

# COVID-19

## Response for Housing and Homelessness in Florida

Housing is Healthcare

April 17, 2020



# The Florida Housing Coalition

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- Statewide nonprofit provider of training and technical assistance
- From ending homelessness to first time homeownership
- See [www.flhousing.org](http://www.flhousing.org)



**Jaimie Ross,**  
President/CEO  
Florida Housing Coalition  
[Ross@flhousing.org](mailto:Ross@flhousing.org)



Thank you.



## AFFORDABLE HOUSING CATALYST PROGRAM

Sponsored by the Florida Housing  
Finance Corporation



we make housing affordable™



# Webinar Logistics

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- Participants are muted
- Enter your questions in the box in your webinar panel
- Handouts are available with this webinar
- This PPT is included as a handout
- This webinar is being recorded and will be available on our [COVID-19 Resource Page](#) along with the attached handouts and all the questions and answers
- A survey will immediately follow the webinar; ***please*** complete it! Thanks!





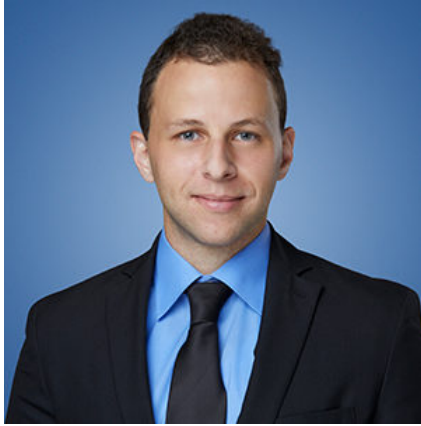
# Agenda

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- Housing Response Update
- City of West Palm Beach
- Hillsborough County
- Shimberg Center for Housing Studies
- Homelessness Update

# Hosts

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**Kody Glazer,**  
Legal Director  
Florida Housing Coalition  
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**Susan Pourciau,**  
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**Amanda Rosado,**  
Ending Homelessness Team Director  
Florida Housing Coalition  
[Rosado@flhousing.org](mailto:Rosado@flhousing.org)



# Guests

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**Armando Fana,**  
Assistant City Administrator  
City of West Palm Beach

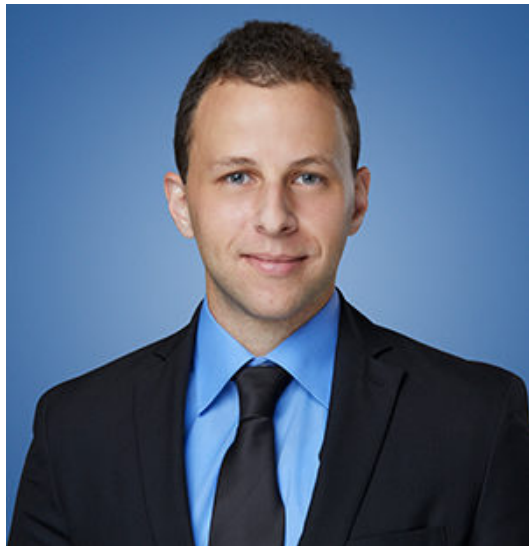


**Cheryl Howell**  
Director of Affordable Housing  
Hillsborough County



**Anne Ray**  
Florida Housing Data Clearinghouse Manager  
Shimberg Center for Housing Studies





**Kody Glazer**  
Legal Director  
Florida Housing Coalition

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# CARES Act Update - CDBG

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- Review of CDBG-CV Allocation Schedule
  - Time Frames
    1. Within 30 days: First **\$2 billion** based on current allocations (allocations have been released)
    2. Within 45 days: Next **\$1 billion** (only to states and insular areas) based on need
    3. Last **\$2 billion** will be distributed on a rolling basis
  - Local governments do not receive allocations 2 & 3 automatically.
    - The State of Florida & HUD will provide guidance on how to apply to the remaining funds based on need.



# CDBG-CV Memos & Guidance

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- **4/9:** HUD released a memo on CARES Act flexibilities for CDBG-CV funds
  - Clarifies the 15% public service cap is lifted for CARES Act funding, FY 19, and FY 20 grants
  - Grantees can use CDBG-CV funds to cover *or reimburse* costs to prevent, prepare for, and respond to COVID -19, when those costs comply with CDBG requirements.
  - Grantees can amend CP plans to establish expedited procedures to draft, propose, or amend consolidated plans – including a 5-day reasonable opportunity to comment period.
  - Deadline for Con Plans is extended to August 16, 2021.



# HOME Waivers

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- Raises the cap on admin expenses from 10% to 25% for FY 19 & FY 20.
- Suspends the 15% CHDO set-aside requirement for FYs 17-20 & raises the CHDO operating assistance allowance from 5% to 10%.
- Waives the HOME match requirement for funds in a Major Disaster area between 10/1/19 and 9/30/21.
- Allows for expedited public comment procedures.
- Permits Participating Jurisdictions (PJs) to use self-certification of income provided PJ conducts on-site rent and income reviews within 90 days after the waiver period.
- Waives on-site inspection requirements.



# HOME-Assisted Tenant Based Rental Assistance Waivers

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- Eliminates need for PJs to amend Con Plan to include an analysis of local market conditions before implementing a TBRA program.
- Allows PJs to provide immediate TBRA to persons without assessing rent reasonableness
- Until 12/31, Allows PJs to pay up to 100% of rent, security deposit, and utilities.
- Until 12/31, suspends requirement to have written tenant selection criteria.





# Small Business Administration (SBA) Programs

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- The \$349 billion appropriated for the Paycheck Protection Program (PPP) is fully subscribed.
- Economic Injury Disaster Loan (EIDL) Program also oversubscribed.
- If you are a small business under 500 employees and were not able to apply, stay tuned!
- Congress will likely appropriate additional funds for the PPP.



# Helping People Get Their Stimulus Check

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- Most persons who made >\$75,000 should expect to receive a \$1,200 stimulus check.
- IRS has a new page on its website to assist people who did not file a federal income tax return in 2019.
- With most public libraries closed, work needs to be done to help persons without internet access receive this check.
- Help needed for persons without a permanent address & persons without a bank to receive direct deposit.



# Now is the time to call your Congressional Representatives!

- Contact your Congressional Representatives and urge them to appropriate additional funding for housing and homelessness.
- Widespread rental and mortgage assistance
- More funding for ESG
- More funding for PPP
- Relief for local governments
- Expand eviction and foreclosure protections with adequate financial assistance to support the housing industry
- National Low Income Housing Coalition Call to Action:  
<https://nlihc.org/responding-coronavirus>



# One Tampa: Relief Now, Rise Together Fund

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- The City of Tampa announced this week it is launching a relief fund for residents and businesses impacted by COVID-19.
- City is encouraging tax-deductible donations.
- Eligible persons can receive up to \$1,000 to pay rent/mortgage for one month plus \$250 for utilities.
- Must be:
  - Tampa resident
  - Employment documentation as of 2/1/20
  - Experienced a reduction in hours of work or pay
  - Not exceed 80% AMI
  - Must have paid 2018 property taxes in full



# Eviction/Foreclosure Update

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- The CARES Act provided for an eviction/foreclosure moratorium on on a variety assisted properties.
- Governor DeSantis issued an executive order halting evictions through Mid-May.
- Reports of landlords still filing eviction complaints for covered properties.
- Michigan Supreme Court: administrative order requiring landlords to certify their property is not covered by an eviction moratorium with an eviction complaint
- Florida? Work to be done – advocacy to get admin orders to require this additional certification from landlords.





**Armando Fana,**  
Assistant City Administrator  
City of West Palm Beach

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# City of West Palm Beach

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- Planning for CARES Act Funding
- Work done to date with SHIP, CDBG, ESG, and other funds
- Rental Assistance
- Needs & Goals





**Cheryl Howell,**  
Director of Affordable Housing  
Hillsborough County





# Hillsborough County – COVID-19 Programs for Housing & Homelessness

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- COVID-19 Family Investment Program - \$15 million in GR
- Assistance for past due housing payments (rent or mortgage) and utilities
- Designed to assist up to 2,000 households, with average amount of assistance of \$2,250 per household



# Hillsborough County – COVID-19 Programs for Housing & Homelessness

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Investing in increasing affordable housing

- Permanent Housing with an Integrated Healthcare Component (CDBG \$4.2MM)
  - Option 1 – Acquisition and rehab of multifamily
  - Option 2 – Scattered Site Leasing
- Housing Stabilization & Accessibility (ESG \$2.1MM)
  - Project Safe Shelter– hotel rooms
  - Prevention Services: THHI Partner to provide support to clients
  - Rapid Rehousing
  - Shelter Operations





**Anne Ray,**  
Florida Housing Data Clearinghouse Manager  
Shimberg Center for Housing Studies

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**Shimberg Center**  
FOR HOUSING STUDIES



# COVID-19 Resource Page

## [www.shimberg.ufl.edu/covid-19](http://www.shimberg.ufl.edu/covid-19)

### COVID-19 & Housing Resources

Check back often for new information. Questions, suggestions, requests for custom data or maps? E-mail us at [fhdc-comments@shimberg.ufl.edu](mailto:fhdc-comments@shimberg.ufl.edu).

#### Data

Our new [COVID-19 Data Application](#) provides county and state level data on the following indicators. Click the table name to get data for all counties and the state, or choose counties [here](#).

- [Population by age](#). Older persons are at particular risk from COVID-19 health effects.
- [Children and Education](#). With schools and childcare centers closed, families with children may be struggling. Shows number of children, public school students, and homeless students, plus percentages of children without health insurance and Internet access.
- [Workers in Affected Industries](#). Counts of workers in the Leisure & Hospitality and Retail industries, which are heavily impacted by COVID-19 job losses. Also shows Health Care & Social Assistance workers. Includes average wages and associated affordable rent.
- [Housing Burden](#). Households already paying more than they can afford for housing risk falling further behind. Shows median rent and shares of cost burdened renters and owners.
- [Federally Financed Multifamily Housing](#). Tenants of most rental developments with federal subsidies and financing are eligible for [eviction protections under the CARES Act](#). View lists of potentially eligible properties in the [Assisted Housing Inventory](#) (rental developments with federal and state subsidies), [Homeless Assistance Programs](#) (shelters, transitional housing, and supportive housing), and [FHA Insured Mortgages](#) (affordable and market-rate multifamily developments with mortgages insured by the Federal Housing Administration).
- [Congregate Facilities](#). COVID-19 presents particular difficulties for residents and staff of congregate living facilities. View lists of [Assisted Living Facilities](#), [Nursing Homes](#), [Other Residential Health Facilities](#), and [Correctional Facilities](#).

#### Maps

##### Where Employees Live and Work

- [Accommodations, Food Service and Retail Jobs Map](#)
- [Health Care and Social Assistance Jobs Map](#)

Florida's workforce has been hard hit by job losses in the accommodations, food service, and retail industries, while health care and social assistance workers are central to the response to the pandemic. These maps show neighborhood concentrations of jobs in these industries by workplace locations and employees' home locations. Click any Census tract to see the total number of jobs by business and by workers' home locations. Rent data is also provided to flag areas where workers may be struggling with high housing costs.

# Data Clearinghouse: Search by County

## <http://flhousingdata.shimberg.ufl.edu/covid-19>

[Affordability](#)[Assisted Housing Inventory](#)[Comprehensive Plan Data](#)[Condos & Manufactured Housing](#)[Income & Rent Limits](#)[Lending/HMDA](#)[Parcels & Sales](#)[Population & Household Projections](#)[Special Needs](#)[Maps & Visualizations](#)[COVID-19: Workforce & Housing Indicators \*\*NEW!\*\*](#)

[Home](#) > COVID-19: Workforce & Housing Indicators

## Geographic Areas: COVID-19: Workforce & Housing Indicators

Select one or more areas.

[Next](#)☐ [Florida](#)☐ [All Counties](#)☐ [Alachua County](#)☐ [Baker County](#)☐ [Bay County](#)☐ [Bradford County](#)☒ [Brevard County\\*](#)☐ [Broward County](#)☐ [Calhoun County](#)

# Population Data: Elders, Children, Affected Workers, Housing Costs

## Tables

Population by Age

COVID-19: Workers in Affected Industries

COVID-19: Children and Education

COVID-19: Housing Cost Burden

Assisted Housing Inventory: Property List

Homeless Assistance Programs-Housing Inventory Count

FHA-Insured Mortgages: Florida Properties

Residential Health Facilities: Assisted Living Facilities

Residential Health Facilities: Nursing Homes

Residential Health Facilities: Other

Correctional Facilities

Affordability   Assisted Housing Inventory   Comprehensive Plan Data   Condos & Manufactured Housing  
Income & Rent Limits   Lending/HMDA   Parcels & Sales   Population & Household Projections   Special Needs  
Maps & Visualizations   [COVID-19: Workforce & Housing Indicators](#) **NEW!**

[Home](#) > [COVID-19: Workforce & Housing Indicators](#) > Results

 [Download Excel Data](#)

See Shimberg Center's [COVID-19 & Housing Resources](#) page for additional information.

### Population by Age

County	Total Population	Pop. Age 0-17	Pop. Age 18-34	Pop. Age 35-54	Pop. Age 55-64	Pop. Age 65-74	Pop. Age 75-84	Pop. Age 85 and older
Brevard	596,849	109,627	111,216	136,764	97,974	76,295	44,346	20,627

**Notes:** Older populations may be a greater risk of health effects from COVID-19. See Shimberg Center's [COVID-19 & Housing Resources](#) page for additional information.  
**Sources:** [U.S. Census Bureau, 2014-2018](#) and [2018 American Community Survey](#)

### COVID-19: Workers in Affected Industries

County	HUD 2-Bedroom Fair Market Rent	Leisure & Hospitality, # of Workers	Leisure & Hospitality, % of Total Workers	Leisure & Hospitality, Average Wage	Leisure & Hospitality, Max. Affordable Rent	Retail Trade, # of Workers	Retail Trade, % of Total Workers	Retail Trade, Average Wage	Retail Trade, Max. Affordable Rent	Health Care & Social Assistance, # of Workers	Health Care & Social Assistance, % of Total Workers	Health Care & Social Assistance, Average Wage	Health Care & Social Assistance, Max. Affordable Rent
Brevard	\$1,018	27,935	13%	\$10.02	\$501	28,333	13%	\$14.47	\$724	32,932	15%	\$24.78	\$1,239

**Notes:** Worker counts and wage data for industry sectors heavily affected by economic slowdown and layoffs (Accommodations and Food Services, Leisure and Hospitality, Retail Trade) and increased responsibilities due to COVID-19 (Health Care and Social Assistance). Counts include all jobs in each industry in 2018, not only those affected by current layoffs. Wage indicators based on average annual wages for industry sector, converted to hourly wages by dividing by 2000 (assumes 40-hour work week, 50 weeks per year). Maximum affordable rent is set at 30% of income for full-time worker. See Shimberg Center's [COVID-19 & Housing Resources](#) page for additional information.  
**Sources:** [Florida Department of Economic Opportunity, 2018 Quarterly Census of Employment and Wages](#); [2018 HUD Fair Market Rent](#).

### COVID-19: Children and Education

County	Population under age 5	Population age 5-17	Public School Students, Pre K-5th Grade	Public School Students, 6th-8th Grade	Public School Students, 9th-12th Grade	Homeless Students, K-12, Total	Homeless Students, Living with Parent or Guardian	Homeless Students, Unaccompanied Youth	% of Population Ages 0-17 without Computer & Internet at Home	% of Population Ages 0-18 Without Health Insurance
Brevard	27,832	81,795	34,307	17,361	22,294	2,261	2,016	245	3%	7%

**Notes:** Families with children may be struggling due to childcare and school closures. Homeless students and those without home Internet access may need assistance as schools shift to online learning. See Shimberg Center's [COVID-19 & Housing Resources](#) page for additional information.  
**Sources:** [U.S. Census Bureau, 2014-2018](#) and [2018 American Community Survey](#); [Florida Department of Education](#).

# Property Lists: CARES Act tenant protections

- Assisted Housing Inventory, McKinney-Vento funded sites, FHA-insured multifamily
- Check individual property's funding to confirm eligibility for eviction moratorium

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Residential Health Facilities: Nursing Homes

Residential Health Facilities: Other

Correctional Facilities

Shim ID	FHFC Key	HUD REMS	Public Housing Development #	Florida DOR Parcel	Development Name	Street Address	City	Zip Code	County	Housing Program(s)	Total Units	Assisted Units	HUD/RD Rental Assistance Units	FHFC Funded	HUD Multifamily Funded
3105	-	800214868	-	24 362000 2611	Abilities At College Pines	1552 University Ln	Cocoa	32922	Brevard	Rental Assistance/ HUD; Section 811 Capital Advance	16	16	16	-	x
3104	-	800212816	-	24 3629-BY- *-14.01	Abilities At Crestview	800 N Fiske Blvd	Cocoa	32922	Brevard	Rental Assistance/ HUD; Section 811 Capital Advance	18	18	18	-	x
7232	-	800235851	-	24 3629-BY- *-14.01	Abilities At Crestview II	800 North Fiske Blvd	Cocoa	32924	Brevard	Rental Assistance/ HUD; Section 811 Capital Advance	7	7	7	-	x
2219	-	800112349	-	24 3629-BY- *-12.01	Abilities At Windover	1050 N FISKE BLVD	Cocoa	32922	Brevard	Rental Assistance/ HUD; Section 811 Capital Advance	10	10	10	-	x
1814	-	800003952	-	24 3629BY 701	Clear Pond Estates	811 Crestview Dr	Cocoa	32922	Brevard	Rental Assistance/ HUD; Section 221(d)(4) MKT	100	70	70	-	x

Project Name	Address	City	State	Zip	County	Continuum of Care	Provider Name	Project Type	Site or Tenant Based	Units HH w/ Children	Beds HH w/o Children	Beds HH w/ only Children	Total Beds	McKinney Vento-funded	Emergency Solutions Grant- Emergency Shelter	Emergency Solutions Grant- Rapid Rehousing	Cont of S Hs
(ES) Lehton Emergency Shelter	1407 DIXON BLVD	Cocoa	FL	32922	Brevard	Palm Bay, Melbourne/Brevard County CoC	Crosswinds Youth Services	Emergency Shelter	Site-based, single site			12	17	-	-	-	
(ES-ESG) Shelter	800 N FISKE BLVD	Cocoa	FL	32922	Brevard	Palm Bay, Melbourne/Brevard County CoC	Housing for Homeless	Emergency Shelter	Site-based, single site		2		2	x	x	-	
(ES-RHY) Runaway Shelter	1407 DIXON BLVD	Cocoa	FL	32922	Brevard	Palm Bay, Melbourne/Brevard County CoC	Crosswinds Youth Services	Emergency Shelter	Site-based, single site			8	8	-	-	-	

in AHI	Shim ID	Hud Project Number	Property Name	Property Street	Property City	Property State	Property Zip	Property County	Units	Initial Endorsement Date	Final Endorsement Date	Original Mortgage Amount	First Payment Date	Maturity Date	Term in Months	Interest Rate	C P I
x	1814	06735508	Clear Pond Estates	1080 N. Fiske Blvd	COCOA	FL	32922	Brevard	100	05/16/2017	03/19/2019	4520000	09/01/2018	08/01/2058	480	3.58	
-	-	06722142	ATLANTIC SHORES NURSING & REHA	4251 STACK BLVD	MELBOURNE	FL	32901	Brevard	120	06/27/2014	06/27/2014	5775800	08/01/2014	08/01/2045	373	3.79	2
x	1810	06735540	OSPREY POINTE	713 E. UNIVERSITY BLVD	MELBOURNE	FL	32901	Brevard	65	08/30/2019		3160800	12/01/2020	11/01/2060	480	3.64	1
-	-	06735523	THE HIGHLINE	615-635 E NEW HAVEN AVENUE	MELBOURNE	FL	32901	Brevard	171	07/19/2018		30589100	07/01/2020	06/01/2060	480	4.5	13
-	-	06722247	VICTORIA LANDING	1279 HOUSTON STREET	MELBOURNE	FL	32936	Brevard	270	08/21/2019	08/21/2019	10833800	10/01/2019	09/01/2054	420	3.67	4



# Congregate Facilities: Health Care, Corrections

## Tables

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Residential Health Facilities: Nursing Homes

Residential Health Facilities: Other

Correctional Facilities

### Residential Health Facilities: Assisted Living Facilities

Name	Street Address	Street City	Street County	Street State	Street Zip	License Status	Licensed Beds	License Number	Owner	Owner Since	Phone	Owner Type	Mailing Address	Mailing City
ALL ONE FAMILY WOODS LAKE INC	306 WOODS LAKE DRIVE	COCOA	Brevard	FL	32926	LICENSED	6	11789	ALL ONE FAMILY WOODS LAKE INC.	2010-03-10T00:00:00.000Z	(321) 453-6577	For-Profit	306 WOODS LAKE DRIVE	COCOA
CAROLINA CARE INC	2460 KATHI KIM ST	COCOA	Brevard	FL	32629	LICENSED	8	12880	CAROLINA CARE INC	2016-06-01T00:00:00.000Z	(321) 449-6394	For-Profit	PO BOX 541421	MERRITT ISLAND
FRIENDS AT HOME ASSISTED LIVING INC	3680 CANAVERAL GROVES BLVD.	COCOA	Brevard	FL	32926	LICENSED	15	9640	FRIENDS @ HOME ASSISTED LIVING INC	2009-07-20T00:00:00.000Z	(321) 449-9639	For-Profit	3680 CANAVERAL GROVES BLVD	COCOA

### Residential Health Facilities: Nursing Homes

Name	Street Address	Street City	Street County	Street State	Street Zip	License Status	Licensed Beds	License Number	Owner	Owner Since	Phone	Owner Type	Mailing Address
ATLANTIC SHORES NURSING AND REHAB CENTER	4251 STACK BLVD	MELBOURNE	Brevard	FL	32901	LICENSED	120	16420951	SOVEREIGN HEALTHCARE OF ATLANTIC SHORES LLC	2003-10-01T00:00:00.000Z	(321) 953-2219	For-Profit	4251 STACK BLVD
AVANTE AT MELBOURNE INC	1420 SOUTH OAK STREET	MELBOURNE	Brevard	FL	32901	LICENSED	110	13360961	AVANTE AT MELBOURNE INC.	2000-10-01T00:00:00.000Z	(321) 723-3215	For-Profit	4601 SHERIDAN ST
CONSULATE HEALTH CARE OF MELBOURNE	3033 SARNO RD	MELBOURNE	Brevard	FL	32934	LICENSED	167	16220961	MELBOURNE FACILITY OPERATIONS LLC	2012-10-01T00:00:00.000Z	(321) 255-9200	For-Profit	3033 SARNO RD

### Residential Health Facilities: Other

Facility Type	Name	Street Address	Street City	Street County	Street State	Street Zip	License Status	Licensed Beds	License Number	Owner	Owner Since	Phone
Hospital	CAPE CANAVERAL HOSPITAL	701 W COCOA BEACH CSWY	COCOA BEACH	Brevard	FL	32931	LICENSED	150	3948	CAPE CANAVERAL HOSPITAL INC	2007-02-08T00:00:00.000Z	(321) 799-7111
Crisis Stabilization Unit/ Short Term Residential Treatment Facility	CIRCLES OF CARE	400 E SHERIDAN RD	MELBOURNE	Brevard	FL	32901	LICENSED	16	8510	CIRCLES OF CARE INC	2003-01-30T00:00:00.000Z	(321) 722-5200
Residential Treatment Facility	CIRCLES OF CARE	1501 HARVARD CIRCLE	MELBOURNE	Brevard	FL	32905	LICENSED	32	8599	CIRCLES OF CARE INC	2002-11-25T00:00:00.000Z	(321) 208-2734

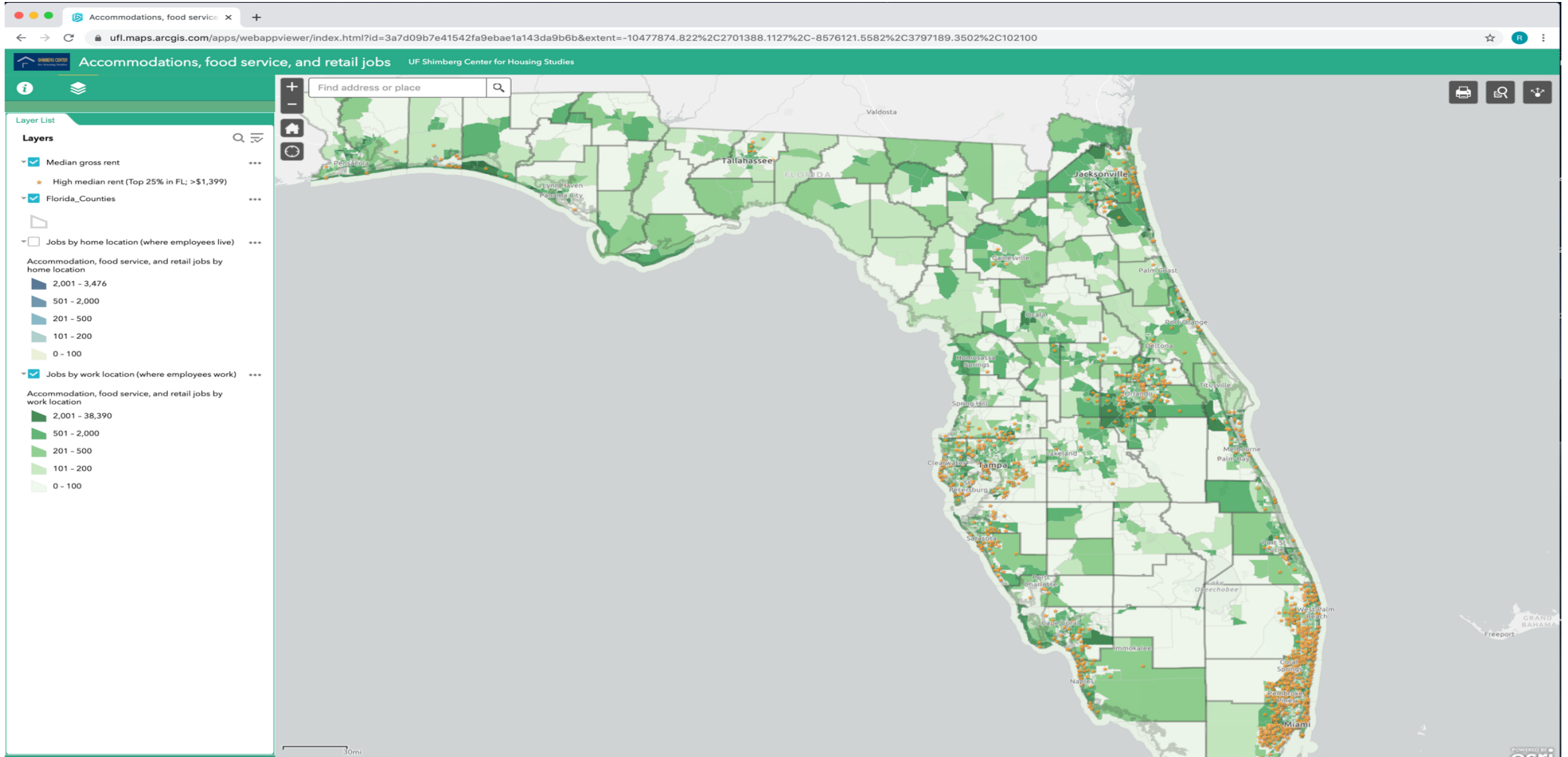
### Correctional Facilities

Name	Address	City	Zipcode	County	Parcelid	Phone	Type	Owner	Operating	Contact	Title	Gender	Capacity
BREVARD COUNTY JAIL	860 CAMP RD	COCOA	32927	BREVARD	23 352500 500	321-690-1500	JAIL	BREVARD COUNTY	COUNTY				0
BREVARD GROUP TREATMENT HOME	3905 GRISSOM PKWY	COCOA	32926	BREVARD	24 351200 255	321-637-1866	JUVENILE RESIDENTIAL FACILITY	T D ASSOCIATES INC	PRIVATE	DONTA JOE	PROGRAM DIRECTOR	M	30
BREVARD JUVENILE DETENTION CENTER	5225 DEWITT AVE	COCOA	32927	BREVARD	23 352500 527	321-690-3400	JUVENILE DETENTION FACILITY	STATE OF FLORIDA	STATE	DYANNE ALVES	SUPERINTENDENT	M/F	40



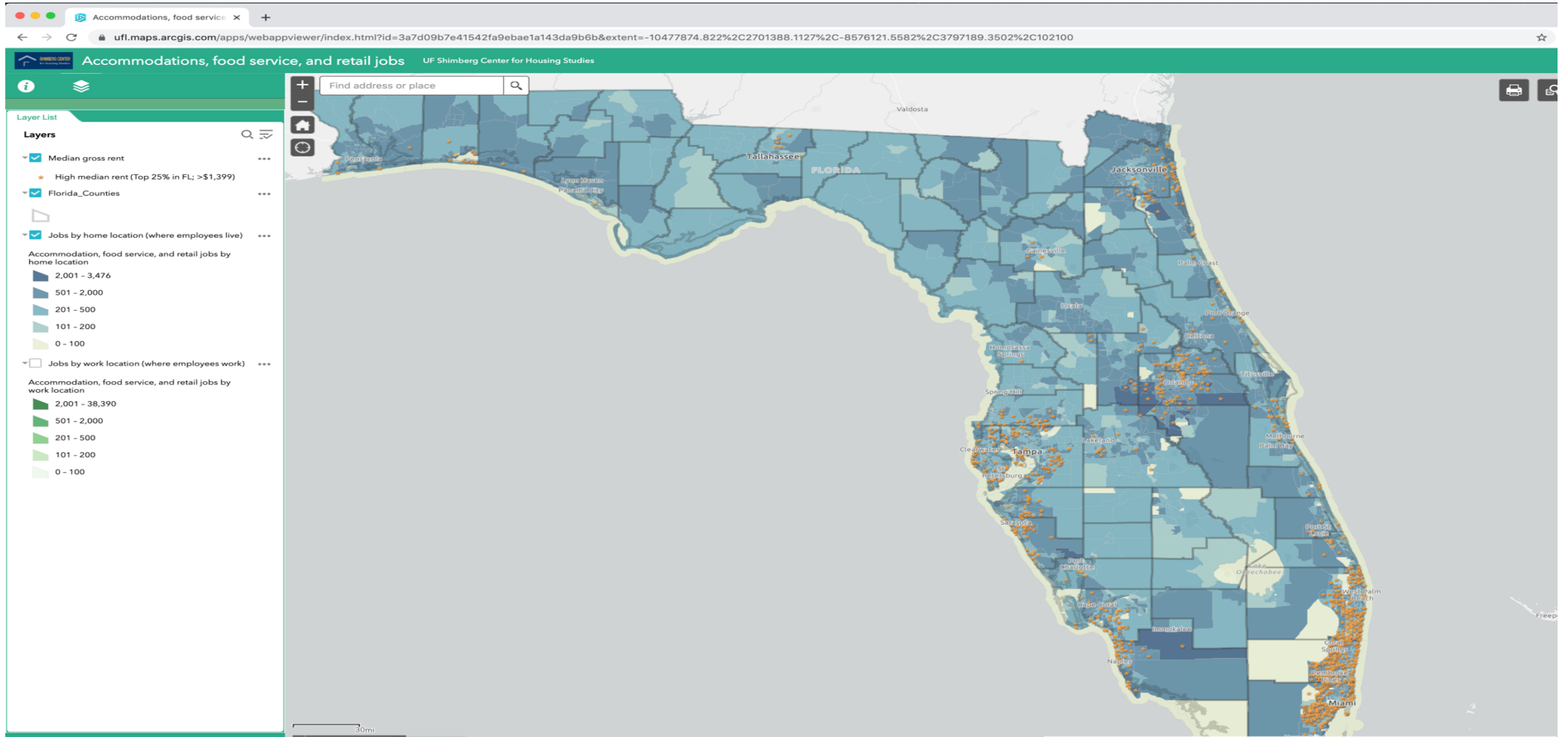
# Maps: Where affected employees **work** and live

- Accommodations, food service, & retail
- Health care & social assistance



# Maps: Where affected employees work and live

- Accommodations, food service, & retail
- Health care & social assistance





**Susan Pourciau**

Technical Advisor & Digital Content Strategist  
Florida Housing Coalition



# Update: Homelessness

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- HUD will soon be issuing additional guidance, and possibly available waivers, related to CARES Act funding, including ESG-CV
- FHC [April 8 webinar](#) covered ESG-CV provisions, as well as the waivers currently available for ESG and CoC programs
- FEMA non-congregate shelter requests through local emergency management departments and health departments
  - See also [NLIHC's FEMA Toolkit](#)



# Update: Homelessness (con't)

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- State Office on Homelessness ESG program – waiver request will soon be submitted; contract amendments available through DCF contract managers
- Shimberg Center at UF: [COVID-19 Workforce and Housing Indicators](#)
- Economic Income Payments for non-filers: [IRS non-filers](#)
- Local advocacy and planning about CV funding – act now!



# Upcoming COVID-19 Trainings

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1. Virtual SHIP: Moving Your Government Functions Online
  - April 21 @ 10:00am
  - <https://attendee.gotowebinar.com/register/323416253945745676>



**AFFORDABLE HOUSING CATALYST PROGRAM**



# Next Webinar – April 23 @ 1:30pm

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Continue to get updates on COVID-19 response and hear from housing professionals and advocates across the state.

## Panelists:\*

- Gladys Cook, Florida Housing Coalition
- Sidra Goldwater, Fannie Mae
- HUD Field Office Representative

\*panelists subject to change



# Contact Us

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## For Assistance Contact

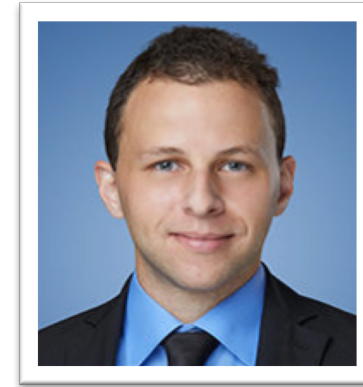
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