

Florida

Florida Non-Profit Housing, Inc.

CONTACT:

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ORGANIZATION FACTS:

Web: www.fnph.org
Year Founded: 1978
Location: Sebring, FL
Footprint: Regional

By the Numbers:

(for 1978 to present)

- 8,649 housing units developed
- 84 projects assisted
- \$484,400,000 in financing secured

Florida Non-Profit Housing (FNPH) is the successor organization of the American Friends Service Committee's (AFSC) Florida Migrant and Seasonal Farmworker Housing effort. AFSC began providing technical assistance and training to U.S. Department of Agriculture (USDA) Mutual Self-Help Housing grantees in Florida in the early 1970s. In 1978, FNPH was formed and took over this important effort from AFSC. The initial goal was to provide clean, decent, and affordable farmworker housing throughout the State of Florida through the provision of Technical Assistance and Training (TAT) to nonprofit housing providers.

FNPH broadened its mission to include rental housing development and related services for low- and very low-income rural residents. Its service area now includes Alabama, Delaware, Florida, Georgia, Kentucky, Maryland, Mississippi, North and South Carolina, Tennessee, Virginia, the Virgin Islands, and Puerto Rico. During its 35-plus-year history, FNPH's efforts have helped develop over 8,600 units of affordable housing, serving some 33,000 individuals and totaling more than \$484 million in financing.

In 2016, FNPH helped Self-Help Grantees to earn awards of nearly \$4.3 million in Section 523 Grant Funds. They were instrumental in providing guidance in securing more than \$15.3 million in 502 Loan financing, including the closing of more than 120 USDA Section 502 Direct Loans for very low- and low-income homebuyers. It also served more than 1,470 farmworkers and family members with a variety of programs through the Southeast Housing Consortium.

Casa San Juan Bosco

Following Hurricane Charley in August 2004, the Catholic Charities, Diocese of Venice reached out to FNPH to help address the loss of housing for farmworkers and their families in Desoto County, Florida. Desoto County is a rural community with a nearly 24 percent poverty rate and a median household income of less than \$31,000. At FNPH's suggestion, Catholic Charities Housing formed San Juan Bosco, Inc. (CSJB), a single-purpose, nonprofit corporation to provide permanent housing to local farmworkers.

To help CSJB access the financing it needed, FNPH provided CSJB with the technical support to apply for funding opportunities. As a result, CSJB, Phase I, secured \$3 million in USDA Section 514/516 Farm Labor Housing Loans and Grants, \$6 million from Florida's State Apartment Incentive Loan (SAIL) program, and \$1 million from Catholic Charities, Diocese of Venice and other private contributors. This \$10 million community, completed in 2013, features 53 single-family homes designed to withstand up to 200 mile-per-hour winds, with all power lines and utilities located safely underground. The homes are targeted to low-income families, with rents capped at 30 percent of the tenant's adjusted income.

CSJB Phase II's ribbon cutting ceremony took place on October 4, 2016 in Arcadia. Funding for Phase II included \$6.51 million from the Florida Housing Finance Corporation's Home Program for rural communities and \$2 million from USDA. In addition, the project's operations include subsidies to help keep rents affordable. Each home has major appliances. The property has on-site management as well as an after school program for children, English language instruction, financial planning assistance, bible study, and dance and craft classes. The success of Phase I, and rapid completion of Phase II, has paved the way for the possibility of Phase III, which would consist of quad-plexes for needy seniors, another underserved part of the community. The process to get funding for the 32-unit project is in the works at the state and federal levels.

