

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



December 2005

M.E. Rinker, Sr. School of Building Construction
College of Design, Construction, and Planning
University of Florida
P. O. Box 115703
Gainesville, Florida 32611-5703

Cover Story

In 1998 the Shimberg Center for Affordable Housing received a contract from the Florida Department of Financial Services (previously known as the Florida Department of Insurance) to construct a series of regional Windstorm Damage Mitigation Training and Demonstration Centers. Construction of a forth regional center was completed during 2005 in the Town of Davie in Broward County (see cover). The building is located on the University of Florida's IFAS Ft. Lauderdale Research and Education Center.

The design for the regional center reflects the desire of the Department and the Shimberg Center to produce a building plan that is on the scale and mass of a house. The logic for this choice is that the training that would take place in the structure would focus on the mitigation of windstorm damage to Florida's new and existing housing inventory.

In order to control costs, the Department requested that the Shimberg Center locate potential sites for constructing the buildings where: the land would be provided at no cost, the continuing operational costs and maintenance would be provided at no cost to the state, and there would be assurance that the primary use of the facility would remain that of training and demonstration related to windstorm damage mitigation in new and existing homes in Florida.

The locations of the centers should be in coastal counties dispersed throughout the state. They also should be accessible from an interstate highway to facilitate access by attendees that drive to the training classes. The ideal situation would be to have the centers located in such a way that they can be reached from any point in Florida in no more than a two-hour drive.

The first regional center was completed in the City of Ft. Pierce in St. Lucie County in June 1999, the second was completed in the City of Cantonment in Escambia County in June 2000, and the third was completed in the City of St. Augustine in St. Johns County in December 2001. As of April 2004, a total of approximately 10,000 Floridians had attended classes or participated in tours of the three currently available centers to learn about wind damage mitigation in both new and existing residential structures.

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 1004.46, 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 1004.46(h), F.S.

CONTENTS

<u>Section</u>	<u>Page</u>
AUTHORIZATION.....	iii
CONTENTS	iv
EXECUTIVE SUMMARY	v
INTRODUCTION.....	1
TEACHING.....	2
Undergraduate Courses.....	2
Graduate Courses.....	3
Graduate Students.....	3
RESEARCH.....	4
Florida Housing Data Clearinghouse.....	4
State of Florida's Housing.....	5
Tampa Community Outreach Office.....	5
University Area CDC Anti-crime Programming.....	6
Hillsborough County Consolidated Plan.....	6
Affordable Housing Task Force (Hillsborough County).....	7
NeighborWorks America Foreclosure Study.....	7
Hurricane Housing Work Group.....	8
Windstorm Damage Mitigation Training & Demonstration Centers.....	8
Energy Characteristics of New Homes in Florida.....	8
Various Projects.....	9
SERVICE.....	10
Dissemination.....	10
ADMINISTRATION.....	12
Financial.....	12
Personnel.....	13
APPENDIX A.....	15
Affordable Housing ISSUES Newsletter.....	15
Technical Note Series.....	15
Research Reports.....	16

EXECUTIVE SUMMARY

During 2005 the Shimberg Center continued development of the Florida Housing Data Clearinghouse, growth of the Tampa University Partnership initiative, and expansion of the statewide network of regional Windstorm Damage Mitigation Training and Demonstration Centers.

The greatest share of center's resources was directed to the ongoing development and expansion of the Florida Housing Data Clearinghouse. The products of this effort are available on the Internet at www.flhousingdata.shimberg.ufl.edu. Among the projects of Clearinghouse staff this year were the preparation of the annual *State of Florida's Housing* report, expansion and elaboration of the assisted housing inventory by the inclusion of affordable housing preservation data, continued improvements to the Clearinghouse web site and housing data warehouse and assistance to the Governor's Office and the Hurricane Housing Work Group in the aftermath of the 2004 and 2005 storms.

Several activities are underway as a result of the University Partnership office in Tampa: economic impact analysis of the Tampa Housing Authority's HOPE VI revitalization of Belmont Heights Estates, phase 2 of the anti-crime program evaluation of the University Area Community Development Corporation, and preparation of the US Department of Housing and Urban Development's required Consolidated Plan for Hillsborough County.

The record-setting hurricane season of 2005 has produced much interest in the Windstorm Damage Mitigation Training and Demonstration Centers. During 2005 the forth center was completed in Broward County on the University of Florida's Ft. Lauderdale Research & Education Center located in Davie, FL.

Courses offered by center staff continued to experience record enrollments as the popularity of the residential track of courses continued to grow and the housing industry flourished.

Staffing during the year included nine professionals plus four graduate research assistants and two doctoral students. Support for the staff came from the University (\$256,755) plus a

combination from foundations, the Center's endowments, and contracted research. Total funded research awarded to the Center in Fiscal 2005 was \$1,056,445. University Foundation endowment accounts will provide an additional \$80,453. An important loss for the Shimberg Center was the departure of Dr. Marc T. Smith in July 2005. Marc accepted a tenured faculty position at the University of Wisconsin in Madison. A national search for his replacement began in fall 2005.

INTRODUCTION

The 1988 legislative initiative that established the Shimberg Center for Affordable Housing envisioned a multi-disciplinary organization capable of addressing a broad range of housing and community development topics. In order to respond to this charge, the Shimberg Center has focused its effort in four housing-related areas:

Housing Technology - Since its establishment, the Center has examined various aspects for housing technology. Two specific projects have contributed to this effort. The first was the design and construction of a Building Products Test facility with funding from CertainTeed Corporation. This facility is located on the campus of the University of Florida in the Energy Research & Education Park. It is designed with twelve thermally isolated bays with different combinations of slab-on-grade and crawl space foundations, wood framing and metal framing, and cathedral and flat ceilings. Sensors located throughout the bays, the attic spaces, the wall interiors, and the roof layers provide a continuous flow of performance characteristics. A separate weather station provides ambient conditions.

The second project has been in process since 1998 with funding provided by the Florida Department of Financial Services. The goal was to produce a state wide network of regional Windstorm Damage Mitigation Training & Demonstration Centers. The first regional center was built in St. Lucie County, Florida, in 1999. Similar facilities are now located in Escambia (1999), St. John's (2001), and Broward (2004) Counties. The goal is to have a facility located within a two-hour drive of any location in the state. The outreach and educational programming that takes place at the centers is planned and coordinated by the Florida Energy Extension Service. These regional centers will play a major role in breaking the cycle of destruction and reconstruction that has been associated with Florida's hurricane season.

Florida Housing Data Clearinghouse - The Clearinghouse maintains a database of statewide housing supply and demand data. The database includes information from a variety of sources including Census data, Florida property appraiser data, population and household demographic data from Florida's housing needs assessment, U.S. department of Housing and Urban Development, U.S. Department of Agriculture Rural Housing Service, and primary survey data collected by the Shimberg Center. In its Assisted Housing Inventory the Clearinghouse has developed one of the most comprehensive inventories of state

level assisted housing in the nation. State and local officials, nonprofit housing agencies, and the private market use these data for program planning and program evaluation. Specially developed data subsets address the housing needs of special population groups: the elderly, farm workers, and persons with disabilities. All reports that are produced and the data contained in the Florida Housing Data Clearinghouse database are publicly available on the Internet at www.shimberg.ufl.edu and by selecting the “Fla. Housing Data” link.

Teaching - A formal “residential track” within the construction management curriculum of the M. E. Rinker, Sr. School of Building Construction was approved in 1998 and implemented in 1999. This addition to the curriculum was the result of requests from the home building industry. Three undergraduate courses currently comprise the specialization: Creating Affordable Housing, Housing Transactions for Home Builders, and Project Planning & Feasibility. Over twenty undergraduates are now completing requirements for the minor.

The purpose of this Annual Report is to describe the highlights of the teaching, research, and service activities of the Shimberg Center for Affordable Housing during the past year. A separate section is presented that describes the staff members of the Center and the funding for the Center.

TEACHING

Undergraduate Courses

Interest in the residential track of courses soared in 2004 as about thirty undergraduate building construction students completed the three-course sequence. This number represents about one-quarter of the graduates during the year. A number of other students took at least one of the courses as an elective, as enrollments exceeded sixty students in two of the courses and thirty students in the third course. The project planning and feasibility class attracts an interdisciplinary group with students from urban planning, civil engineering, and real estate in addition to the building construction students.

The residential track offered within the Rinker School of Building Construction 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, generally a site provided by a local nonprofit

organization. The proposal includes sections on market analysis, site analysis, project programming, schematic design, project cost estimate, and financial feasibility.

- **Creating Affordable Housing** introduces the student to the key factors that have produced changes in US cities that, in turn, have contributed to the current housing situation. The student gains an appreciation for ways to reduce the cost of housing delivery, factors in the delivery process (including federal, state and local regulations, 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 has an appreciation for: non-technical factors impacting housing costs, current information on the regulations that effect homebuilding, and the alternative building systems available for use in residential construction. 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.

Graduate Courses

The Shimberg Center offers 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. The course attracts an interdisciplinary mix of students interested in housing.

In addition to the graduate-level course in Housing Policy and Finance, the faculty has teamed with faculty from the Rinker School of Building Construction to 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.

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 2004-2005 the Center faculty served on doctoral committees in Interior Design, Sociology, Building Construction, Urban and Regional Planning, Political Science, and Food and Resource Economics.

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 new and continuing research projects that were active during 2004-2005 at the Shimberg Center for Affordable Housing.

The Florida Housing Data Clearinghouse

The origin of the Clearinghouse was with the Governor's Affordable Housing Study Commission. At the Commission's urging a working group of stakeholders that included representatives from local governments, regional entities, housing advocates, groups such as the Florida Home Builders Association and the Florida Association of Realtors, and state agencies was organized in 2000. The Housing Data Clearinghouse was created to provide public access to data on housing need and supply from a variety of national, state, and local sources.

In addition to collecting and developing housing data, the Clearinghouse is expanding its capacity to collect, produce, and store this information for easy public access. Users can obtain data, produce reports, and perform data analysis by going to the Clearinghouse website (<http://www.flhousingdata.shimberg.ufl.edu>). Indeed, the Affordable Housing Needs Assessment, which is the data and analysis package prepared for each local government to aid them with their comprehensive planning responsibilities, is available on the clearinghouse website along with a variety of other reports.

Fiscal Year 2005-2006 is the fifth year of a five-year development schedule led by the Shimberg Center. The FY2005-2006 state contract is \$251,725, using monies from the State and the Local Housing Trust Fund, plus another \$150,000 contributed as by the Shimberg Center from its own resources.

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;
- Creating neighborhood-level affordable housing data;
- 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;
- Preparing a statewide rental market study for the Florida Housing Finance Corporation; and
- Creating an integrated database of federal, state, and local assisted housing data.

State of Florida’s Housing

The Shimberg Center produced the fifth annual report titled *The State of Florida’s Housing, 2004*. The report is a compendium of facts on Florida’s housing. Faculty from Florida State University made major contributions to the production of the report. The data highlight the tremendous diversity in housing characteristics across the state, particularly between the 35 urban counties and the 32 rural counties, as well as between coastal and non-coastal counties. The characteristics of Florida’s housing reflect the characteristics of the state’s population. The population of the state is growing, creating a demand for additional housing, yet that growth is not distributed uniformly across the state. Growth is most often a coastal phenomenon. Further, the nature of the growth differs across the state as characterized by age, income, race, ethnicity, and county of origin. In addition to a wealth of information on the characteristics of Florida’s housing stock by county, the report also includes a chapter on Florida’s dynamic population and household changes in the decade between the 1990 and 2000 Census and the effect of those changes on housing as well as chapters on housing prices and affordability and house price trends.

Tampa Community Outreach Office

The Tampa Community Outreach Office, located in West Tampa in a facility owned by the Tampa Housing Authority, is a collaborative effort of the Institute of Shimberg Center for Affordable Housing, University of Florida and the School of Social Work, University of South Florida. The goal of the Outreach Office is to house community development efforts of the universities in a single location to provide a coordinated outreach function building on the strengths of each university.

Funding support for this initiative has been received from the Bank of America Foundation. The Shimberg Center is participating in three current projects that have resulted from the Tampa office. **University Area CDC Anti-crime Programming** - The Shimberg Center for Affordable Housing provided the following services for Year 2 of the UA-CDC's Anti-Crime programming project (fiscal year 2005-06):

- Host and continue to expand University Area database including information on previously implemented or current anti-crime efforts, baseline data for the UA-CDC target area, population demographics (age, gender, ethnicity, etc.), employment and income levels, population density, and zoning and land use analysis. The Shimberg Center will incorporate data on crime rates, social organization, and asset mapping supplied by the University of South Florida (USF) into the hosted database.
- Implement University Area Community Participation forums. Continue documentation and evaluation of UA-CDC's program implementation efforts including tracking and analysis of all program activities and communications, tracking of the program planning process, tracking the number of events and number of participants, and tracking measurable improvement in employment, income, and stable housing levels.
- Continue assessment of housing data, including house value, vacancies, homeownership rate, housing turnover, housing condition, and household characteristics. Housing characteristics will include single family and multifamily unit data, as well as information on building permits, code enforcement, and other aspects of change.
- Update baseline housing data provided in Year 1 related to supply of subsidized housing in the UA-CDC target area.
- Develop methodology for examining the condition of the housing stock in the UA-CDC target area—an area for which few data are available. The methodology will compare units by age, value and size distributions as an indicator of the need to substantially rehabilitate or demolish units. Conduct baseline housing condition survey.

Hillsborough County Consolidated Plan - The Shimberg Center will performed all required calculations and wrote all narrative in preparation for producing the Hillsborough County Consolidated Plan for the US Dept. of HUD. The UF team will worked regularly with a Hillsborough County Consolidated Plan Working Group as well as with Hillsborough County staff, Hillsborough County Affordable Housing Task Force, the Tampa Housing Authority, and the Hillsborough County Housing Authority to determined public housing needs and develop a public housing strategy.

- The Housing Needs Assessment included information on homeless, special needs, general housing needs, and lead-based paint issues.
- The Housing Market Analysis included information on public housing, homeless, special needs, and barriers to affordable housing, as well as more general information.
- Priority homeless needs were developed in consultation with the Hillsborough County Consolidated Plan Working Group, as well as with homeless assistance providers, homeless persons, and other concerned citizens.
- A Homeless Strategic Plan was developed in consultation with Hillsborough County government officials following identification of priority homeless needs.
- Antipoverty Strategy was developed through various outreach efforts with diverse groups of service providers, business persons, and citizens in Hillsborough County.
- The UF team addressed the issue of Low Income Housing Tax Credit Coordination through consultation with local government officials and members of the development community (both for-profit and nonprofit developers, bankers, tax credit syndicators, and other professionals involved with tax credit development efforts in the Hillsborough County area).
- Priority and supportive housing needs of persons who are not homeless, but that require supportive housing were documented.
- A narrative segment was prepared on hurricane recovery issues, including recommendations for minimum building code requirements, recommendations on green building design and sustainability, and material related to the potential for land trusts to contribute to Hillsborough County's success in dealing with affordable housing need.

Affordable Housing Task Force (Hillsborough County) – The Shimberg Center is providing technical assistance to Hillsborough County's Affordable Housing Task Force in cooperation with its partner, the Jim Walter Partnership Center at the University of South Florida. The two universities will also be responsible for producing a report presenting the task force's recommendations.

NeighborWorks America Foreclosure Study – The Shimberg Center for Affordable Housing is evaluating foreclosure patterns among Florida's NeighborWorks America (formerly Neighborhood Reinvestment Corporation) affiliates. This work focuses on housing counseling and other training and its impact on foreclosure among low- to moderate-income homebuyers. The results of this study will provide the centerpiece for a statewide workshop sponsored by several major financial institutions to be held in Orlando in March 2006.

Hurricane Housing Work Group - The following are excerpts from: *Recommendations to Assist in Florida's Long Term Housing Recovery Efforts, February 2005:*

"Even with the housing assistance committed by federal and state agencies, Governor Bush and others were concerned that resources available to assist lower income Floridians would not be sufficient for long-term recovery efforts. On November 10, 2004, the Governor signed Executive Order 04-240, creating the Hurricane Housing Work Group and appointing Lt. Governor Toni Jennings to chair the group. The Hurricane Housing Work Group's mission has been to assess long-term housing recovery needs and make recommendations on the best use of one-time state and federal dollars to address these concerns..."

"After the Work Group was created, one of its first steps was to determine what information was available to provide perspective on the amount of housing damage from the hurricanes. It was equally important to relate the damage information to other characteristics of the affected households. The Shimberg Center for Affordable Housing in collaboration with Florida Housing began working with FEMA, and later the SBA, to obtain housing data collected by these federal agencies. FEMA and SBA were generous with their time and very cooperative as the Shimberg Center compiled FEMA's raw data for use by the Work Group, although sharing and processing SBA data proved to be unworkable within the Work Group's time constraints. Along the way, the three organizations spent much time discussing the data parameters to make sure that the Shimberg Center and Work Group would understand the initially unfamiliar, complex dataset, which contains millions of pieces of information."

Windstorm Damage Mitigation Training & Demonstration Centers

During 2005 construction was completed on the Broward County Windstorm Damage Mitigation Training & Demonstration Center. 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 construction program working with an architect, civil engineering firm, and construction manager. All land development and construction tasks are performed by local contractors selected from the regions in which the facilities are built. Once completed, the Department of Financial Services turns the building over to the county in which it is built with the county's agreement to operate and maintain the building. The only stipulation is that the county utilize the facility primarily for training and outreach activities that will improve the wind resistance of both existing and newly constructed homes.

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 November 2003 and is titled *Energy-related Characteristics*

of Multi-family Housing Construction in Florida - 2003. This and other publications of the Center are available on the Internet at www.shimberg.ufl.edu.

Various Projects

Lifeline Household Estimation Project – At the request of the University of Florida’s Public Utilities Research Center, the Shimberg Center for Affordable Housing produced estimates of low-income households eligible for assistance with the cost of local telephone service through the federal Lifeline program. These estimates involved use of the Center’s time-tested methods for producing demographic estimations, as well as extensive work with an array of social program data from diverse sources. The policy analysis resulting from this study will be used by the Governor’s Office, the Florida Legislature, the Public Service Commission, and telephone service providers to improve program outreach and management in Florida.

Housing Partnership of Northeast Florida Needs Analysis – The Shimberg Center for Affordable Housing produced a housing needs analysis for the metropolitan Jacksonville area at the request of the Housing Partnership of Northeast Florida. The needs analysis will be used to help this nonprofit organization strategically manage its efforts in providing housing assistance to low- and moderate-income households in the Jacksonville area.

FEMA data processing – The Shimberg Center is again, in the aftermath of the 2005 storms – Dennis and Wilma, processing FEMA data for use by Florida Housing Finance Corporation and the Governor’s Office.

A Comparison of State Housing Locator Web Sites – A number of states have developed rental housing locators that allow online searches for affordable housing units. These sites range from bare-bones databases of state-financed developments to elaborate sites with multiple search criteria, extensive information about accessibility for persons with disabilities, current vacancy information, and links to local service agencies. The Florida Housing Finance Corporation engaged the Shimberg Center for Affordable Housing to review housing locator sites in preparation for development of a locator site for Florida. Florida Housing has a particular interest in providing information about affordable, accessible housing for persons with disabilities.

A Demographic Profile of Extremely Low Income Renter Households in Florida January 2006 – The Policy Unit of Florida Housing Finance Corporation working with specially prepared data from the Shimberg Center developed a profile of extremely low income renters in Florida. From the Report’s Introduction “In an effort to gain a better understanding of Florida’s extremely low income (ELI) renter

households, Florida Housing Finance Corporation has completed a preliminary demographic profile of this population. Using a special cross tabulation of the 2004 American Community Survey (ACS) prepared by the Shimberg Center, Florida Housing isolated and examined the population of ELI renter households. This profile examines the age, size of household, prevalence of self-reported disabilities, types of income and housing cost burden among ELI renter households.

First Time Homebuyer Program – Florida Housing Finance Corporation engaged the Shimberg Center to assist in an evaluation of Florida Housing’s First Time Homebuyer Program relative to market share and target households using Florida Association of Realtors sale price data, Florida Housing’s program information and Shimberg Center estimates of the prospective customer base.

Housing Needs and Household Characteristics of Persons with Disabilities in Florida: An Analysis of Census 2000 Data The Shimberg Center for Affordable Housing at University of Florida developed this report with support from the Real Choice Partnership Project, a program of the Governor’s Working Group on the Americans with Disabilities Act. The Real Choice Partnership and other coalitions of public agencies and service providers have expressed a need for concrete statewide, county, and local data to facilitate planning for housing assistance to low-income persons with disabilities.

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.

Dissemination

Volume XIII of the Center’s bi-monthly newsletter titled, *Affordable Housing ISSUES*, included the following topics:

- December 2004- Florida’s Public Housing Authorities
- February 2005 – Building Green Buildings
- April 2005 – Individual Development Accounts
- June 2005 – State of Florida’s Housing - 2004
- August 2005 – Workforce Housing

- October 2005- Employer Assisted Housing

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.

The following reports were produced by the Center during 2005 and are available in the Internet at <http://www.flhousingdata.shimberg.ufl.edu> by clicking on "Publications" shown at the top of the page.

The State of Florida's Housing, 2004, Douglas White, et al.

A Comparison of State Housing Locator Web Sites, Anne L. Ray, Ginger Battista.

A Demographic Profile of Extremely Low Income Renter Households in Florida, Anne L. Ray, Diep Nguyen, Marta Stambi, Douglas White, et al.

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

"The Need for Affordable Housing", Public Policy Institute of Marion County

"Housing Affordability in Florida", Florida Senate Community Affairs Committee

"Reducing Residential Windstorm Damage", Florida Hurricane Insurance Industry Task Force

"Workforce Housing Need", Tampa Bay Regional Planning Council

"Hurricane-proof Your House", WTVT, FOX13, Tampa, Your Turn,

"Adapting Florida's Affordable Housing Needs Assessment Methodology to Developing Countries: The Case of Brazil", Urban Research Symposium, Brasilia, Brazil

"The Need for Affordable Housing, An Overview", Hillsborough County, Tampa

"The Need for Affordable Housing, An Overview", Charlotte County Port Charlotte

"Assisted Housing Inventory, Preservation Data", Affordable Housing Study Commission

"Preserving Mobile Home Parks", Florida Housing Coalition Annual State Conference

"The Need for Affordable Housing, An Overview", St. Lucie County

"Performance and Accountability in an Era of New Governance: Evidence from the Low Income Housing Tax Credit Program", American Society for Public Administration, 66th National Conference, Milwaukee, WI.

“The Use of Housing Choice Vouchers in Low Income Housing Tax Credit Developments”, American Real Estate and Urban Economics Association, Mid-Year Conference, Washington, DC.

“State Tax Expenditures for Low-Income Housing: Who Benefits?”, Association for Budgeting and Financial Management, 17th Annual Conference, Washington, DC.

“Goal Setting and Performance Benchmarks”, Statewide Workshop for Enterprise Zone Coordinators, Governor's Office of Tourism, Trade, and Economic Development, Tampa, FL.

“Affordable Housing in Southeast Florida”, South Florida Sun-Sentinel Workshop for Journalists, Ft. Lauderdale, FL..

In addition to these formal presentations and publications, the Shimberg Center personnel respond to telephone and e-mail inquiries received on a daily basis from a broad range of audiences ranging from newspaper and television reporters, to local government offices, to private sector organizations interested in serving the needs of Florida's growing population.

ADMINISTRATION

Financial

The funds that support the Shimberg Center's activities come from three sources: 1) state funds, 2) endowment earnings, and 3) contracts and grants. During the fiscal year ending 30 June 2004, the Shimberg Center for Affordable Housing received \$256,755 for salaries & benefits, for other expenses, and other personnel services funds from the University of Florida. The distribution of these funds by expense category for FY 2000 through FY 2006 is shown below.

Fiscal year	2000	2001	2002	2003	2004	2005	2006
Total	\$262,020	\$248,715	\$253,175	\$255,684	\$260,044	\$268,790	\$256,755
Expense category							
Salaries & benefits	81%	81%	87%	91%	92%	92%	91%
Other personnel	11%	10%	10%	2%	2%	2%	3%
Other expenses	7%	6%	3%	6%	6%	6%	6%
Operating capital outlay	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 \$74,068 for the support of faculty and graduate research assistants plus approximately \$6,385 per year for discretionary uses. The Center's two endowments 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 CY 2005 the total contract and grant awards received from state and federal agencies, from private corporations, and from foundations came to \$1,056,445. Combining CY 2005 funded research with the FY 2005 University and UF Foundation funding shows that the Center leverages the state funds by about a 4.4:1 ratio.

Personnel

Dr. Robert C. Stroh, Sr. continues to serve as director of the Center. Dr. Marc T. Smith resigned in July 2005 and accepted a tenured position at the University of Wisconsin – Madison. Also in July, Dr. Stroh stepped down as associate dean for research in the College of Design, Construction and Planning and returned on a full-time basis to his role as director of the Shimberg Center. Office administration and secretarial support are provided by Ms. Linda Stanley.

Mr. William O'Dell was designated as assistant director of the Shimberg Center for Housing Data Systems. O'Dell continues as manager of the Florida Housing Data Clearinghouse project and Mr. James Martinez continues as coordinator of computer applications and implementation of Internet access to the Florida Housing Data Clearinghouse. Ms. Diep Nguyen is the principal programmer for Clearinghouse database development.

Ms. Anne Lockwood Williamson was named assistant director of the Shimberg Center for Housing Policy & Programs. She has assumed responsibility for the projects that were being managed by Dr. Marc Smith.

The Shimberg Center also supported three doctoral students as well as three master's degree students.

APPENDIX A

List of Publications

Affordable Housing ISSUES Newsletter

	2005
Oct	Employer Assisted Housing
Aug	Workforce Housing
Jun	State of Florida's Housing - 2004
Apr	Individual Development Accounts
Feb	Building Green Buildings
	2004
Dec	Florida's Public Housing Authorities
Oct	Manufactured Housing & Hurricanes
Aug	Impact of Construction & Real Estate on Florida's Economy – Update for 2004
Jun	Pressure Treated Lumber
Apr	Low-Impact Development
Feb	Measuring Housing Affordability in Florida
	2003
Dec	Smart Growth Principles
Oct	New Office Location
Aug	Florida's Single-family Housing Supply
Jun	Impact of Construction & Real Estate on Florida's Economy
Apr	Predatory Lending
Feb	Top Ten State & Local Strategies to Increase Affordable Housing Supply
	2002
Dec	Measuring Sprawl & Its Impact
Oct	Mold
Aug	The State of Florida's Housing, 2002
Jun	Local Economic Contribution of Home Building
Apr	Exemption from Ad Valorem Taxation for Affordable Housing
Feb	Assessing Outcomes
	2001
Dec	Community Land Trust
	2000
Oct	13 th 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	21 st 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	Aug	Housing Price Impact of Affordable Housing
Apr	Homeownership Training	Jun	The Low Income Housing Tax Credit
Feb	Employer Assisted Housing	Apr	Subsidized Housing Inventory
	1992	Feb	Cost Reducing land Development Guidelines
Dec	State Housing Initiatives Partnership		1990
Oct	Affordable Housing Indexes – An Overview	Dec	Mutual Housing Associations
Aug	Sadowski Affordable Housing Act	Oct	Financing Schemes
Jun	Inclusionary Affordable Housing	Aug	Technical Resources
Apr	Jobs/Housing Balance	Jun	Keys to Success for Community-based Development
Feb	Single-Room Occupancy (SRO)	Apr	Affordable Housing Organizations in Florida
	1991	Feb	SUS Housing Related Research
Dec	Understanding and Neutralizing NIMBYism		1989
Oct	Impact Fees and Affordable Housing	Dec	Introduction to the Center
(Spec)	Shimberg Commits \$1 Million to Housing Center		

Technical Note Series

- #03-5 Energy Related Characteristics of Multi-family Housing Construction in Florida - 2003
- #03-4 Impact of Real Estate on the Alachua County Economy
- #03-3 Energy Related Characteristics of New Home Construction - 2003
- #03-2 Public Housing Authorities: An Analysis of Practices & Resources for Serving Disabled Persons
- #03-1 Impact of Real Estate on the Florida Economy – Update for 2003
- #02-2 Impact of Real Estate on the Florida Economy – Update for 2002
- #02-1 Energy-Related Characteristics of New Home Construction in Florida (Revised)
- #01-4 County Locations of Frail, Low-income Older Persons in Need of Affordable Assisted Living in Florida
- #01-2 The Low-Income Housing Tax Credit & Multi-family Bond Financing: A Comparison of State-level Allocation Policies
 - #01-1 Inclusionary Housing – A Discussion of Policy Issues
 - #00-2 Alternative Residential Building Systems – Second Edition
 - #00-1 Affordable Housing in Florida, 1999
 - #99-1 Migrant Farmworker Housing Needs Assessment Methodology
 - #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 the Contain Future Expansion Capabilities
- #92-1 A Layman's Guide to Low-income Housing Tax Credits in Florida