



UNIVERSITY OF
FLORIDA

ANNUAL REPORT

of the

SHIMBERG CENTER FOR AFFORDABLE HOUSING

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Cover Story

Shown on the cover is the publication titled, *The State of Florida's Housing, 2000*. This document represents the first of a series of annual reports on Florida's housing supply and demand. The purpose of the report is to provide a common point of reference for debating housing policy questions, evaluating housing program performance, anticipating future housing demand, and aiding in business decision making.

The State of Florida's Housing, 2000 comprises two volumes. The first volume is just over 30 pages and begins with a discussion of demographic patterns in the state and the need for housing. It continues with a detailed discussion of the characteristics of the housing stock and ends with a discussion of the movement in house prices and the rate of appreciation in housing. The second volume consists of a series of detailed tables describing the housing stock and housing demand in each of the 67 Florida counties. The 200-page second volume is organized alphabetically by county name.

The production of this first issue of *The State of Florida's Housing, 2000* was made possible with the partial support of the Florida Association of Realtors®.

AUTHORIZATION

The Shimberg Center for Affordable Housing in the College of Design, Construction, and Planning, Rinker 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 amendable 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.

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EXECUTIVE SUMMARY

The Shimberg Center for Affordable Housing activities during 2000 were divided among the three basic categories of: Teaching, Research, and Service.

Courses continue to be offered in Housing Economics & Policy and the Residential Track within the traditional construction management curriculum. In addition to students majoring in construction management, the Housing Track courses are attracting students majoring in real estate, urban and regional planning, and law.

The database that was developed to produce Affordable Housing Needs Assessments for the cities and counties in Florida has served as the basis for production of the first annual edition of *The State of Florida's Housing, 2000*. In addition, the database has been used to produce the annual *Affordable Housing in Florida* report to the legislature and market studies for several non-profit organizations.

Under contracts from the Department of Community Affairs, the Shimberg Center has initiated a cost comparison of the Florida Building Code versus previously existing building codes in twelve locations. The Center also is administering the construction of mobile demonstration units that will be utilized by regional chapters of the Building Officials Association of Florida to educate professionals and the public about alternative materials and methods for improving home safety.

Under a contract from the Florida Department of Insurance, the Shimberg Center completed construction of the second Windstorm Damage Mitigation Training and Demonstration Center in Escambia County, Florida. A third facility will be constructed in St. John's County during the coming year.

The Community Outreach Partnership Center program that was begun in early 1996 continued to serve as a link between the needs of the surrounding Gainesville/Alachua County community and the resources within the University of Florida in the areas of homeownership, economic development, neighborhood organization, and youth and family programs. The goal for 2000-2001 is to institutionalize the program by releasing it to the university's community outreach network and to expand into housing issues facing the elderly population.

Funding for the Center provided by the University of Florida decreased five percent from the previous year to a total \$248,715. Funded research and outreach activities exceeded \$1 million.

INTRODUCTION

The year 2000 saw the country select a new president and the College of Architecture at the University of Florida select a new name – College of Design, Construction, and Planning. In contrast, the Shimberg Center for Affordable Housing continued to focus on its basic three-part mission of: teaching, research, and service.

Although the Center has taught housing-related courses for several years, a formal “residential option” within the construction management curriculum of the M. E. Rinker, Sr. School of Building Construction was approved during 1998 and implemented in 1999. This addition to the curriculum was the result of requests from the home building industry. The Center’s research has been concentrated in three areas: (1) developing and maintaining detailed quantitative data describing Florida’s changing housing demand and inventory, (2) exploring housing policy alternatives that will improve access to affordable housing for lower-income households, and (3) documenting the performance characteristics of alternative building systems and materials. Service activities within the university have ranged from chairing or serving on supervisory committees of masters and doctoral students, to serving as faculty advisor for the student chapter of the National Association of Home Builders, and to serving on various committees within the school, college, and university. The Center’s faculty members also serve on advisory committees or boards of directors for a number of agencies and not-for-profit housing and community development organizations in Florida. The Community Outreach Partnership Center project brings together service and outreach activities from various colleges and departments of the university in response to the needs of the Gainesville community which, in turn, provides insight into the components of a model that can be applied to other Florida communities.

The Shimberg Center’s active participation in the National Consortium of Housing Research Centers has provided a national perspective to assessing challenges facing affordable housing. In January 2000 the Consortium sponsored a symposium titled “What’s New in Research” at the Annual NAHB Convention in Dallas where the Shimberg Center presented a paper on “Customer Satisfaction Means Business.” The National Consortium is an association of eighteen universities from around the nation that have a formally organized center or institute dedicated to the housing sector. A second organization that provides the Center with a national perspective is the American Association of Housing Educators (AAHE).

An international perspective has been provided by the Shimberg Center's role as international coordinator of Working Commission W63: Affordable Housing of the International Council for Research and Innovation in Building Construction (known as the CIB). During 2000 the Shimberg Center shifted away from its world-wide role to focus on Latin America. The CIB is a Netherlands-based organization that serves as secretariat for over fifty special interest groups called working commissions or task groups. These special interest groups attract a worldwide membership of researchers and practicing professionals.

TEACHING

Undergraduate Students

During 1999-2000 the Shimberg Center for Affordable Housing began to offer a residential track within the construction management curriculum in the M.E. Rinker, Sr. School of Building Construction in the College of Architecture at the University of Florida. In 1999-2000 three students chose the residential track; in the 2000-2001 academic year that number increased to eleven. The residential track comprises three required courses:

- **Project Planning and Feasibility** exposes the student to the process of producing a proposal for development of a residential project on a specific site. The proposal includes sections on market analysis, site analysis, project programming, schematic design, project cost estimate, and financial feasibility. The final product of this project is a design-build proposal that effectively communicates project viability in a professional manner.
- **Creating Affordable Housing** gives the student an appreciation for ways to reduce the cost of housing delivery, factors in the delivery process (including finance, building materials, construction methods) that contribute to affordability problems, and potential methods to facilitate the delivery of housing that is affordable to the buyer. Upon completion of the course the student will be able to identify potential markets and alternative financing vehicles for affordable housing. They will be prepared to intervene effectively in discussions regarding local land use and building regulations.

- **Housing Transactions for Homebuilders** is modeled on the real estate licensing course and provides an introduction to ownership rights in real property and limitations on those rights, the transfer of rights, the process of selling a property including contracts and closing, mortgages, markets, and valuation of property. The emphasis is on providing the homebuilder with a working knowledge of the sale and leasing of property. Upon completing the course the students will have an understanding of mortgage types, market opportunities, and the valuation process. They will also be able to complete the process of selling property including the documents involved.

The development of the residential track and the course content has been accomplished in cooperation with the Florida Home Builders Association and a team of eleven builder members that were designated as a sounding board for the development effort.

The Shimberg Center also continues to offer a graduate-level course titled **Housing Economics and Policy** that familiarizes students with basic theories, concepts, terminology, and issues in housing as well as examining the factors contributing to housing problems and evaluating housing policies.

Upon completion of the course the student is able to estimate the demand for housing, examine the feasibility of a housing project, and understand the role of government, lenders, and other institutions in the housing market.

Graduate Students

The Shimberg Center's faculty either chair or serve on committees supervising students conducting research and developing dissertations, theses, and terminal projects that are required in partial fulfillment of the requirements of graduate degrees. In 1999-2000 the Center faculty chaired three doctoral committees with such diverse research topics as construction safety standards, land-use policies, and historic preservation.

In addition to the graduate-level course in Housing Policy and Finance, the faculty teamed with faculty from the Rinker School of Building Construction to develop and offer a required graduate course titled Research Methods in Building Construction. The purpose of this course is to introduce beginning graduate students to the task of preparing a dissertation, thesis, or master's paper. It also provides a review of basic statistical methods that many of the graduate students will need in conducting their research.

RESEARCH

Since the passage of the William E. Sadowski Affordable Housing Act of 1992, the research activities of the Shimberg Center have been coordinated with the activities of the Florida Department of Community Affairs. Presented below are summaries of some of the research projects that were active during 2000 at the Shimberg Center for Affordable Housing.

Housing Data Clearinghouse

The 1999 report of the Governor's Affordable Housing Study Commission cited the lack of adequate data as a major hurdle in performing its task. Similar data concerns have been cited by the Florida Home Builders Association, the Florida Association of Realtors, and the Florida Housing Finance Corporation. As a result, the Florida Housing Finance Corporation board established a Housing Data Workgroup and charged it to consider the housing data concerns that have been raised and to make recommendations on how to address the concerns and the associated funding considerations. The workgroup comprised representatives from:

- Florida Home Builders Association
- Florida Association of Realtors
- Affordable Housing Study Commission
- 1000 Friends of Florida
- Local government planning/community development departments (Leon County, Panama City, Miami-Dade County)
- Senate Community Affairs Staff
- House Community Affairs Staff
- Executive Office of the Governor
- Shimberg Center for Affordable Housing
- Florida Housing Finance Corporation
- Department of Community Affairs
- Department of Elder Affairs
- Florida Regional Councils Association
- Affordable Housing Developers Coalition
- Florida Coalition for the Homeless

A proposal was produced by the workgroup after three meetings and with the assistance of Department of Community Affairs staff. The proposal called for: 1) establishment of a central housing data clearinghouse that would provide easy access to data on housing need and supply; 2) web-based access to the housing database; 3) phasing in the clearinghouse over several years; and 4) housing the clearinghouse at the Shimberg Center. The board of the Florida Housing Finance Corporation received the proposal and unanimously approved a request from the Housing Data Workgroup to make a commitment to the Clearinghouse. The FHFC directed staff to go through the legislative process to procure the necessary funds for FY2001-2002, a total of \$221,893, with 50 percent coming out of the state housing trust fund and 50 percent coming out of the local housing trust fund.

State of Florida's Housing

The Shimberg Center produced the first annual report titled *The State of Florida's Housing, 2000*. The Florida Association of Realtors provided partial financial support for this effort. The content of the report describes not only Florida's existing housing inventory but also the projected need for housing through 2010. The objective of producing and disseminating *The State of Florida's Housing* is to establish an accepted baseline document against which policy and program effectiveness can be evaluated and for serving as a basis for debating changes to existing policy and crafting new programs.

Statewide 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 Shimberg Center conducted this work. Although the work was completed in 1999, the Center continues to respond to inquiries from local governments. Current research is focused on developing alternative measures of housing affordability, housing condition, and housing need and retooling for the next round of housing need assessments to begin in 2001.

Windstorm Damage Mitigation Training & Demonstration Centers

During 2000 the second regional Windstorm Damage Mitigation Training and Demonstration Center was completed in Saint Lucie County, Florida, with funding by the Florida Department of Insurance. The next facility will be completed in St. John's County in 2001. Funding for a fourth regional center

to be constructed in Miami-Dade County awaits acquisition of additional funding. The primary purpose of these centers is to create a statewide network of training and demonstration sites for improving the wind resistance of existing and newly constructed homes. The Shimberg Center serves as the administrator of the program working with an architect, civil engineering firm, and construction manager. All land development and construction tasks are performed by local contractors.

Annual Housing Report

The Florida legislature transferred the responsibility from the Department of Community Affairs to the Center for producing the annual *Affordable Housing in Florida* report to the legislature. The report includes sections: 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 statewide 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 Corporation, 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. It is the intention of the Shimberg Center to combine *The State of Florida's Housing* and *Affordable Housing in Florida* into a single annual report.

Building Code Cost Comparison

Under contract to the Florida Department of Community Affairs, the Shimberg Center is serving as administrator of the project to compare the cost of constructing a home under the proposed unified Florida Building Code with the historical construction cost of the same home built under the previously effective building code. A total of twelve comparison homes will be built for comparison. The Florida Home Builders Association (FHBA) is responsible for identifying builders that will participate in the project. The Southern Building Code Congress International, Inc. (SBCCI) will review the plans for the original home and identify the changes necessary to comply with the proposed Florida Building Code. Applied Research Associate, Inc., (ARA) is responsible for

capturing detailed costs of construction for both the original model and the model built under the unified code. The modifications required by the unified Florida Building Code will be documented photographically and with video tape as well as in terms of cost. The cost differential will be recorded in terms of both labor and material to the extent possible from the builder's cost records. It is anticipated that this effort will continue into 2001.

Mobile Home Tie-down Demonstration

The Florida Department of Community Affairs initiated a program in which mobile home tie-downs were installed on selected mobile home parks in counties across the state. The legislation enabling this program defined certain criteria for selecting the parks that would be included in the demonstration. The Shimberg Center was selected to provide the Department with quantitative data describing the manufactured housing inventory in Florida's 67 counties. These data were used to select the counties that would be included in the demonstration. Once the Department selected the counties, the Shimberg Center worked in cooperation with the Florida Survey Research Center to contact the managers in every manufactured housing park in the county that met the basic qualifying criteria. These telephone interviews collected the remaining information for qualifying the parks. The results of the county-level manufactured housing inventory data and the subsequent park manager interview data were assembled and submitted to the Department for program implementation.

Building System Education & Research Park

The Shimberg Center for Affordable Housing was awarded an internal grant from the University of Florida, Division of Sponsored Research, Opportunity 2000 Grant Program for the purpose of preparing a business plan for establishing and operating a national Building Systems Education & Research Park. The Park will be located on University of Florida land and will house a series of small, identical research structures. Each of these structures will be built out of a different building system; they will have the same orientation; and they will have the same window and doors. The same heating/cooling system, properly sized, will be installed in each unit. The construction of each research unit will be captured photographically to document the assembly process, sequence of operations, equipment requirements, crew sizes and skills required, and any special tools, fasteners, and finishes. Instrumentation will be installed to monitor temperature, humidity, and moisture as well as energy consumption. Periodic visual inspections and photographic records will monitor deterioration and structural changes of the structure. In addition to complete structures built of

various alternative building systems, the Park will be used as a field testing site for advanced home building technology in the hot, humid climate that characterizes Florida and other Gulf and Atlantic coastal states.

The Park will serve as a long-term research center for the durability and performance of the alternative building systems as well as a short-term test facility for advanced technology. In addition, the Park will serve as a large-scale classroom for on-site continuing education as well as being accessible via Internet virtual visits. Financial projections indicate that the Park will be financially self supporting by the fifth year of operation.

Community Outreach Partnership Center

The Shimberg Center has continued to operate the Community Outreach Partnership Center (COPC) with partial support provided by the Jesse Ball duPont Fund. The COPC program has been effective in identifying the needs of the community surrounding the university and in bringing appropriate resources from the university to satisfy those needs. The goal for 2001 is to transfer the COPC program to another central location within the University of Florida where it can draw resources more effectively from various colleges.

Various Projects

The Shimberg Center also undertook three contracts with local governments to provide them with demand-side estimates for the housing components of their Consolidated Planning process. It also provided continuing assistance to the Governor's Affordable Housing Study Commission and Department of Community Affairs staff. The Center also has several collaborative research projects currently in progress: development of a methodology to assess local housing condition in collaboration with Margaret Murray of Florida Atlantic University; development of a methodology to estimate housing cost burden with George McCarthy of the University of North Carolina and the Ford Foundation; refinement of the Affordable Housing Needs Assessment's housing needs methodology with June Nogle of the UF-Bureau of Economics & Business Research; and refinement of the Needs Assessment's small-city demand-side and supply-side estimates with Alfredo Navarro of the U.S. Census Bureau.

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.

Organize Conferences

Conferences offer the opportunity for researchers and practicing professional to establish communication and share ideas and experiences. The Shimberg Center therefore encourages conferences, symposia, and workshops to the extent possible. During 1999-2000 the Shimberg Center faculty were called upon to participate in various workshops and advisory groups:

- *The State of Florida's Housing, 2000*. Southeast Builder's Conference, Orlando, FL. July 2000.
- *Barriers to New Home Building Technology*. HUD Workshop on Alternative Building Systems, Ft. Lauderdale, Florida, August 2000.
- *Alternative Home Building Systems*. Unity Conference of Florida Family and Consumer Science Professionals. Tampa, Florida. October 2000.
- *Consolidated Plan Preparation*. Department of Housing and Urban Development Training Workshop. Jacksonville, FL. February, 2000.

Also during 1999 the Shimberg Center's faculty presented the results of research activities at various conferences, workshops, and symposia in Florida and elsewhere:

- *Measuring Housing Condition*. Association of Collegiate Schools of Planning. October, 2000.

The Florida housing database developed and maintained by the Shimberg Center was used to perform housing market analyses for seven organizations affiliated with the Neighborhood Reinvestment Corporation (NRC). Presentations of the results of these market assessments were given before the Boards of five of these organizations.

Dissemination

The bi-monthly newsletter titled, *Affordable Housing ISSUES*, was published and distributed again in 1999-2000:

- Oct, 2000 13th Annual Statewide Housing Conf.
- Aug, 2000 Three HUD Housing Programs
- Jun, 2000 The State of Florida’s Housing, 2000
- Apr, 2000 Social Benefit & Cost of Homeownership
- Feb, 2000 Rehabilitation Subcode
- Dec, 1999 Design Matters in Affordable Housing

- Smith, M.T. and T.M. Vetica. 2000. *Youth, the Arts and Community Outreach*. Cityscape: A Journal of Policy Development and Research. U.S. Department of Housing and Urban Development. 5(1):91-99.

ADMINISTRATION

Financial

The funds that support the Shimberg Center’s activities come from three sources: 1) state funds allocated through the Board of Regents and the University of Florida, 2) endowment earnings, and 3) contracts and grants.

During the fiscal year ending June 30, 2000, the Shimberg Center for Affordable Housing received \$248,715 in salary, expense, and other personnel services funds from the University of Florida. The distribution of these funds by expense category for fiscal 1994 through 1998 is shown below.

Fiscal year →	1995	1996	1997	1998	1999	2000
Total	\$230,950	\$229,124	\$238,146	\$245,007	\$262,020	\$248,715
Expense category						
Salaries & benefits	79%	72%	83%	85%	81%	81%
Other personnel services	10%	10%	10%	11%	11%	10%
Other expenses	9%	16%	7%	4%	7%	6%
Operating capital outlay	-	2%	2%	-	1%	1%
Unexpended	-	-	-	-	-	2%

The annual estimated earnings from the endowments that are administered by the University of Florida Foundation for the Shimberg Center provide another \$82,000 for the support of faculty and graduate research assistants plus approximately \$7,900 for discretionary uses. The two endowments that produce this support for the Center are:

- Ida Rogero Childre Fellowship/Assistantship in Affordable Housing
- James H. Shimberg Professorships/Fellowships Endowment & Discretionary Endowment

The other source of funding for the Center is contract or grant supported activities. In FY1999-2000 the total contract and grant awards received from federal agencies, from state agencies, and from foundations came to \$2,332,182. This number represents an 8.9:1 leverage of the basic Center budget.

Personnel

Dr. Robert C. Stroh continues to serve as director of the Center and Dr. Marc T. Smith continues as associate director. During the 2000-2001 Academic Year, Dr. Smith has taken leave without pay to teach and write on affordable housing topics.

Office administration and secretarial support are provided by Ms. Linda Stanley.

Mr. William O'Dell continues with the Center's faculty as manager of the Florida Housing Database.

APPENDIX A

List of Publications

Affordable Housing ISSUES Newsletter

2000

Oct 13th Annual Statewide Housing Conf.
 Aug Three HUD Housing Programs
 Jun The State of Florida's Housing, 2000
 Apr Social Benefit & Cost of Homeownership
 Feb Rehabilitation Subcode

1999

Dec Design Matters in Affordable Housing
 Oct Rental Property Management
 Aug Rental Housing Affordability Gap
 Jun HUD Community Builder Program
 Apr 21st Century Housing Symposium
 Feb Regional Training & Demonstration Centers

1998

Dec Affordable Housing Alternatives
 Oct Affordable Housing Through Historic Preservation
 Aug Florida Housing Data Center
 Jun The Positive Effect of Homeownership
 Apr Hidden Cost of Inadequate Housing
 Feb Community Builders Fellowship

1997

Dec Local Economic Contribution of Home Building
 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

- #98-1 Affordable Housing in Florida - 1998
- #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 that Contain Future Expansion Capabilities
- #92-1 A Layman's Guide to Low-income Housing Tax Credits in Florida