

ANNUAL REPORT
of the
SHIMBERG CENTER FOR AFFORDABLE HOUSING



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Cover Story

In May 2006, the Shimberg Center for Affordable Housing presented its final report, *Belmont Heights Estates Economic Impact Analysis*, to the Board of Directors of the Housing Authority of the City of Tampa (THA). This report represented extensive collaboration between the Shimberg Center and its partner, the Jim Walter Partnership Center at the University of South Florida; together, the two university centers operate as the University Partnership for Community and Economic Development in the Tampa Bay area.

Belmont Heights Estates is the result of a public-private partnership between THA and Michaels Development Company, a for-profit development firm. Together, the partners redeveloped two severely distressed public housing complexes, College Hills Homes and Ponce de Leon Courts, using federal HOPE VI funds, other state and local resources, and significant private sector investment. Redevelopment included demolition of barracks-style housing built between 1940 and 1952 and construction of new, energy-efficient and attractive units that have won numerous awards for both design and excellence in project management and innovation.

The aim of HOPE VI is to create vibrant neighborhoods that include households at various income levels, thereby deconcentrating poverty. Belmont Heights Estates is made up of public housing units, Low Income Housing Tax Credit units, and market-rate units. It will also include opportunities for homeownership in the near future.

The study of the economic impact of the Belmont Heights Estates redevelopment effort revealed multiple positive impacts, including:

- The redevelopment was successful in deconcentrating poverty on the public housing site. Median household incomes at Belmont Heights Estates are 78% higher than for the distressed College Hill Homes and Ponce de Leon Courts complexes.
- Median home sale prices in the neighborhood surrounding Belmont Heights Estates rose by 123% from 1995 to 2003, while prices increase by 84% in the Tampa Bay Metropolitan Area during the same period.
- The number of occupational licenses issued in the Belmont Heights Estates area rose from 12 in 1996 to 199 in 2003, an increase of 1,558%.
- Serious crimes (known as Part I crimes, which includes murder, robbery, aggravated assault, burglary, auto theft, and larceny) as reported by the City of Tampa Police Department fell by 48% between 1999 and 2005 in the Belmont Heights area. This compares with a decrease of 30% for the City of Tampa as a whole.

The award-winning Belmont Heights Estates has provided a national example of excellence in recreating a healthy community in what had become an economically distressed and crime-ridden neighborhood. In addition, the *Belmont Heights Estates Economic Impact Analysis* report has been submitted by THA to the Secretary of the U. S. Department of Housing and Urban Development as an example of how HOPE VI and other redevelopment efforts should be analyzed and documented so that future efforts can benefit from past experience.

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.

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EXECUTIVE SUMMARY

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 administrative section is presented that describes the staff members of the Center and the funding for the Center. An Appendix is included listing the various publications that have been produced by the Center.

The Shimberg Center for Affordable Housing at the University of Florida had a very active 2006. The Center entered into a new contract with the Florida Housing Finance Corporation to continue to maintain and enhance the utility of the Florida Housing Data Clearinghouse. The Office of Economic and Demographic Research of the Florida Legislature selected the Center to lead a team of economists from the University of Florida and Florida State University in an assessment of the economic impact of Florida's Save Our Homes Constitutional Amendment. A third major area of activity from 2006 has been the Center's lead role in developing a home structure rating system under a contract from the Florida Office of Insurance Regulation. Finally, the Center completed a major effort involving the development and presentation of the HUD Consolidated Plan for Hillborough County.

The record-setting hurricane season of 2005 produced much interest in completion of the state-wide network of regional Windstorm Damage Mitigation Training and Demonstration Centers that was begun in 1998. The fourth center was completed in Broward County on the University of Florida's Ft. Lauderdale Research & Education Center located in Davie, Florida. These training and demonstration centers represent the infrastructure for reaching out to Florida's home owners about ways for protecting their home from hurricane damage, reducing the risk of storm-related property damage, and ultimately reducing property insurance costs.

The Center operated with a staff of thirteen in 2006 including four students pursuing doctoral degrees. Support for the staff came from the University (\$280,815) plus a combination from foundations, the Center's endowments, and contracted research for a total operating budget of \$1,530,940. Dr. Robert C. Stroh, Sr., continues serving as director of the Shimberg Center with Anne R. Williamson and William J. O'Dell serving as associate directors.

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, Florida Housing Data Clearinghouse, Housing Policy & Programs, and Teaching.

RESEARCH

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 climatic conditions.

The second project has been in process since 1998 with funding provided by the Florida Department of Financial Services. The goal is to produce a state-wide network of six 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 (2002), and Broward (2005) 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.

In 2006 the Shimberg Center teamed with the College of Engineering and the Program for Resource Efficient Communities in the Institute for Food and Agricultural Sciences to develop a program for producing a Home Structure Rating System that can be used state wide. This work was funded by a

contract from the Florida Office of Insurance Regulation. The Home Structure Rating System uses the features of existing homes collected during a visual inspection of the homes by a certified inspector to rate the storm worthiness of the structure, to identify the most beneficial retrofit measures for the home, to provide a cost estimate of the recommended improvements, and to estimate the potential property insurance premium savings that may be realized.

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 obtain data, produce reports, and perform 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 by the Clearinghouse 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.

The Clearinghouse successfully completed the fifth year of its original 5-year startup plan. As part of the completion of that 5-year plan and in anticipation of a second 5-year funding proposal to our contract manager, Florida Housing Finance Corporation, we underwent an intensive self-evaluation. The evaluation included a number of interviews with stakeholders and clients as well as several similar organizations throughout the U.S. At mid-year we were refunded by Florida Housing and have entered our sixth year of operation.

The Clearinghouse has been actively involved in the state's burgeoning interest in the preservation of its affordable housing inventory. The Clearinghouse has made extensive preservation-related additions to the general inventory of assisted housing; worked closely with the Governor's Affordable Housing Task Force in its 2-year study of the preservation issue in Florida; was one of two case study partners in a

National Low Income Housing Coalition (MacArthur Foundation-funded) investigation into development of a national preservation catalog; and with Florida Housing as a partner received a \$172,000 grant from the MacArthur Foundation to continue expanding capacity in the Clearinghouse to deliver useful information for this extremely important affordable housing policy initiative.

Fiscal Year 2005-2006 is the sixth year of operation. The Clearinghouse has begun a second, five-year development schedule led by the Shimberg Center. The FY2006-2007 state contract is \$326,000, using monies from the State Housing Trust Fund, plus another \$100,000 contributed by the Shimberg Center from its own resources. In addition, the Clearinghouse received a contract from the Department of Community Affairs for work in West Florida (Sustainable Emerald Coast) and a contract from Progress Energy to provide information for use in an energy conservation project. The Clearinghouse in partnership with the Florida Housing Finance Corporation also successfully pursued funding from the MacArthur Foundation for work in preservation of the state's affordable housing stock. And, we were recently notified of a gift from the Wachovia Foundation to design, test, and refine a flexible spatial model that will identify and assess the suitability of sites for affordable housing development and preservation. We were joined in the submission of this successful proposal to the Wachovia Foundation by two faculty members in the Department of Urban and Regional Planning, Kristin Larsen and Ilir Bejlari; we look forward to this partnership.

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.

Housing Policy & Programs

The Center offers research and services related to housing policy and programs to federal, state, and local government, as well as nonprofit organizations. The Center has been particularly active in the Tampa Bay area, owing to its outreach efforts as part of the University Partnership for Community and Economic Development. The University Partnership for Community and Economic Development is a joint initiative of the Shimberg Center for Affordable Housing at the University of Florida and the Jim Walter Partnership Center at the University of South Florida. The University Partnership brings to bear the resources of a state land grant institution with the community linkages of a metropolitan academic institution. The Center also continues to seek opportunities to serve elsewhere within the state.

The Shimberg Center provided extensive technical support to the Hillsborough County Affordable Housing Task Force during calendar year 2006. This support was provided as part of the University Partnership for Community and Economic Development. The Center provided extensive data and policy analysis to support the Task Force's decision making efforts; the efforts culminated in a written report, *Attainable Housing for Hillsborough County's Growing Economy*, which was prepared by the Shimberg Center on behalf of the Hillsborough County Affordable Housing Task Force. The Center also provided expertise in the design of an affordable housing conference offered by Hillsborough County in October 2006.

The Shimberg Center for Affordable Housing began its third year of service to the University Area Community Development Corporation in July 2006. These services will extend through June 2007, and primarily focus on exploring the linkages between crime and housing condition. The project includes an extensive effort to survey the condition of housing within the target neighborhood on a parcel-by-parcel basis. This survey will provide information that will be useful for years to come in planning redevelopment efforts and in advocating for resources necessary to accomplish redevelopment and revitalization in this severely distressed area of North Tampa.

The Shimberg Center performed data and program analysis, provided community participation services, and wrote the narrative for Hillsborough County's Consolidated Plan in 2006. The Consolidated Plan is required by the U. S. Department of Housing and Urban Development every five years for jurisdictions receiving funding through the Community Development Block Grant, HOME, and other federal funds. Preparation of the Consolidated Plan required extensive collaboration not only with Hillsborough County

government, but with numerous stakeholders such as the Tampa Housing Authority, the Hillsborough County Housing Authority, the Plant City Housing Authority, and numerous nonprofit groups that serve low- and moderate-income households in Hillsborough County.

Descriptions of Various Projects

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.

Hillsborough County Affordable Housing Task Force – The Shimberg Center provided extensive technical support to the Hillsborough County Affordable Housing Task Force during calendar year 2006. This support was provided as part of the University Partnership for Community and Economic Development. The Center provided extensive data and policy analysis to support the Task Force’s decision making efforts; the efforts culminated in a written report, *Attainable Housing for Hillsborough County’s Growing Economy*, which was prepared by the Shimberg Center on behalf of the Hillsborough County Affordable Housing Task Force. The Center also provided expertise in the design of an affordable housing conference offered by Hillsborough County in October 2006.

University Area Community Development Corporation Anti-Crime Programming – The Shimberg Center for Affordable Housing began its third year of service to the University Area Community Development Corporation in July 2006. These services will extend through June 2007, and primarily focus on exploring the linkages between crimes and housing condition. The project includes an extensive effort to survey the condition of housing within the target neighborhood on a parcel-by-parcel basis. This survey will provide information that will be useful for years to come in planning redevelopment efforts and in advocating for resources necessary to accomplish redevelopment and revitalization in this severely distressed area of North Tampa.

Belmont Heights Estates Economic Impact Analysis – The Belmont Heights Estates Economic Impact Analysis is featured as the Cover Story for this Annual Report. Please see the Cover Story for more details.

Hillsborough County Consolidated Plan – The Shimberg Center performed data and program analysis, provided community participation services, and wrote the narrative for Hillsborough County's Consolidated Plan in 2006. The Consolidated Plan is required by the U. S. Department of Housing and Urban Development every five years for jurisdictions receiving funding through the Community Development Block Grant, HOME, and other federal funds. Preparation of the Consolidated Plan required extensive collaboration not only with Hillsborough County government, but with numerous stakeholders such as the Tampa Housing Authority, the Hillsborough County Housing Authority, the Plant City Housing Authority, and numerous nonprofit groups that serve low- and moderate-income households in Hillsborough County.

First Time Homebuyer Program – the Center continues to provide assistance to Florida Housing Finance Corporation in evaluating it's First Time Homebuyer Program relative to market share and target households.

Preserving Affordable Housing – The Center in partnership with the Florida Housing Finance Corporation will convene a national meeting of organizations already engaged in collecting housing preservation data and develop and implement a preservation-related data collection project in the state of Florida. The objective of organizing the meeting and conducting the data collection and analysis is to identify the information needs for housing policy and program development professionals and to create a data infrastructure that other states can implement for the preservation of the affordable rental housing.

Energy Conservation – the Center is providing data to assist Progress Energy in a neighborhood-based energy conservation project.

West Florida Affordable Housing – Four military bases in west Florida, including Eglin Air Force Base in Okaloosa County, will be expanded to accommodate the transfer of activities from bases slated for closure in other parts of the country. These expansions will result in an increase in population in these counties, which in turn will affect housing demand. The purpose of this project is to provide data and information about the impact of those military base expansions to support the activities of the Commission for a Sustainable Emerald Coast. The project will focus on the impact of these expansions on the supply of housing, particularly the supply of housing affordable to lower income households.

TEACHING

A formal “residential track” within the construction management curriculum of the M. E. Rinker, Sr. School of Building Construction was approved by the faculty 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. One graduate-level course focusing on housing economics and housing policy in the United States is also offered by the Shimberg Center faculty.

Interest in the residential track of courses fallen off in 2006 because of the slow-down in the home building market. Only six students listed themselves as being enrolled in the Residential Tract. This number represents about one-tenth of the graduates each semester. A number of other undergraduate students and some graduate students took at least one of the courses as an elective. The project planning and feasibility class attracts an interdisciplinary group with students from such programs as 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.

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 Economics and Policy, 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.

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 2005-*Creating Affordable Housing Demand*
- February 2006 – *Preservation of Affordable Housing Stock*
- April 2006 –*Impact of Construction & Real Estate on Florida's Economy – 2005 Update*
- June 2006 – *Hurricane Resistant Homes*
- August 2006 – *The Shimberg Center for Affordable Housing*
- October 2006- *Florida's Commitment to Preservation of Affordable 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 members of the Shimberg Center team also are called upon to participate in various planning meetings, workshops, and conferences throughout the year such as:

- Growth and Housing Affordability, Jacksonville Times-Union Workshop for Journalists, Jacksonville, FL, February 28, 2006.
- Florida's Affordable Housing Needs Assessment, American Planning Association Annual Conference, San Antonio, TX, April 2006.
- Inclusionary Zoning: Pros and Cons (moderator), Hillsborough County Hot Topics In Housing Conference, Tampa, FL, October 27, 2006.
- "Windstorm Damage Mitigation", Jan 2006, Pinellas County Gator Club,
- "Windstorm Damage Mitigation", April 2006, Central Florida Gator Club
- State of Affordable Housing Forum, May 2006, Gainesville Eastside Community Center
- "Workforce Housing: Is there any?" Leesburg *Daily Commercial* Forum, June 2006
- "Central Florida Housing Situation" Leesburg *Daily Commercial* Forum, June 2006
- Tri-state Affordable Housing Conference, Tallahassee, FL, June 2006, "Affordable Housing Models"

- Lake County Planner's Forum, Mount Dora, FL, August 2006, "Affordable/Workforce Housing"
- Fortify Florida Expo, Boca Raton, FL, October 2006, "Hurricane Resistant Homes"

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) university funds, 2) endowment earnings, and 3) contracts and grants. During the fiscal year ending 30 June 2004, the Shimberg Center for Affordable Housing received \$280,815 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 2002 through FY 2007 is shown below.

Fiscal year →	2002	2003	2004	2005	2006	2007
Total	\$253,175	\$255,684	\$260,044	\$268,790	\$256,755	\$280,815
Expense category						
Salaries & benefits	87%	91%	92% %	92%	91%	92%
Other personnel	10%	2%	2%	2%	3%	2%
Other expenses	3%	6%	6%	6%	6%	6%

The annual estimated earnings from the endowments that are administered by the University of Florida Foundation for the Shimberg Center provide another \$96,988 for the support of faculty and graduate research assistants plus approximately \$12,890 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 2006 the total contract and grant awards received from state and federal agencies, from private corporations, and from foundations came to \$1,530,940. Combining CY 2006 funded research with the FY 2006 University and UF Foundation funding shows that the Center leverages the state funds by about a 5.8:1 ratio.

Personnel

Dr. Robert C. Stroh, Sr. continues to serve as director of the Center. During 2006 Ms. Anne R. Williamson joined the Shimberg Center as the Associate Director. Anne’s background and expertise lies in housing policy and programs. Also during 2006, Mr. William O’Dell was also appointed as an Associate Director of the Center with responsibility for the development and application of the Florida

Housing Data Clearinghouse. Office administration and secretarial support are provided by Ms. Linda Stanley. Other key members of the Shimberg Center's team are Mr. James Martinez who continues as coordinator of computer applications and implementation of Internet access to the Florida Housing Data Clearinghouse and Ms. Diep Nguyen who is the principal programmer for Clearinghouse database development. The Shimberg Center also supports four doctoral students.

APPENDIX A

List of Publications

Affordable Housing ISSUES Newsletter

	2006	Jun	The State of Florida's Housing, 2000
		Apr	Social Benefit & Cost of Homeownership
		Feb	Rehabilitation Subcode
Oct	Florida's Commitment to Preservation of Affordable Housing		1999
Aug	The Shimberg Center for Affordable Housing	Dec	Design Matters in Affordable Housing
Jun	Hurricane Resistant Homes	Oct	Rental Property Management
Apr	Impact of Construction & Real Estate on Florida's Economy-2002 Update	Aug	Rental Housing Affordability Gap
Feb	Preservation of Affordable Housing Stock	Jun	HUD Community Builder Program
	2005	Apr	21 st Century Housing Symposium
Dec	Creating Affordable Housing Demand	Feb	Regional Training & Demonstration Centers
Oct	Employer Assisted Housing		1998
Aug	Workforce Housing	Dec	Affordable Housing Alternatives
Jun	State of Florida's Housing - 2004	Oct	Affordable Housing Through Historic Preservation
Apr	Individual Development Accounts	Aug	Florida Housing Data Center
Feb	Building Green Buildings	Jun	The Positive Effect of Homeownership
	2004	Apr	Hidden Cost of Inadequate Housing
Dec	Florida's Public Housing Authorities	Feb	Community Builders Fellowship
Oct	Manufactured Housing & Hurricanes		1997
Aug	Impact of Construction & Real Estate on Florida's Economy – Update for 2004	Dec	Local Economic Contribution of Home Building
Jun	Pressure Treated Lumber	Oct	A Program for Youth at Risk
Apr	Low-Impact Development	Aug	Housing Assistance in Florida
Feb	Measuring Housing Affordability in Florida	Jun	Affordable Housing Research Needs in Florida
	2003	Apr	Fannie Mae Trillion Dollar Commitment
Dec	Smart Growth Principles	Feb	Comprehensive Homeownership Assistance Program
Oct	New Office Location		1996
Aug	Florida's Single-family Housing Supply	Dec	Estimating Affordable Housing Need
Jun	Impact of Construction & Real Estate on Florida's Economy	Oct	Resident Economic Development Initiative
Apr	Predatory Lending	Aug	Rural Development Strategic Plan
Feb	Top Ten State & Local Strategies to Increase Affordable Housing Supply	Jun	Shimberg Center Home Page
	2002	Apr	1996 Summer Housing Institute
Dec	Measuring Sprawl & Its Impact	Feb	There Goes the Neighborhood?
Oct	Mold		1995
Aug	The State of Florida's Housing, 2002	Dec	Florida Housing Coalition: At Work for Affordable Housing
Jun	Local Economic Contribution of Home Building	Oct	Affordable Housing Auction
Apr	Exemption from Ad Valorem Taxation for Affordable Housing	Aug	Technical Assistance Providers
Feb	Assessing Outcomes	Jun	One-stop Permitting Process
	2001	Apr	Defensible Space
Dec	Community Land Trust	Feb	Summer Housing Institute 1995
	2000		1994
Oct	13 th Annual Statewide Housing Conf.	Dec	A Visit to Age-Sensitive Housing
Aug	Three HUD Housing Programs	Oct	Sustaining Housing Affordability
		Aug	Alternative Residential Building Systems
		Jun	Public/Private Partnership for Affordable

	Housing				1991
Apr	Affordability After Occupancy		Dec	Understanding and Neutralizing	
Feb	Housing Trends			NIMBYism	
	1993		Oct	Impact Fees and Affordable Housing	
Dec	Impact Fee Exemption for Affordable		(Spec)	Shimberg Commits \$1 Million to Housing	
	Housing in Florida			Center	
Oct	Low- and Moderate Income Lending		Aug	Housing Price Impact of Affordable	
	Experiences			Housing	
Aug	Density Bonuses for Affordable		Jun	The Low Income Housing Tax Credit	
	Housing in Florida		Apr	Subsidized Housing Inventory	
Jun	Affordable Housing Advisory		Feb	Cost Reducing land Development	
	Committee			Guidelines	
Apr	Homeownership Training			1990	
Feb	Employer Assisted Housing		Dec	Mutual Housing Associations	
	1992		Oct	Financing Schemes	
Dec	State Housing Initiatives Partnership		Aug	Technical Resources	
Oct	Affordable Housing Indexes – An		Jun	Keys to Success for Community-based	
	Overview			Development	
Aug	Sadowski Affordable Housing Act		Apr	Affordable Housing Organizations in	
Jun	Inclusionary Affordable Housing			Florida	
Apr	Jobs/Housing Balance		Feb	SUS Housing Related Research	
Feb	Single-Room Occupancy (SRO)			1989	
			Dec	Introduction to the 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
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