

# HOW OUR COMMUNITY PRESERVED HOMES FOR 48 FAMILIES





## ACCORDING TO THE SHIMBERG CENTER LOST PROPERTY INVENTORY. . .

42,000 homes in 451 properties across Florida have disappeared since 1993; due to abandonment, foreclosure, demolition or conversion to market rate. . . . .

**ABOUT 1 IN 5 OF  
THE LOST  
AFFORDABLE  
HOMES HAD  
PROJECT BASED  
SUBSIDIES . . . . .**

The project based subsidies enabled families at 30 percent or below of area median income (usually the elderly, disabled, working poor, single parents, veterans) to spend no more than thirty percent of their income on housing. Those subsidies are no longer tied to the units in the lost properties inventory. There is no way to replace those subsidies once gone.



# THE LOST SUBSIDIZED HOMES WERE HEAVILY CONCENTRATED IN MIAMI DADE AND TAMPA BAY.

- There are more than 3,000 homeless children under the age of 18 in Pinellas County Schools.
- In August, 2011, approximately 500 Pinellas County families were turned away from shelters because there was not enough room.



# NORTON APARTMENTS:



- 48 homes in Clearwater – 1 to 4 BRs
- 100 percent project based subsidy from HUD
- Seniors, disabled, single parents, working poor, MANY children

# SUMMMER 2010: THE PERFECT STORM

Owner  
Bankrupt/Equity  
Stripping

Buildings not  
maintained

Required records  
not maintained

Criminal element  
from outside  
coming onto  
property

HUD preparing to  
terminate project  
based subsidy

COULD/SHOULD  
NORTON BE SAVED?

# THE FAMILIES.....









## GULFCOAST LEGAL SERVICES BEGAN WORKING WITH THE FAMILIES. . . . .

- ❑ Obtained bankruptcy counsel for the families living at Norton . . . . .
- ❑ Held meetings/distributed newsletters/went door to door with information/”building captains”
- ❑ Rumor control
- ❑ Impressed upon residents importance of staying in their homes. . . . .

WHO COULD SAVE  
NORTON AND THE  
PROJECT BASED SUBSIDY?

# THE PARTNERS. . . . .



## Pinellas County HCD

- NSP II funding and Energy Grant



## City of Clearwater

- NSP II funding
- Clearwater PD



## Pinellas County Housing Authority

- Ownership, management, services
- Rehabilitation, add'l. funding

# ...AND MORE PARTNERS



## HUD

- Preserved Project Based Subsidy
- Patiently extended deadlines



## FHC, Nat'l Housing Trust

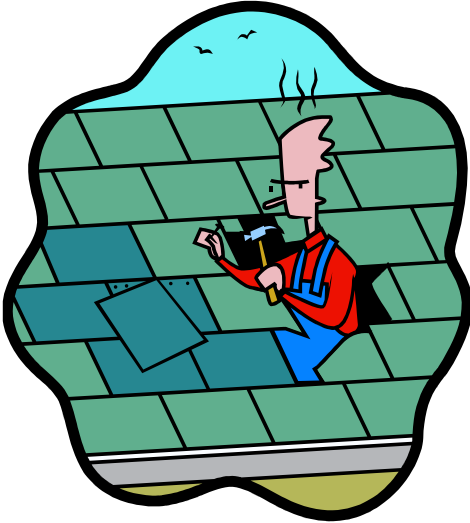
- Technical Advice
- Advocacy



## Gulfcoast Legal, Bay Area Legal, Carlton Fields

- Represented residents

# THE REHAB.....



# RENOVATIONS SO FAR. . . . .

## Completed Repairs:

Tree pruning , removal, and replacement/fill dirt  
Smoke detectors/fire xtng.  
GFCIs (electrical)  
New ranges and refrigerators

Laundry room and community center re-tiled, re-painted,  
New mailboxes  
Lift station repaired  
Replaced window sills /locks

## In Process:

Fence  
Building exteriors – painting, repairs, lighting  
Building interiors – tile, flooring as needed

Replace second floors in two story units  
Parking lot and sidewalk repair  
Pest

## Coming Up!

New windows, doors, HVAC for all families!  
landscaping

ADA-complaint units (3)!

SEE HANDOUT FOR REHAB  
PROGRESS.....



## TAKEAWAYS:

Chris says. . . Don't lose sight of the resident families while "making the deal". They are vulnerable and living in uncertainty. Keep them informed; involve them in the process as much as possible.



## TAKEAWAYS.....

Debra says. . . . .consider your housing authorities as partners in preservation of project based housing. We have capacity, experience in development, property management, resident services, and in understanding and meeting the expectations of HUD.



# NORTON IS NOW IN THE PINELLAS COMMUNITY LAND TRUST. . . . .

. . . . . Will remain affordable housing  
for the next forty years. . . . .

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