

THE FLORIDA NONPROFIT HOUSING ADVOCATES NETWORK:

Fifth Annual Meeting

The Florida Nonprofit Housing Advocates Network (FNHAN) was launched by the Florida Housing Coalition in fall 2010. FNHAN membership is open to all nonprofit members of FHC, and provides a forum for nonprofit housing providers and their partners to discuss ongoing affordable housing advocacy issues throughout the year. We meet in person at the statewide Annual Conference and telephonically throughout the year. At the 2015 Conference we reviewed last year's goals and successes and adopted our fourth one-year Strategic Plan. The 2015 FNHAN Strategic Plan has 10 goals to advance in the upcoming year. **If you would like to be a member of the FNHAN and further the goals below, please join us.**

1. SADOWSKI EDUCATION EFFORTS

Thanks in large part to members of the FNHAN, the 2015-2016 Florida General Appropriations Act appropriated \$175 million of the housing trust fund monies for affordable housing. Of the \$105 million appropriated for SHIP, \$4 million is set aside for homeless assistance (\$3.8 million to DCF and \$200,000 to DEO for training and technical assistance). The FNHAN members' advocacy efforts for full appropriation of the \$324 million state and local housing trust funds available for appropriation during the 2016 session will continue. The FNHAN members will be provided with the tools needed to educate legislators in their district offices about the need for SHIP and SAIL, highlighting the successes and local impact of these programs. We will send out alerts and calls to action when needed and keep the membership apprised of what is happening throughout the 2016 session. This Sadowski Affiliates work is now supported by JP Morgan Chase & Co. and is available to you free of charge. Simply send an email to wells@flhousing.org with request to be added to the Sadowski Affiliates.

2. UPDATES ON FEDERAL HOUSING ISSUES

The FNHAN members recognize the importance of keeping up to date on the issues relating to affordable housing on a federal level. Whether it is funding levels or program changes of the CDBG or HOME programs or decisions from federal courts impacting affordable housing, the FNHAN members will be informed via webinars or email blasts, teleconference calls, or calls for action when appropriate.



In 2015, FNHAN was especially concerned that Congress would virtually eliminate HOME funding. The immediate danger to HOME is past, with the FY 2016 omnibus spending bill actually providing for a slight increase in HOME funding.

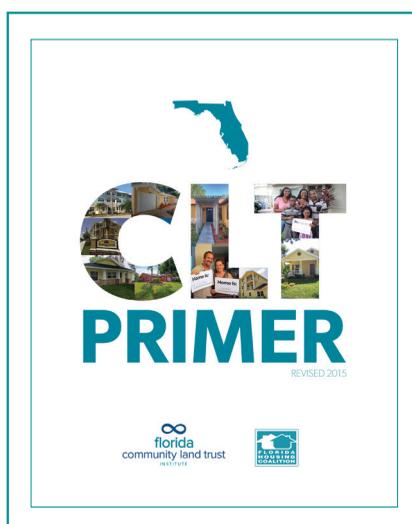
Nonetheless, FNHAN members will continue to educate elected officials and other community partners about the importance of HOME to communities across Florida.

3. SUPPORT LOCAL AND STATE EFFORTS TO IMPLEMENT STRATEGIES THAT PRESERVE AFFORDABLE HOUSING (HOME-OWNERSHIP AND RENTAL) LONG TERM OR IN PERPETUITY.

The Community Land Trust (CLT) model of home ownership retains the public's investment and ultimately

creates a permanent supply of affordable housing for generations to come. The Florida Community Land Trust Institute, a program of the Florida Housing Coalition, produced a new edition of the Florida CLT Primer in 2015, with the collaboration of FNHAN members and funding from BankUnited and Florida Community Bank. In collaboration with our FNHAN members, we will use the newly updated Florida CLT Primer to help make the case for the CLT model for both homeownership and rental housing in communities across Florida.

Long term and permanent rental housing is critically needed in Florida. The Shimberg Center estimates that between 1993 and 2012, Florida lost more than 52,000 assisted housing units in 600+ properties. Additionally, up to 47,000 affordable rental units may be lost over the next 15 years due to expiring subsidies or mortgage/land use restrictions. Preservation is not only less expensive per unit than new construction, it allows the elderly and people with disabilities to live in a non-institutionalized environment. Federal and state support for affordable housing preservation is dwindling, but FNHAN members will continue to advocate for long term affordability of both new and existing rental developments.



4. ADVOCATE FOR NONPROFITS AND SERVING THE NEEDS OF FLORIDA'S MOST VULNERABLE POPULATIONS IN FHFC'S QAP AND REQUESTS FOR APPLICATIONS

The Universal Application has been replaced with a process of RFAs by the FHFC. The RFA process is more favorable for mission-based nonprofit developers, since many RFAs are tailored to specific development types, targeted populations, and geographic areas. Most RFA workshops are now accessible telephonically, increasing accessibility for nonprofits. FNHAN members will work together to advocate for a process that expands

the supply of units for vulnerable populations and continues to improve access to capital for mission based nonprofits that permanently house extremely low income populations and those that would otherwise be homeless

5. MAKE RECOMMENDATIONS FOR ASSISTING HOMEOWNERS IN FORECLOSURE

In 2014 Florida had the nation's highest share of homes with foreclosure filings. Although mortgage delinquencies and foreclosures in Florida have declined since their peak in 2012, foreclosure starts and home repossessions increased in mid-2015 as courts and banks worked through a backlog of distressed properties. The Florida

Supreme Court is expected to rule soon on whether foreclosures are subject to a statute of limitations, a decision which will affect the pipeline of foreclosure starts in the coming year.

FNHAN membership includes a number of counseling agencies. A subcommittee will be used to make recommendations including (1) monitoring the use of remaining Hardest Hit funds and reaching out to clients who may be eligible under the new hardship criteria (death, divorce,

disability); and (2) identifying programs and funding sources to assist homeowners at risk of foreclosure after HHHF ends in 2017.

6. PROMOTE FAIR HOUSING

In a wave of momentous decisions, the Supreme Court upheld the legal liability theory of disparate impact followed by HUD's adoption of its final rule on Affirmatively Furthering Fair Housing (AFFH). The Florida Housing Coalition and its FNHAN members will work to improve stakeholder participation as the local governments hold public meetings to craft meaningful changes in land use to affirmatively further fair housing opportunity. Inclusionary housing policies should be front

and center for adoption by local governments to ensure that land use patterns and practices include affordable housing in areas of opportunity.

Florida has an excellent fair housing protection in statute that is under utilized; FNHAN members need to educate local government elected officials, city/county managers and attorneys about the protection afforded by F.S. 760.26, which prohibits discrimination in land use decisions based on financing of the development.

7. PREVENT HOMELESSNESS

Florida's extremely low-income (ELI) renters are at greatest risk of becoming homeless. The loss of affordable housing units impacts extremely low income households disproportionately. Over 15,000 units have federal rental assistance contracts expiring before 2025, and these units are also most likely to serve ELI elderly and persons with disabilities. In collaboration with other affordable housing providers, FNHAN will continue to work on preservation of existing housing serving Florida's ELI populations and securing existing and future funding for extremely low-income populations and people experiencing homelessness. The Florida Housing Coalition will continue to provide training and technical assistance to all of Florida's Continuums of Care.

8. FIGHT NIMBYISM

At the FHC 2015 Conference, the FNHAN Caucus discussed continued issues of NIMBYism in their communities. As part of the scope of work for its renewed Catalyst training and technical assistance contract with the Florida Housing Finance Corporation, the Florida Housing Coalition will be updating its Creating Inclusive Communities guide to overcoming NIMBY resistance to affordable housing developments.

Caucus participants discussed the need to do more to support affordable housing developers facing NIMBY opposition—for example, by mobilizing affordable housing and community development stakeholders to support developers at contentious public meetings.

9. DISPOSITION OF SURPLUS LOCAL GOVERNMENT LANDS FOR AFFORDABLE HOUSING

In 2016 counties and municipalities will again be required to prepare an inventory list of public properties available for affordable housing pursuant to Florida law (Section 125.379 and 166.0451, Florida Statutes). The 2015 Florida Housing Coalition conference offered a workshop on the use of surplus lands (or proceeds from surplus land sales) to produce affordable housing. Additionally, Coalition staff routinely educate community-based nonprofit housing developers about the surplus land statutes in their training and technical assistance activities. The Caucus discussed the value of strengthening the surplus land statutes to ensure that local governments are following the intent, disposing of lands or land sale proceeds for affordable housing. However, strengthened statutes should avoid imposing an unfunded mandate, especially for small municipalities with limited staff.

10. EDUCATE NEWLY ELECTED OFFICIALS AND KEY DECISION MAKERS (LOCAL AND STATE LEVEL)

The Florida Home Matters report will be updated for the 2016 legislative session, and the local Home Matters reports produced to date will be used to educate newly elected officials in those areas on the importance of providing affordable housing. The Florida Housing Coalition produced several local Home Matters Reports in 2015 but has found that the reports are too time consuming to be economically feasible for the Coalition, even when produced with assistance from the Shimberg Center. The Coalition will investigate alternative ways of providing local matching info to the state Home Matters Report that would be financially feasible. The FNHAN success of contacting local and state legislators during last session made all the difference in fixing SB 586 on Amendment 1 funding and getting the Sadowski Trust funds allocated for affordable housing. Webinars and FNHAN conference calls will provide a forum for members to share information, be kept up to date and engaged in the 2016 legislature session. [HNN](#)