse to deliver useful information for this extremely important affordable housing policy initiative; in partnership with the National Low Income Housing Coalition created a state-wide network of project monitors for the assisted housing inventory; made several presentations to various groups about Clearinghouse preservation data work, and provided considerable technical assistance to individuals and organizations using the information.

SERVICE

The Shimberg Center is called upon by many organizations and communities to participate in working groups, to speak on issues related to the delivery of affordable housing, or to serve as an information resource and referral center. These requests for assistance span a range of topics such as building technology, building regulations, land development, financing, consumer education, and more. Responding appropriately to these requests is an important function of the Center in its efforts to encourage and facilitate the production of affordable housing throughout Florida.

Conference Papers

The Center's faculty presented papers at conferences during 2007-2008:

- Dr. Anne R. Williamson, "Citizen Participation and Urban Governance," American Society for Public Administration 69th Annual Conference, Dallas, Texas, March 7-11, 2008.
- Dr. Anne R. Williamson, "Fostering Citizen Participation in Creating Sustainable Communities," with Dr. Svetlana Olbina of the Rinker School of Building Construction at the University of Florida, Urban Affairs Association 38th Annual Meeting, Baltimore, Maryland, April 22-25, 2008.
- Dr. Anne R. Williamson, "Dimensions of Representation in Local Government Tax and Budget Decisions," Association for Budgeting and Financial Management 20th Annual Conference, Chicago, Illinois, October 23-25, 2008.

Refereed Journals

The Shimberg Center's faculty also prepared scholarly works that are available in refereed academic journals:

- Williamson, Anne R., "A Decent Home for Every Family? Housing Policy Initiatives since the 1980s", *Journal of Sociology & Social Welfare*, Vol. XXXV, No. 1, (March 2008), pp. 175-196.
- Williamson, Anne R., "Owning a Home: New Opportunities and Challenges for Low-Income Women", *Journal of Poverty*, Vol. 12, No. 1 (2008), pp. 102-123.
- Williamson, Anne R., "Creating New Patterns of Social and Economic Activity through Planned Housing Environments: HOPE VI and Neighborhood Transformation, *Journal of Community Practice*, Vol. 15, No. 4 (2008).
- Williamson, Anne R., "The Low Income Housing Tax Credit and Inner-City Revitalization, *Housing and Society*, Vol. 35, No. 1 (2008), pp. 129-142.

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Information Dissemination

The members of the Shimberg Center team also are called upon to participate in various planning meetings, workshops, and conferences throughout the year such as:

- Invited speaker: National Low Income Housing Coalition, Housing Policy Conference, Washington, DC, February, 2008.
- Moderator: Florida Housing Coalition, Statewide Affordable Housing Conference, Orlando, FL, September, 2008.
- Invited speaker: Florida Coalition for the Homeless and the Florida Supportive Housing Coalition, Joint Statewide Conference, St. Petersburg, FL, October 2008.
- Invited speaker: Florida Legal Services Conference, Tampa, October 2008
- Board member: Florida Housing Coalition, Tallahassee, FL.

The Shimberg Center's 2008 bi-monthly newsletter titled, *Affordable Housing ISSUES*, included the following topics.

- Dec 2007 – *Buying/Selling a Home Today*
- Feb 2008 – Economic Impact of Residential Construction and Real Estate Transactions, 2006
- Apr 2008 – State of Florida's Housing
- Jun 2008 – Subdivision Requirements as a Regulatory Barrier to Housing Affordability
- Aug 2008 – Hidden Cost of Inadequate Housing
- Oct 2008 – HOPE for Homeowners

All newsletters, annual reports, and technical reports are available publicly on the Internet at the Center's web site at <http://www.shimberg.ufl.edu> by clicking on "Publications" on the home page.

ADMINISTRATIVE

The Center operated with a staff of sixteen in 2007 including three students pursuing doctoral degrees and three pursuing masters degrees. Support for the staff came from the University \$280,815 plus a combination of funds from foundations, the Center's endowments, and contracted research for a total operating budget of \$1,155,963. Dr. Robert C. Stroh, Sr., continues serving as director of the Shimberg Center with Dr. Anne R. Williamson and William J. O'Dell serving as associate directors.

The annual earnings from the endowments that are administered by the University of Florida Foundation for the Shimberg Center provide another \$88,721 for the support of faculty and graduate research assistants plus approximately \$8,620 per year for discretionary uses.

The other sources of funding for the Center are contract and grant supported activities. In FY 2008 the total contract and grant awards received from state and local agencies, from private corporations, and from foundations came to \$761,995. This total includes major projects that began in the last quarter of 2007 and continued beyond mid 2008. Combining this funded research with the FY 2008 University support and the support from UF Foundation endowments brought the total operating budget to \$1,156,818. This total represents a leverage of 4.0:1 for the support provided by the University.