

COVID-19

Response for Housing and Homelessness in Florida

Housing is Healthcare

May 7, 2020



The Florida Housing Coalition

- Statewide nonprofit provider of training and technical assistance
- From ending homelessness to first time homeownership
- See www.flhousing.org



Jaimie Ross,
President/CEO
Florida Housing Coalition
Ross@flhousing.org



Thank you.



AFFORDABLE HOUSING CATALYST PROGRAM

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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
- 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

- Housing Response Update
- City of Tallahassee
- Blue Sky Communities
- U.S. Department of Veterans Affairs
- Homelessness Update

SHIP Disaster Funds Disbursed

Fla. Stat. 420.9073(5) - FHFC may withhold \$5 million from the Local Government Housing Trust Fund to use in a state of emergency.

On May 1, FHFC disbursed \$8.6 million in these SHIP-DR funds.

- \$5 million SHIP-DR holdback + \$3.6 million in other available doc stamp funds and program income

FHFC encourages the use of these funds for rental assistance/eviction protection, mortgage assistance/foreclosure prevention, & housing counseling.



Hosts



Kody Glazer,
Legal Director
Florida Housing Coalition
Glazer@flhousing.org



Amanda Rosado,
Ending Homelessness Team Director
Florida Housing Coalition
Rosado@flhousing.org





Kody Glazer

Legal Director

Florida Housing Coalition

glazer@flhousing.org



FHFC Emergency Rule on Rent Increases

Owners or developers of affordable housing that suspend any rent increases during the Public Health Emergency will receive preferences in future funding solicitations.

“Any Applicant that can demonstrate that it . . . **suspended all increases in rent** that impact existing tenants in **housing financed in whole or in part by [FHFC]** while either the Governor’s Executive Order or the President’s Major Disaster Declaration is in effect **will be entitled to a preference in [RFAs] issued by [FHFC] for one year** after the effective date of this emergency rule.”



Eviction/Foreclosure Update

Statewide eviction & foreclosure moratorium remains in effect until May 17.

On 5/4: FHFA announced a multifamily loan lookup tool for renters to use to see if they are covered by the eviction moratorium in the CARES Act.

Need for education on forbearance v. forgiveness.

Florida Apartment Association survey found:

- Delinquency rates vary by property type and region
- Members are seeing an average of roughly 15-30% delinquency rates as of May 4.



Rental Assistance Update

- Communities continue to open their rental assistance programs.
- Issues:
 - 1) \$\$\$
 - 2) Implementation
- **Handout:** Sample Agreement with a Sub-recipient to administer a rental assistance program under SHIP.
- Visit www.flhousing.org/events for upcoming Rental Assistance webinars.



CARES Act Funding

Coronavirus Relief Fund (\$150 billion)

- 12 large counties eligible to receive allocation directly from the Treasury Dep't
- Remaining cities & counties will need to apply to the State.
- State allocation – around \$6 billion. Can be used for rental and mortgage assistance.
- City of Jacksonville used their CRF Funds for rental and mortgage assistance.

Community Development Block Grant (\$5 billion)

- 1st allocation (\$2 billion): State received \$16.6 million for non-entitlement areas.
 - If you are a non-entitlement jurisdiction, contact your traditional channels for CDBG funding.
- 2nd allocation (\$1 billion): need-based formula by HUD to states/insular areas only.
 - Can be used for both non-entitlement and entitlement communities
- 3rd allocation (\$2 billion): need-based formula by HUD
- Stay tuned for application information and further guidance.



CARES Act Funding

Emergency Solutions Grant (\$4 billion)

- 1st allocation (\$1 billion): Florida non-entitlement received \$20.3 million
- 2nd allocation (\$3.96 billion): within 90 days, distributed based on need

Housing for Persons with AIDS (\$65 million)

- \$53.7 million: Formula
- \$10M: Competitive



Funding for Housing & Homelessness

- Continue to advocate for using the CARES Act funds for rental & mortgage assistance!
- Keep an eye out for federal relief package containing additional money for housing & homelessness.
- Contact us with questions about administering an assistance program.



Reemployment Assistance

DEO created an online dashboard for data on reemployment assistance claims.

As of May 5:

- 1,115,023 unique claims have been submitted
- 69% of claims have been processed
- 43.2%, or 481,497, claimants have been paid
- \$1,017,508,091 paid in total



Center for Disaster Philanthropy

<https://disasterphilanthropy.org>

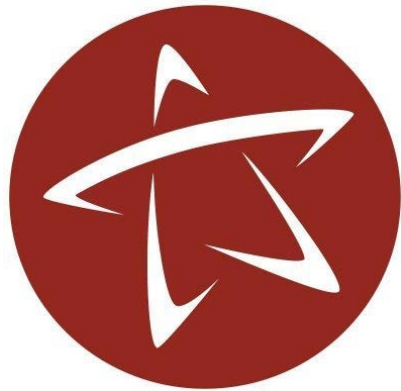
Hosts a series of webinars on informed philanthropic giving including:

- Past Epidemics and Vulnerability – Lessons for Funders Today
- Making Effective Rapid Response Grants
- Place-based Grantmakers and Investing in Local Communities
- Managing Multiple Disasters Amid the Pandemic





Dianne Williams-Cox,
Mayor Pro Tem
City of Tallahassee
Dianne.Williams-Cox@talgov.com



City Commissioner gets tested at FAMU walk-up site to raise awareness

<https://www.wctv.tv/content/news/City-Commissioner-gets-tested-at-FAMU-walk-up-site-570248891.html>

<https://www.wtxl.com/news/local-news/tallahassee-commissioner-to-community-dont-fear-coronavirus-testing>





Shawn Wilson

President & CEO

Blue Sky Communities

swilson@blueskycommunities.com





Number 36 among the “Top 50 Affordable Housing Developers of 2019”

(Affordable Housing Finance magazine, May 1, 2020)

www.blueskycommunities.com



Shawn Wilson, President



POTENTIAL IMPACTS ON TAX CREDIT DEVELOPMENTS

- **UNDER CONSTRUCTION** (unit delivery 2020 or early 2021)
 - WORKER SAFETY
 - WORKER ABSENCE
 - SUPPLY CHAIN DISRUPTION
 - DELAYS
 - REGULATORY DEADLINES
 - LEASING TRAFFIC DOWN...OR UP?
 - LEASING AND MOVE IN PROCEDURES
 - STABILIZATION TEST



Shawn Wilson, President



POTENTIAL IMPACTS ON TAX CREDIT DEVELOPMENTS

- **IN PRE-DEVELOPMENT** (unit delivery 2021)
 - Developer at greatest risk
 - Municipal approvals
 - Permitting
 - Labor and materials costs up?or down?
 - Lender terms
 - Tax credit investor terms



POTENTIAL IMPACTS ON TAX CREDIT DEVELOPMENTS

- **ON THE DRAWING BOARD** (unit delivery 2022)
 - Local funding match
 - FHFC cycle timing, rules
 - Public funding overall, less...or more?
 - Market rent decrease
 - Elderly vs family
 - Municipal approvals
 - Lender terms
 - Tax Credit investor terms



Nikki Barfield,
VISN 8 Network Homeless Coordinator
U.S. Department of Veterans Affairs
Nikki.Barfield@va.gov

VA



U.S. Department
of Veterans Affairs





Amanda Rosado

Ending Homelessness Team Director

Florida Housing Coalition

rosado@flhousing.org



New Resources – LA County

COVID-19 guidance from the Los Angeles Department of Health

- [Guidance on Proper Grouping \(Cohorting\) of Residents](#)
- [Guidance on Social Distancing and Bed Positioning for Residential and Congregate Settings](#)
- [Isolation Tracking Log](#)
- [Quarantine Tracking Log](#)



Responding to the Intersecting Crises of Homelessness and COVID-19

National Alliance to End Homelessness and Center on Budget and Policy Priorities
(See Handout)

- Five areas to focus strategies and activities
 1. Unsheltered Homelessness
 2. Shelter
 3. Housing
 4. Prevention and Diversion
 5. Strengthening Systems for the Future
- Four implementation phases and applicable funding sources
 1. Immediate Actions
 2. Short-Term Actions
 3. Medium-Term Actions
 4. Longer-Term Actions
- **Use a racial justice and equity orientation** in all aspects of planning, design, and implementation to close gaps in the system



CARES Act Flexibilities – ESG-CV

- [HUD released a Memo](#) to all Grantees of ESG -CV, ESG Grants, and HOPWA-CV (May 4)
- Grantees should submit a substantial amendment to their most recent annual Action plan – **Do Not Wait** for next allocation
- ESG-CV recipients can omit citizen participation and consultation requirements for substantial amendments
- Must publish how it has used and will use its allocation on the internet
- Visit [Community Planning and Development Grantee Guidance](#)



Emergency Solutions Grant (ESG)

FAQs

Q: Who receives the Florida Nonentitlement allocation of ESG?

- Department of Children and Families State Office on Homelessness
- The State Office manages ESG, Temporary Assistance for Needy Families (TANF), and the Staffing and Challenge Grants
- Continuums of Care are the subrecipients
- The allocation method for ESG-CV (\$20.3m) is being worked on

Q: What can ESG be used for?

- ESG has 5 uses:
 - Street Outreach
 - Emergency Shelter
 - **Homelessness Prevention**
 - **Rapid Re-Housing**
 - Homeless Management Information System (HMIS)



Upcoming COVID-19 Trainings

1. May 13 @ 10am: [Implementing and Administering Effective Rental Assistance Programs](#)
2. May 18 @ 2pm: [COVID-19 SHIP Rental Assistance Implementation](#)
3. May 20 @ 2pm: [COVID-19 SHIP Mortgage Assistance Implementation](#)

For a full list of trainings visit our Training Calendar
www.flhousing.org/events/



AFFORDABLE HOUSING CATALYST PROGRAM



Next Webinar – May 14 @ 1:30pm

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

Register at: <https://attendee.gotowebinar.com/register/5774384786270080014>

Panelists:*

- Shahrzad Emami, Legal Services of Greater Miami
- Patti Grogan, FL Department of Children & Families

*panelists subject to change



Contact Us



For Assistance Contact

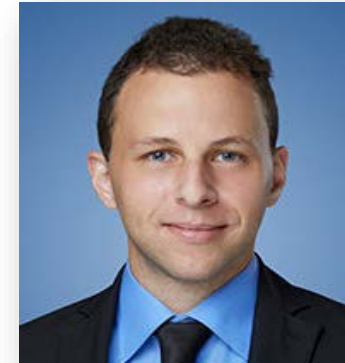
Kody Glazer

Legal Director

Florida Housing Coalition

Glazer@FLHousing.org

(954) 804-1320



Amanda Rosado

Ending Homelessness Team Director

Florida Housing Coalition

Rosado@FLHousing.org

(904) 502-1666

