

**ANNUAL REPORT**  
**of the**  
**SHIMBERG CENTER FOR AFFORDABLE HOUSING**

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## **Cover Story**

The Shimberg Center for Affordable Housing was the lead entity in presenting the Affordable Housing Management Education (AHOME) program in five locations around the state of Florida in the Fall of 1997. Sponsored and funded by the Florida Department of Community Affairs, AHOME is a week-long program that includes eight speakers and a simulation exercise. Topics covered included an introduction to affordable housing, market analysis, regulatory environment, design and construction, finance, law, programs and resources, and management. The Fall 1997 programs were hosted by state universities in Tampa, Jacksonville, Pensacola, Fort Lauderdale, and Orlando. AHOME was originated by Miami-Dade Community College in the early 1990s.

## AUTHORIZATION

The Shimberg Center for Affordable Housing in the College of Architecture, School of Building Construction, at the University of Florida was created by the Florida legislature in 1988. The text of Section 240.5111, Florida Statutes, establishing the Center and as amended by the William E. Sadowski Affordable Housing Act of 1992 reads :

The Board of Regents shall establish the Multidisciplinary Center for Affordable Housing within the School of Building Construction of the College of Architecture of the University of Florida with the collaboration of other related disciplines such as agriculture, business administration, engineering, law, and medicine. The center shall work in conjunction with other colleges in the State University System. The Multidisciplinary Center for Affordable Housing shall:

- (a) Conduct research relating to the problems and solutions associated with the availability of affordable housing in the state for families who are below the median income level and widely disseminate the results of such research to appropriate public and private audiences in the state. Such research shall emphasize methods to improve the planning, design, and production of affordable housing, including, but not limited to, the financial, maintenance, management, and regulatory aspects of residential development.
- (b) Provide public services to local, regional, and state agencies, units of government, and authorities by helping them create regulatory climates that are amenable to the introduction of affordable housing within their jurisdictions.
- (c) Conduct special research relating to fire safety.
- (d) Provide a focus for the teaching of new technology and skills relating to affordable housing in the state.
- (e) Develop a base of informational and financial support from the private sector for the activities of the center.
- (f) Develop prototypes for both multifamily and single-family units.
- (g) Establish a research agenda and general work plan in cooperation with the Department of Community Affairs which is the state agency responsible for research and planning for affordable housing and for training and technical assistance for providers of affordable housing.
- (h) Submit a report to the Governor, the President of the Senate, and the Speaker of the House of Representatives by January 1 of each year. The annual report shall include information relating to the activities of the center, including collaborative efforts with public and private entities, affordable housing models, and any other findings and recommendations related to the production of safe, decent, and affordable housing.

This Annual Report has been prepared and submitted in response to and in accordance with Section 240.5111(h), F.S.

## CONTENTS

<u>Section</u>	<u>Page</u>
Cover Story	ii
Authorization	iii
Executive Summary	v
Introduction	1
Teaching	2
Classroom Teaching	2
Graduate Students	2
Continuing Education	3
Research	3
State of Florida's Housing	4
State-wide Housing Needs Assessment	4
Windstorm Damage Mitigation Training & Demonstration Centers	4
Building Products Test Facility	4
Annual Housing Report	5
Building Systems Education & Research Park	5
Service	6
Outreach Activities	6
Housing Needs Assessment Workshops	7
Association of Collegiate Schools of Planning	7
City of Micanopy	7
Fannie Mae Orlando Partnership Office	7
Neighborhood Housing & Development Corporation	7
Community Needs Assessment Committee	7
Central Florida Resource Conservation & Development Council	7
Strategic Planning Steering Committee	7
Orange County Affordable Housing Summit	7
Administration	8
Financial	8
Personnel	8
APPENDIX List of Publications	9

## EXECUTIVE SUMMARY

This Annual Report of the Shimberg Center for Affordable Housing at the University of Florida was produced in accordance with the provisions of Section 240.5111(h), Florida Statutes. The report summarizes the highlights of the Center's teaching, research, and service activities.

Classroom teaching included courses in residential site development, housing policy, and alternative building systems. The Center also is developing a series of courses than will be proposed as a residential tract within the standard curriculum of the Rinker School of Building Construction. In the continuing education area, the Center conducted AHOME workshops around the state designed for local government and non-profit housing providers.

A variety of the Center's activity was funded under contracts with state, federal, or private entities. The Department of Community Affairs provided funding to complete the affordable housing needs assessment for the cities and counties across the state. The Department of Insurance provided funding for development of architectural and construction drawings of a series of Windstorm Damage Mitigation Training & Demonstration Centers to be constructed across the state. The Governor's Building Code Study Commission provided funding via the Florida State University for a study of the possible cost impact of a uniform state-wide building code system versus the existing system on the construction industry. A 2,800-square-foot building products test facility was completed and became operational in 1997 with funding provided by CertainTeed Corporation. Working with the Real Estate Research Center in the College of Business, the Center cooperated in production of a publication addressing the state of Florida's housing. Independently, the Center produced the legislatively mandated *Affordable Housing in Florida* report.

In the service category and with funding from the Department of Housing and Urban Development, the Shimberg Center continued expansion of its Community Outreach Partnership Center in Gainesville focusing on homebuyer training and homeowner support, neighborhood organizing and empowerment, and business opportunity development and entrepreneurship assistance. As part of the affordable housing needs assessment for the jurisdictions in Florida, the Center conducted workshops to train local government planners in using the data in their comprehensive plan evaluation and appraisal reports. In addition to these formal activities, the Center's faculty have participated in a number of workshops, advisory groups, and panel discussions on affordable housing and related community development.

## INTRODUCTION

The legislation establishing the Shimberg Center for Affordable Housing became law in 1988 and the Center became operational in 1990. Since that time the Center has aggressively pursued its mission of teaching, research, and service.

The Shimberg Center's faculty teach residential site development and have developed new courses in housing policy and alternative building systems. During 1997 the Center began development of a residential track within the Rinker School of Building Construction. By stimulating students to think about and study housing finance and housing policy as well as alternative technologies while pursuing their academic degrees, the graduates will enter the workforce with a basic understanding and appreciation for the challenges of producing affordable housing.

Also during 1997, the second student with an interest in affordable housing completed his dissertation and received his Ph.D. and a third student began her Ph.D. program.

The Center's research initiatives are concentrated in three categories: evaluation of housing design and technology; studies of regulations, policy, and programs affecting housing; and development of data regarding Florida's housing inventory and delivery system. It is the Center's goal that the base funding provided by the university be leveraged by at least a 3:1 ratio. Through the course of the year the Center will have projects funded by federal, state, and local agencies of government as well as by private industry.

Considerable effort has been devoted to establishing the Center as the gateway into the Florida State University System for knowledge and expertise on affordable housing and related community development issues. In addition to working directly with state, regional, and local organizations, the Center initiated a bi-monthly newsletter, *Affordable Housing ISSUES*, and began to issue periodic publications in a *Technical Notes Series* and a *Research Report Series*. These publications serve to disseminate information and research results to a wider audience than can be reached directly by the Center faculty. These publications place the information into the hands of the people and organizations that accomplish its implementation. The Center's home page on the World Wide Web ([www.bcn.ufl.edu/shimberg](http://www.bcn.ufl.edu/shimberg)) serves as an additional means of disseminating information. Results of the Center's research are also published in academic and professional journals.

The Shimberg Center started with one faculty member in 1990, increased to two faculty members in 1993, and in 1997 stood at three faculty, one full-time OPS person, one contracted

employee, and several graduate assistants and hourly employees. This level of staffing has been made possible by the aggressive pursuit of contract-funded activities.

## **TEACHING**

The Teaching component of the Shimberg Center for Affordable Housing's mission includes formal classroom teaching in an academic setting, serving on committees for graduate student education and research, and providing continuing education opportunities for persons that deal with housing affordability in their working world.

### **Classroom Teaching**

The Shimberg Center faculty residential site development (BCN-4751) in the School of Building Construction. In the Spring of 1997 the Center faculty again offered the elective course focused on housing policy. Twenty-five students enrolled in the course. Students in both courses were majoring in building construction, urban and regional planning, architecture, civil engineering, and business. The Center's faculty also teach a fall-semester, Ph.D.-level course in research methods and statistical techniques which attracts students from all units of the College of Architecture. A new course focused on alternative building systems was taught as a 1-credit elective in the Fall of 1997. This pilot program is designed to determine if there is sufficient material and sufficient interest among students to establish a formal 3-credit course in alternative building systems some time in the future.

### **Graduate Students**

The Shimberg Center's faculty serve on committees supervising students developing dissertations, theses, and terminal projects that are required in partial fulfillment of the requirements of graduate degrees. During 1997, the Center successfully graduated its second Ph.D. student. A third Ph.D. student joined the Center in January 1997. It is interesting to note that these graduate student's major fields of study include: building construction, engineering, urban and regional planning, architecture, and business finance. The Center also supports graduate education through the provision of assistantships.

## **Continuing Education**

The Shimberg Center for Affordable Housing was the lead entity in presenting the Affordable Housing Management Education (AHOME) program in five locations around the state of Florida in the Fall of 1997. Sponsored and funded by the Florida Department of Community Affairs,

AHOME is a week-long program that includes eight speakers and a simulation exercise. Topics covered included an introduction to affordable housing, market analysis, regulatory environment, design and construction, finance, law, programs and resources, and management. The Fall 1997 programs were hosted by state universities in Tampa, Jacksonville, Pensacola, Fort Lauderdale, and Orlando. AHOME was originated by Miami-Dade Community College in the early 1990s. The Shimberg Center has chosen to use the AHOME program in place of its Summer Housing Institute in 1997.

A major continuing education activity conducted by the Center during 1997 has been that of continuing to conduct workshops across the state related to the Housing Needs Assessment methodology that the Center implemented under contract to the Florida Department of Community Affairs. These 1997 workshops were held in Orlando, Tampa, Jacksonville, Fort Lauderdale, and Gainesville.

## **RESEARCH**

Since the passage of the William E. Sadowski Affordable Housing Act of 1992, the research activities of the Shimberg Center have been formally coordinated with the activities of the Florida Department of Community Affairs. The process for this coordination begins with a list of research recommendations promulgated by the Governor's Affordable Housing Study Commission and distributed to both the Shimberg Center and the Department of Community Affairs. The Department and the Center meet annually to examine their own priorities and on-going activities for the coming year and to review the list of research recommendations received from the Study Commission. The result is a research agenda coordinated between the Department and the Center with minimum duplication of effort and maximum complimentary benefits.

Presented below are summaries of some of the research projects completed or initiated during 1997 by the Shimberg Center for Affordable Housing faculty or graduate students.

## **State of Florida's Housing**

The Shimberg Center assisted the Real Estate Research Center in the College of Business to prepare a publication that would assess housing situation for each county in Florida based primarily on county property appraiser data. The report also incorporates housing demand data drawn from the Shimberg Center's housing needs database. The final document includes tables by county and a narrative interpretation of the data.

## **State-wide Housing Needs Assessment**

The 1994 Legislature directed the Florida Department of Community Affairs to provide funding for the development of an affordable housing needs assessment methodology to be used by all jurisdictions in Florida, and to prepare data for each jurisdiction for their use in assessing local need for affordable housing. The results of exercising the model would provide consistent information from all jurisdictions in their updated Comprehensive Plan Housing Elements. Under three contracts awarded to the Shimberg Center since June 1995, with technical oversight provided by the Department of Community Affairs, the Shimberg Center has developed the needs-assessment model, run the model for specified jurisdictions, developed a User's Guidebook for the model, and participated in training seminars for introducing the model. The reports for all jurisdictions of 2,500 or more population have been completed.

The Center continues to support the needs assessment through technical assistance and training, and plans to maintain a statewide database on housing needs. Numerous requests for data from state and federal agencies, non-profits, and local agencies are answered; the Center also prepares specialized data through small contracts with local communities, private companies, and other researchers.

## **Windstorm Damage Mitigation Training & Demonstration Centers**

The Florida Department of Insurance has issued a contract to the Shimberg Center for development of architectural and construction drawing for at least two of the Windstorm Damage Mitigation Training & Demonstration Centers.

## **Building Products Test Facility**

Under contract with CertainTeed Corporation, a subsidiary corporation of Saint Gobain of France, the Shimberg Center and the Florida Energy Extension Service have built a 2,700 square-foot building products test facility. The purpose is to test the performance of CertainTeed building products in the hot, humid climate of Florida. The products planned for testing include vinyl products, insulation products, roofing products, and ventilation

products. It is anticipated that the testing program will continue for five to seven years.

### **Annual Housing Report**

The Florida legislature transferred the responsibility from the DCA to the Center for producing an annual report to the legislature: 1)Quantifying affordable housing needs in the state, 2)Documenting the results of state housing incentive programs, 3)Inventorying affordable housing units resulting from federal, state, and local programs, 4)Summarizing training and technical assistance and community-based organization housing activities, 5)Reporting on the status of progress toward DCA housing objectives, and 6)Recommending housing initiatives for the coming year and priorities for various target populations. In order to accomplish these tasks, the legislature directed the Shimberg Center to maintain state wide data on housing needs and production, provide technical assistance relating to real estate development and finance, operate an information clearinghouse, and coordinate state housing initiatives with local and federal programs. Working with the Florida Housing Finance Agency, the Shimberg Center must review and evaluate housing rehabilitation, production, and finance programs and evaluate the degree of coordination between state programs and among state, federal, and local programs.

### **Building Systems Education & Research Park**

A Building Systems Education & Research Park is being established at the University of Florida by the Shimberg Center. The Park will serve as a large scale housing research center and as a classroom for university students and participants in continuing education classes. The Park will contain a series of 1000-square-foot identical laboratory houses, each built out of a different building system. Instrumentation will monitor energy performance of the buildings over a 3- to 5-year period in an as-built configuration. Data on each building will be assembled documenting in-place cost, structural performance, and other code acceptance criteria. The construction procedures (crew size, equipment requirements, special tools, special fasteners, assemble techniques) will be video taped, digitized, and made available over the Internet system for viewing throughout Florida and any other Internet or World Wide Web user. In addition to research and classroom activities, a major benefit of the Park will be for continuing education of practicing professionals such as: architects, designers, builders, trades workers, building officials, appraisers, property insurance agents, construction and permanent mortgage financiers, and building product suppliers.

A second function of the Park will be to serve as a site in which building product manufacturers can establish research facilities in which to test the performance of their products in Florida's hot, humid climate.

## 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.

### **Community Outreach Partnership Center**

The Shimberg Center's Community Outreach Partnership Center (COPC) program is funded by a two-year contract with the federal Department of Housing and Urban Development, Office of University Partnerships. The objective of the COPCs around the country is to stimulate the application of university resources to improving the quality of life in the communities in which major four-year academic institutions operate. This program places the Shimberg Center in the role of facilitator in applying the resources of the University of Florida to the needs of the surrounding Gainesville and Alachua County community. An important goal of the project is to develop models that can be implemented elsewhere in the state. The COPC at the University of Florida has already brought together the talents of faculty and students in business, architecture, psychology, anthropology, fine arts, law, building construction, and the Institute of Food and Agricultural Sciences' Family, Youth and Community Sciences departments. The three areas of concentration for the program are: homebuyer training and homeowner support; neighborhood organizing and empowerment; and business opportunity development and entrepreneurship assistance.

A large number of existing community-based organizations serving various needs of lower income families and neighborhoods also joined the program as well as the city and county government. The goal of the program is to focus and coordinate the delivery of services to the targeted east Gainesville area such that the lives of the residents are improved.

### **Outreach Activities**

During 1996 the Shimberg Center faculty were called upon to speak at a number of meetings and conferences and to participate in various workshops:

**Housing Needs Assessment Workshops.** Described the affordable housing needs assessment methodology at workshops held in Orlando, Tampa, Jacksonville, and Fort Lauderdale.

**Association of Collegiate Schools of Planning.** Spoke at this national conference in Fort Lauderdale in November on affordable housing needs assessment data .

**City of Micanopy.** Participated in a town meeting addressing the alternatives available for providing affordable housing.

**Fannie Mae Orlando Partnership Office.** Serve on the advisory committee for the Orlando Partnership Office of Fannie Mae.

**Neighborhood Housing and Development Corporation.** Serve of the board of directors of the Neighborhood Housing and Development Corporation, a Neighborhood Reinvestment Corporation affiliate.

**Community Needs Assessment Committee.** Chair the Community Needs Assessment Subcommittee and on the Executive Committee of the Joint Gainesville/Alachua County SHIP Committee.

**Central Florida Resource Conservation & Development Council.** Chair the Affordable Housing Committee and member of the Board of Directors of the Central Florida Resource Conservation & Development Council.

**Strategic Planning Steering Committee.** Serve on the Strategic Planning Committee of the Florida State Rural Development Office of the USDA.

**Orange County Affordable Housing Summit.** Panelist for “New Partnerships for the 21<sup>st</sup> Century” at the Orange County Affordable Housing Summit in August 1997.

## ADMINISTRATION

### Financial

During the fiscal year ending June 30, 1997, the Shimberg Center for Affordable Housing continued to operate at approximately two-thirds of its originally authorized \$300,000 budget. The distribution by expense category for fiscal 1993 through 1997 is shown below:

Fiscal year >>>	1993	1994	1995	1996	1997
Total budget	\$201,571	\$213,046	\$230,950	\$229,124	\$238,146
Expense category					
Salaries and benefits	62%	86%	79%	72%	83%
Other personnel services	25	8	10	10	10
Other expenses	13	6	9	16	7
Operating capital outlay	-	-	2	2	-
Unexpended	-	-	-	-	-

### Personnel

Dr. Robert C. Stroh continues to serve as director of the Center and Dr. Marc T. Smith continues as associate director. Office administration and secretarial support are provided by Ms. Linda Stanley.

Mr. William O'Dell continues with the Center's faculty as a lecturer in building construction. Mr. O'Dell's responsibilities include working with the Bureau of Business and Economic Research (BEER) to establish a database describing Florida's housing inventory, its value, and its condition.

## APPENDIX A

### List of Publications

#### *Affordable Housing ISSUES*

##### **1997**

- Oct A Program for Youth at Risk  
 Aug Housing Assistance in Florida  
 Jun Affordable Housing Research Needs in Florida  
 Apr Fannie Mae Trillion Dollar Commitment  
 Feb Comprehensive Homeownership Assistance Program

##### **1996**

- Dec Estimating Affordable Housing Need  
 Oct Resident Economic Development Initiative  
 Aug Rural Development Strategic Plan  
 Jun Shimberg Center Home Page  
 Apr 1996 Summer Housing Institute  
 Feb There Goes the Neighborhood?

##### **1995**

- Dec Florida Housing Coalition: At Work for Affordable Housing  
 Oct Affordable Housing Auction  
 Aug Technical Assistance Providers  
 Jun One-stop Permitting Process  
 Apr Defensible Space  
 Feb Summer Housing Institute 1995

##### **1994**

- Dec A Visit to Age-Sensitive Housing  
 Oct Sustaining Housing Affordability  
 Aug Alternative Residential Building Systems  
 Jun Public/Private Partnership for Affordable Housing  
 Apr Affordability After Occupancy  
 Feb Housing Trends

##### **1993**

- Dec Impact Fee Exemption for Affordable Housing in Florida  
 Oct Low- and Moderate Income Lending Experiences

Aug Density Bonuses for Affordable Housing in Florida

Jun Affordable Housing Advisory Committee

Apr Homeownership Training

Feb Employer Assisted Housing

##### **1992**

Dec State Housing Initiatives Partnership

Oct Affordable Housing Indexes - An Overview

Aug Sadowski Affordable Housing Act

Jun Inclusionary Affordable Housing

Apr Jobs/Housing Balance

Feb Single-Room Occupancy (SRO)

##### **1991**

Dec Understanding and Neutralizing NIMBYism

Oct Impact Fees and Affordable Housing

(Spec) Shimberg Commits \$1 Million to Housing Center

Aug Housing Price Impact of Affordable Housing

Jun The Low Income Housing Tax Credit

Apr Subsidized Housing Inventory

Feb Cost Reducing Land Development Guidelines

##### **1990**

Dec Mutual Housing Associations

Oct Financing Schemes

Aug Technical Resources

Jun Keys to Success for Community-based Development

Apr Affordable Housing Organizations in Florida

Feb SUS Housing Related Research

##### **1989**

Dec Introduction to the Center

### **Technical Note Series**

- #97-1 Affordable Housing in Florida - 1997
- #95-3 Technical Assistance Resources: Organizations and Publications
- #95-2 A Cost Comparison Study Between Steel and Wood Residential Framing Systems
- #95-1 Affordable Housing ISSUES: 1989 - 1995
- #94-4 Bridge Builders: Community Development Intermediary Systems in the United States
- #94-3 Demographics, Technology, and the Future of Housing: Preparing for the 21st Century
- #94-2 Manufactured Housing in Florida
- #94-1 Alternative Residential Construction Systems
- #93-1 Impact Fee Usage in Florida
- #92-1 Effects of Growth Controls on Housing Prices: A Review of Literature

### **Research Reports**

- #93-3 Inclusionary Housing & Density Bonuses for Affordable Housing in Florida: A Survey of Performance
- #93-2 Growth Management and Housing
- #93-1 Design of Flexible Homes the Contain Future Expansion Capabilities
- #92-1 A Layman's Guide to Low-income Housing Tax Credits in Florida