

Affordable Housing Task Force Incentives, Partnerships, and Funding Subcommittee Meeting

Recap of Meeting on Thursday, January 26, 2006
County Center
1:30-3:30 p.m.

The Affordable Housing Task Force Incentives, Partnerships, and Funding Subcommittee convened at 1:30 p.m. on Thursday, January 26, 2006. The following were present:

MEMBERS
Debra Koehler, Hillsborough County Housing Finance Authority (Co-Chair) Julia Rettig, HC Commissioner Jim Norman Appointee (Co-Chair)* Judy Carr, Bay Area Apartment Association* Roger Girson, Habitat for Humanity* Kevin L. Tatreau, Neighborhood Lending Partners Sharon West, City of Tampa Mayor Appointee*
*Not in attendance
STAFF
Lucia Garsys, HC Strategic Management Initiatives Reginald Windham, HC Strategic Management. Initiatives Michael Rowicki, HC Housing and Community Code Enforcement Frank Turano, HC Housing and Community Code Enforcement Maggie Tagliarini, HC Housing and Community Code Enforcement Jennifer Bass , USF Jim Walter Partnership Anne Lockwood-Williamson, Shimberg Center, University of Florida Manny Rivero, USF Jim Walter Partnership
INTERESTED PARTIES
Earl Pfeiffer, Homes for Hillsborough Jeff Rogo, Bay Area Apartment Association Susan Sandler, Bay Area Legal Services Richard Rolfes, Hillsborough County Criminal Justice Julian Garcia, University Area CDC

The meeting began with introductions. Several changes were made to the minutes. The down payment assistance for Hillsborough County increased \$20,000 for two categories of the income limits. Those changes are reflected in the table below.

HILLSBOROUGH COUNTY	
Income Limits	
Below 50% of AMI	Increased from \$40,000 to \$60,000
51-80% AMI	Increased from \$25,000 to \$45,000

After the corrections to the minutes, Debra Koehler passed out a sample housing resolution along with an updated chart comparing the median income with the median price of a home. (See Attachment)

Lucia Garsys gave the group a background briefing, timeline, and told them what to expect within the next couple of months. She also mentioned her upcoming meeting with Commissioner Scott and the update she will provide.

Julian Garcia, University Area Community Development Corporation (CDC), briefed the group about CDCs and the importance of involving them in the process.

Highlights from the rest of the meeting are as follows:

- The private sector is exiting the affordable housing arena. We need to find a way to bring back
- Need public hearings and input from other groups such as the west coast development corporations
- Find ways to entice the private sector to build affordable housing
- Encourage private sector to work with non-profits.
- Help CDC's build capacity
- Non-profits may have value (land, density, etc..) to offer private developers
- Compile, understand, clarify, and enforce existing initiatives
- Educate and inform key players about existing programs (incentives)
- Need to coordinate incentive housing programs
- Use proceeds from sale of private land donated in lieu of code violations (i.e. put the revenue from liens in an affordable housing trust fund)
- Down payment assistance limits are still too low to make the program useable
- Educate lenders, buyers, and realtors on down payment assistance
- Land banking
- Maximizing density – need to build up
- Consider deferring property taxes during ownership period – recoup from increase in value upon sale of the home

Stan Fetterman of the Florida Housing Coalition will give a presentation at the next meeting.

The date and time for the next meeting is Friday, February 10, 1:30-3:30 p.m., County Center, 26th Floor.

The group adjourned at 3:30 p.m.

Attachment 1

<<Model Trust Fund Resolution.doc>> SAMPLE/MODEL HOUSING RESOLUTION FOR CITY/COUNTY

CITY/COUNTY OF _____ FLORIDA

RESOLUTION NO. _____

A RESOLUTION OF THE CITY/COUNTY COMMISSION OF _____, FLORIDA, SUPPORTING FULL FUNDING FROM THE HOUSING TRUST FUNDS OF \$939.5 MILLION FOR HOUSING IN THE STATE FISCAL YEAR 2006-2007 BUDGET; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, _____ City/County has an obligation to provide for the housing needs of its current and anticipated populations and assisting lower income families is dependent upon sufficient housing assistance from federal and state programs; and

WHEREAS, the William E. Sadowski Affordable Housing Act of 1992 deliberately used the documentary stamp tax as its revenue source because of its nexus with the development of affordable housing and because the source of funding needed to be a growth vehicle to keep pace with escalating land and housing costs; and

WHEREAS, the Governor and Legislature provided full funding from the Housing Trust Funds every year from Fiscal Year 1992-1993 through Fiscal Year 2002-2003; and

WHEREAS, the State of Florida is experiencing a housing crisis due to massive increases in the cost of land, construction, and the ultimate cost of housing to its citizens; and

WHEREAS, the William E. Sadowski Affordable Housing Act has worked as planned, providing needed revenues into the State and Local Housing Trust Funds at this time of crisis; and

WHEREAS, the Governor and Legislature, at this time of crisis, have not provided full funding from the Housing Trust Funds for the last three fiscal years, under funding housing appropriations by over \$600 million from Fiscal Year 2003-2004 through Fiscal Year 2005-2006; and

WHEREAS, \$939.5 million is available in the Housing Trust Funds for appropriation for housing during Fiscal Year 2006-2007, while the Governor has proposed appropriating only \$545 million, leaving at least \$390.5 million unspent; and

WHEREAS, _____ city/county would receive \$ _____ million with full funding as compared to only \$ _____ million at the level proposed by the Florida Housing Finance Corporation; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY/COUNTY COMMISSION OF _____, FLORIDA, AS FOLLOWS:

Section 1. That the foregoing clauses are ratified and confirmed as being true and correct and are made a specific part of this Resolution.

Section 2. That the City/County of _____ supports full funding of \$939.5 million for housing in the Fiscal Year 2006-2007 Budget, and urges the Governor and Legislature to adopt a budget with that level of funding.

Section 3. That the appropriate City/County Officials are authorized to do all things necessary and expedient to carry out the provisions of this Resolution.

Section 4. That this Resolution shall take effect immediately upon adoption hereof.

PASSED AND ADOPTED this ____ day of _____, 2006.

ATTEST:

