Housing Trust Funds
A Brief Overview
The Florida Housing Coalition, Inc., is a nonprofit, statewide membership organization whose mission is to bring together housing advocates and resources so that all Floridians have a quality affordable home and suitable living environment.

WE’RE PROUD TO OFFER PROFESSIONAL CONSULTING SERVICES

In the areas of affordable housing, fair housing, ending homelessness, & related issues
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Webinar Logistics

• Participants are muted
• Enter your questions in the box in your webinar panel
• Handouts are available with this webinar
• Forgot to ask a question or want to ask privately? Email me at plancher@flhousing.org
• This webinar is being recorded and will be available at www.flhousing.org
• A survey will immediately follow the webinar; please complete it! Thanks!

THE FLORIDA HOUSING COALITION
How Do Housing Trust Funds Apply to Homelessness?
Housing is the solution to ending homelessness.
Set-asides for Special Populations

✓ Homeless
✓ A survivor of Domestic Violence
✓ A person with a disability
✓ A youth aging out of foster care
Area Median Income Limits

- 30% AMI: Extremely Low Income
- 50% AMI: Very Low Income
- 80% AMI: Low Income

https://floridahousing.org/owners-and-managers/compliance/income-limits
Defining Populations According to Florida State Statutes
“Homeless,” applied to an individual, or “individual experiencing homelessness” means an individual who lacks a fixed, regular, and adequate nighttime residence and includes an individual who:

- Is sharing the housing of other persons due to loss of housing, economic hardship, or a similar reason;
- Is living in a motel, hotel, travel trailer park, or camping ground due to a lack of alternative adequate accommodations;
Homeless Definition Continued

• Is living in an emergency or transitional shelter;
• Has a primary nighttime residence that is a public or private place not designed for, or ordinarily used as, a regular sleeping accommodation for human beings;
• Is living in a car, park, public space, abandoned building, bus or train station, or similar setting; or
• Is a migratory individual who qualifies as homeless because he or she is living in circumstances described above
An adult person requiring independent living services in order to maintain housing or develop independent living skills and who has a disabling condition:

- A young adult formerly in foster care who is eligible for services under s. 409.1451(5);
- A survivor of domestic violence as defined in s. 741.28; or
- A person receiving benefits under the Social Security Disability Insurance (SSDI) program or the Supplemental Security Income (SSI) program or from veterans’ disability benefits.
National Housing Trust Fund (NHTF)
NHTF

- Created in 2008 through the Housing and Economic Recovery Act of 2008
- $267 million available in 2018
- Distributed to a designated state agency then passed through to local communities.
- Purpose is to increase and preserve rental & homeownership housing for ELI and VLI households
• At least 90% of the funds to be used for the production, preservation, rehabilitation, or operation of rental housing.
• Up to 10% can be used for the following homeownership activities for first-time homebuyers:
  • Production, preservation, and rehabilitation
  • Down payment, closing cost, and interest rate buy-down assistance
NHTF in Florida

- FHFC administers NHTF dollars
- Distributed according to a competitive bid RFA process
- New construction
- Redevelopment
  - New property is replacing a demolished property
- 0 Percent, 30-year forgivable loans
- Maximize affordability for ELI households
Florida’s Affordable Housing Trust Fund: Sadowski
Sadowski Affordable Housing Trust Fund

• 1992: Created the Sadowski AHTF
  • Documentary stamp tax dollars are allocated to create the Affordable Housing Trust Fund.

• Since 2001, it is estimated that more than $2.2 billion has been swept out of the Sadowski AHTF and into the General Fund.

• As of December 2018, Sadowski AHTF has an estimated $352 million available.
Positive Economic Impact

• With the full-funding of the Sadowski AHTF:
  • 30,000+ jobs will be created
  • $4 billion positive economic impact
Distribution

SADOWSKI AFFORDABLE HOUSING TRUST FUND

State HTF, 30%

Local HTF, 70%
State Apartment Incentive Loan (SAIL)

- Provides low-interest loans through FHFC’s competitive process
- Available to individuals, public entities, non-profit organizations, for-profit organizations
- Bridges the gap between the development’s primary financing and the total cost of the development
SAIL Continued

• Construction or rehabilitation of multifamily units for VLI households (50% AMI)
• Minimum 20% of the development’s units must be set aside for VLI (or below) families.
• Varying rules based on set-asides, occupancy for specific populations, and location of the development.
Florida Administrative Code

SAIL, Rule 67-48

Accessing SAIL Funding

FHFC’s Competitive Application Process

https://www.floridahousing.org/programs/developers-multifamily-programs/competitive/2019
Local Government
HTF
State Housing Initiative Partnership (SHIP)

- 65% of the funds to be spent on eligible homeownership activities
- 10% pays for SHIP administration
- 25% remains for Rental Housing
SHIP

- Purpose is to help low-to-moderate income households by providing housing assistance
- Provides funds to local governments as an incentive to create partnerships that produce and preserve affordable homeownership and MF housing
SHIP Continued

- At least 30% of the funds must be reserved for VLI households (up to 50% AMI).
- An additional 30% must be reserved for LI households (up to 80% AMI).
- Remaining funds can be used for households up to 140% AMI.
- A minimum of 65% of the funds to be spent on eligible homeownership activities
- A minimum of 75% must be spent on construction
Florida State Statute

SHIP, Section 420.907

SHIP Rental Assistance

- Rent Deposit
  - First & last month’s rent
  - Security deposit
  - Utility deposits
- Eviction Prevention
- Rent Subsidies
- Disaster Assistance (Rental Assistance)
SHIP-Eligible Activities May Also Include:

- Emergency Repairs
- New Construction
- Rehabilitation
- Down Payment and Closing Cost Assistance
- Impact Fees
- Construction and Gap Financing
- Mortgage Buy-Downs
- Acquisition of Property for AH
- Match Dollars
- Homeownership Counseling
Each set-aside category has specific rules for allowed use and these rules detail the amount/percentage allowed for each category.

- Homeownership
- Construction/Rehabilitation
- Income
- Special Needs
Rent Limits

• FHFC provides SHIP staff with rent limits annually
• Income limits chart is based on HUD guidance
• Helps ensure eligible households can afford the housing
Accessing SHIP Funding

- SHIP Funds are distributed to counties throughout Florida
- Dollars are allocated to local governments on a population-based formula
  - 67 Counties
  - 52 Community Development Block Grant entitlement cities
- Uses detailed in the established Local Housing Assistance Plan (by ordinance)
Important Things to Know
Request for Applications (RFA)

- FHFC Website → Developers → Requests for Applications (RFAs)
  - Access Tentative Funding Amounts/Timeline
  - Awarded Applications
  - Workshops
  - Comments
  - Rules
  - Processes
RFA Process

FHFC releases a proposed timeline of potential funding opportunities annually

Call-in to the workshops

Have a plan!

Partner in advance with a developer

Advocate for your consumers
Link Units

- Connects special needs households who receive supportive services with affordable housing
- Referral for special needs households from designated referral agencies to FHFC-funded developments
FHFC’s Special Needs Housing website offers a list of dedicated LINK Referral Agencies (by county)

Florida Housing Search Website

- Maintains inventory of accessible housing for
  - People with special needs
  - Affordable rentals
  - Age-restricted housing
  - Market-rate rentals

www.floridahousingsearch.org
Your Role As A Provider

• Supportive service providers can partner with a developer, providing the direct services for the tenants in the “special needs” or “homeless” set-aside units.

• Assist your consumers to obtain rental assistance through your local government agencies.

• Learn about how SHIP funds are distributed, tailored to your community.
Make a Plan & Understand Your Role
Resources

• https://www.sadowskicoalition.org/
• https://www.floridahousing.org/programs/developers-multifamily-programs/national-housing-trust-fund
• https://www.floridahousing.org/programs/special-programs
• https://www.floridahousing.org/programs/developers-multifamily-programs/competitive/2019
Join Us For Our Next Webinar
Next Tuesday, May 28th at 2pm

Transitioning from Homelessness to Housing:
Teaming Up to Obtain Housing Retention in a Supportive Housing Program

http://www.flhousing.org/event/webinar-transitioning-from-homelessness-to-housing-teaming-up-to-obtain-housing-retention-in-a-supportive-housing-program/
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