



THE AFFORDABLE HOUSING STUDY COMMISSION

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July 15, 2008

The Honorable Charlie Crist
Governor
The Capitol
400 S. Monroe St.
Tallahassee, Florida 32399-0001

The Honorable Ken Pruitt
Senate President
Room 312
Senate Office Building
404 South Monroe Street
Tallahassee, Florida 32399-1100

The Honorable Marco Rubio
Speaker of the House of Representatives
420 The Capitol
402 South Monroe Street
Tallahassee, Florida 32399-1300

Re: 2007-2008 Final Report of the Affordable Housing Study Commission

Dear Governor Crist, President Pruitt and Speaker Rubio:

On behalf of the Affordable Housing Study Commission, it is my pleasure to submit this letter, which fulfills the requirements of Section 420.609, Florida Statutes, and provides a report of the Commission 2007-2008 study year. With a number of seats open for appointment, the previous Commission decided to wait for its new members to be seated before selecting a topic and launching its work. Our new and reappointed members were finalized in May 2008 and we moved quickly to hold a meeting before July 15, 2008, to select a topic for the 2008-2009 study year.

At our July 2, 2008 meeting, the Study Commission reviewed a number of possible topics, including those submitted for our consideration by affordable housing stakeholders and other interested parties. We also received testimony from Steve Auger, Executive Director of Florida Housing Finance Corporation, to help us understand the state's critical housing issues from that agency's perspective. Finally, we received public comment on possible topics.

Dedicated to Promoting Affordable Housing in Florida Since 1986

227 N. Bronough Street • Suite 5000 • Tallahassee, Florida 32301 • 850/488-4197 • Fax 850/488-9809

The Honorable Charlie Crist
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The Honorable Marco Rubio
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Following this input and lengthy debate, the Study Commission's 2008-2009 main study topic will be increasing the capacity and effectiveness of Florida's nonprofit organizations to address affordable housing issues.

While there are many worthy and pressing issues confronting affordable housing stakeholders today, the Commission decided to study the critical strategies that will increase nonprofit capacity and effectiveness in addressing a spectrum of housing issues. The state has a limited number of experienced nonprofit organizations that are capable of doing more than one or two very small transactions at a time. Nonprofit developers are more likely to get involved in projects that serve the most vulnerable populations, and are typically willing to take on more difficult, often less profitable transactions. Florida Housing Finance Corporation expressed to the Study Commission its interest in a more robust nonprofit development community to carry out the variety of housing projects that are needed to serve residents around the state.

Over the next year, the Study Commission will be meeting approximately five times to further refine our approach to this topic, then receive testimony and public comment, and ultimately formulate our recommendations. We will begin at our September 17, 2008, breakfast meeting at the Florida Housing Coalition's annual statewide conference, where we will hear public comment on our selected topic.

On behalf of the members of the Study Commission, I thank you for the opportunity to serve the citizens of Florida.

Sincerely,

Oscar Anderson
Chairperson