

Regional
Business
Alliance
INC

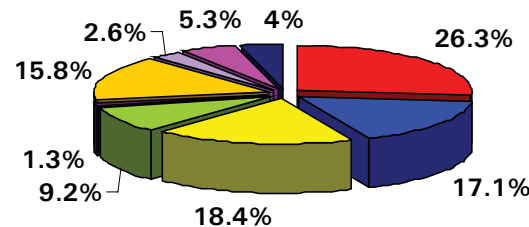


Setting Southeast Florida's Workforce **Housing** Agenda

Regional Business Alliance, Inc. | November 12, 2008

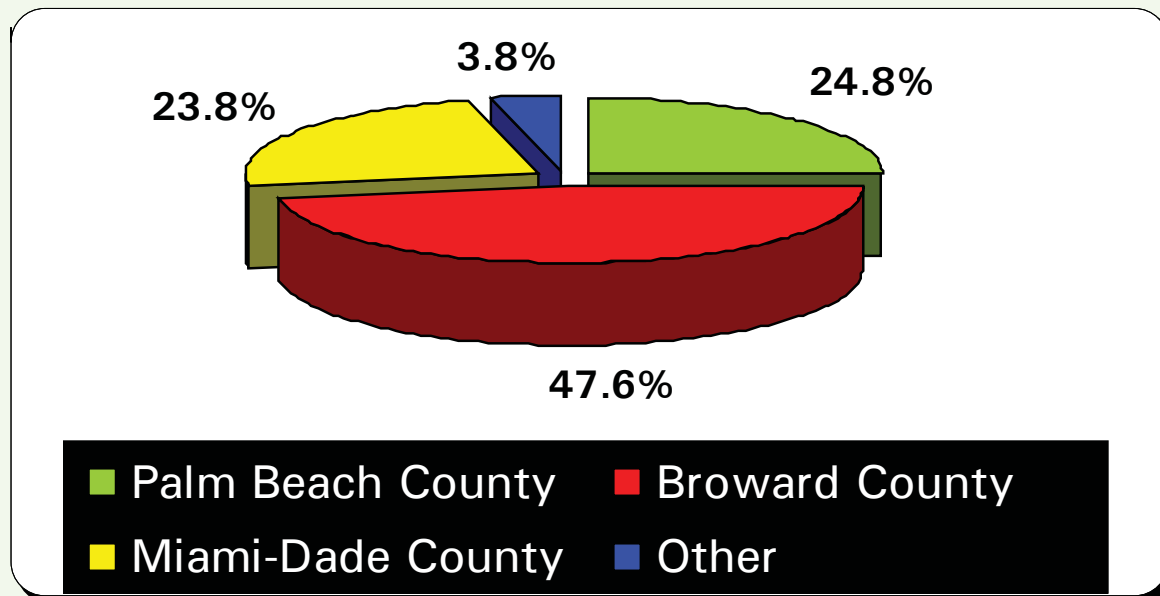
LIVE SESSION POLLING RESPONSES

1. Why are you here?	Responses	
I think workforce housing is a top agenda item for my community.	20	26.32%
I want to learn about trends and opportunities in the area of workforce housing.	13	17.11%
I want to explore the right policies to promote workforce housing as a region.	14	18.42%
We are in an economic crisis and workforce is impacted.	7	9.21%
I have nothing better to do with my time.	1	1.32%
I am a member, employee, or fiduciary of a sponsoring or convening organization.	12	15.79%
Leaders I respect and need to hear from are here.	2	2.63%
I'm sorry, I thought this was the training workshop for the air filtration unit.	4	5.26%
Other	3	3.95%
Totals	76	100%

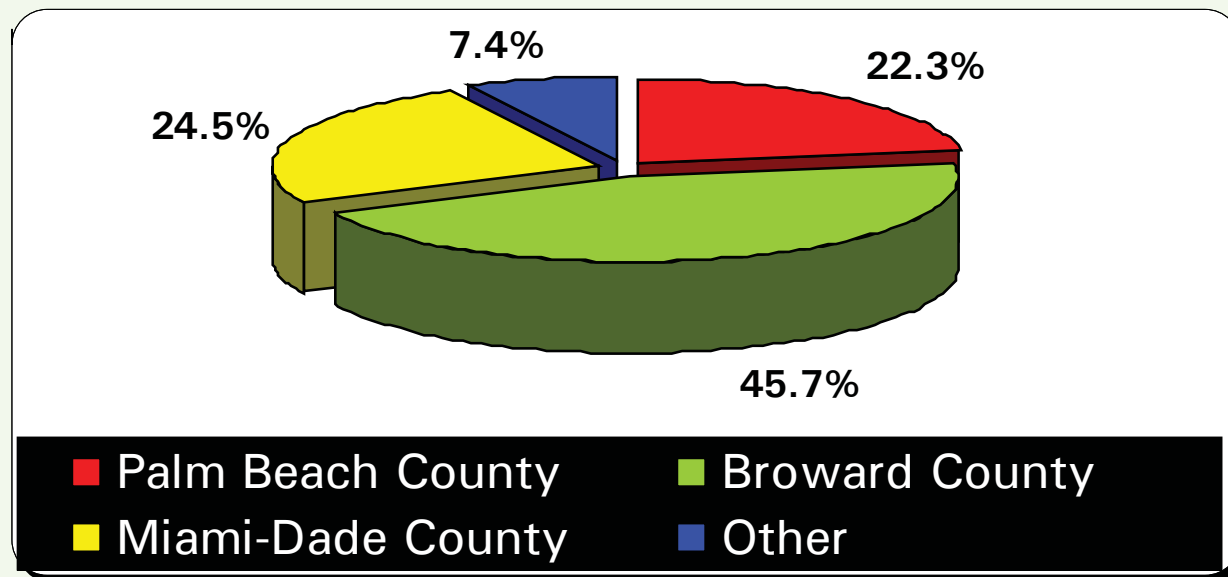


- I think workforce housing is a top agenda item for my community
- I want to learn about trends and opportunities in the area of workforce housing
- I want to explore the right policies to promote workforce housing as a region
- We are in an economic crisis and workforce is impacted
- I have nothing better to do with my time this morning
- I am a member, employee, or fiduciary of a sponsoring or convening organization
- Leaders I respect and need to hear from are here
- I'm sorry, I thought this was the training workshop for the air filtration unit
- Other

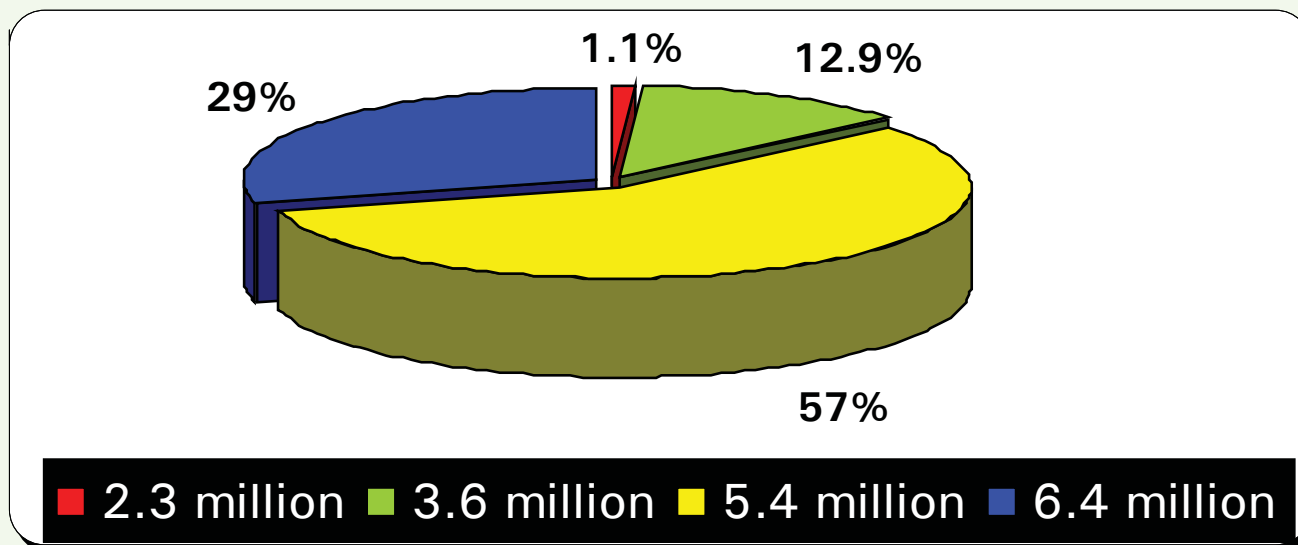
2. Where do you live?	Responses	
Palm Beach County	26	24.76%
Broward County	50	47.62%
Miami-Dade County	25	23.81%
Other	4	3.81%
	Totals	105 100%



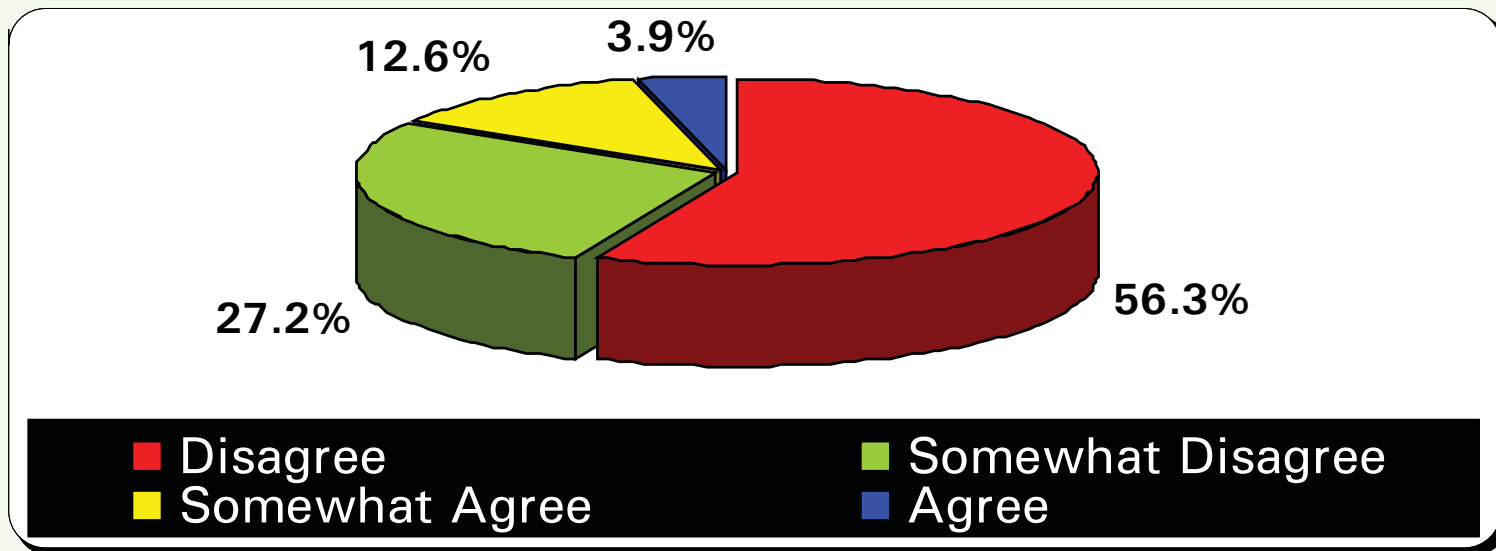
3. Where do you work?	Responses	
Palm Beach County	21	22.34%
Broward County	43	45.74%
Miami-Dade County	23	24.47%
Other	7	7.45%
Totals	94	100%



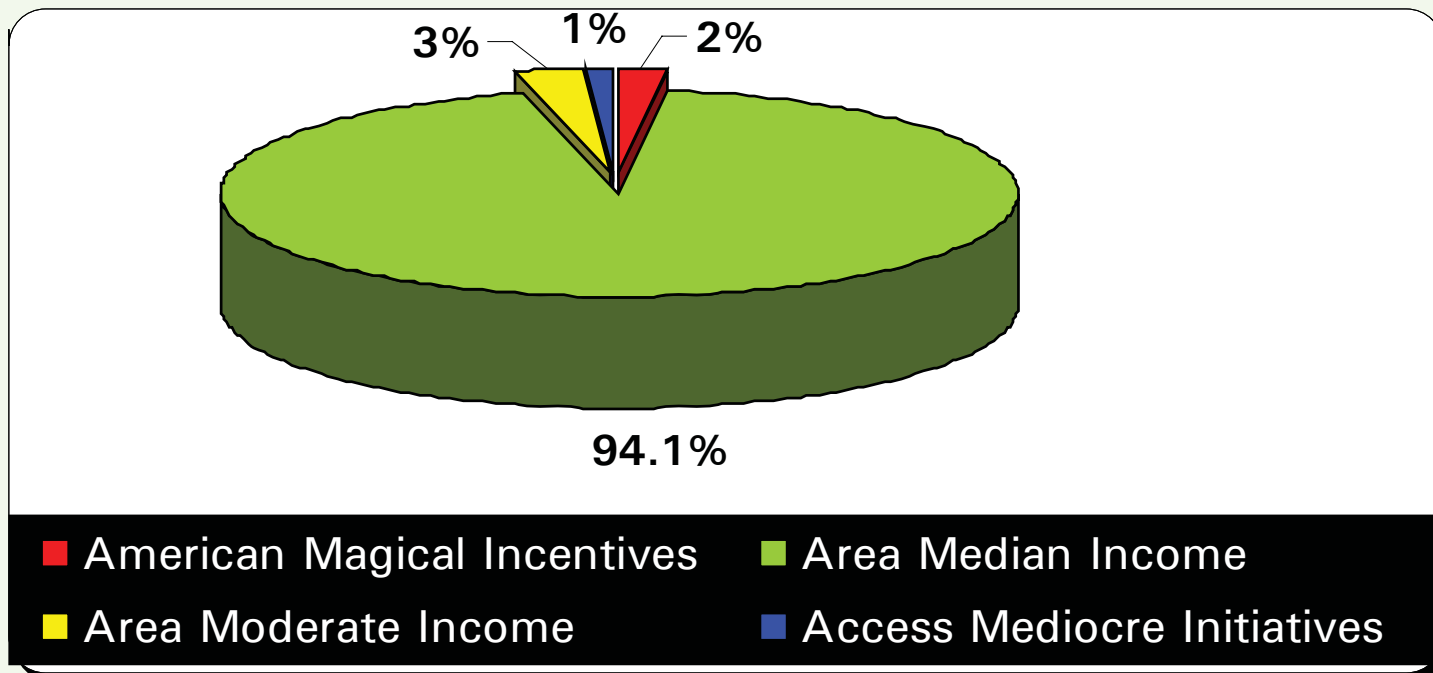
4. The population of our 3-County Region is:	Responses	
2.3 million	1	1.08%
3.6 million	12	12.9%
5.4 million ✓	53	56.99%
6.4 million	27	29.03%
	Totals	93 100%



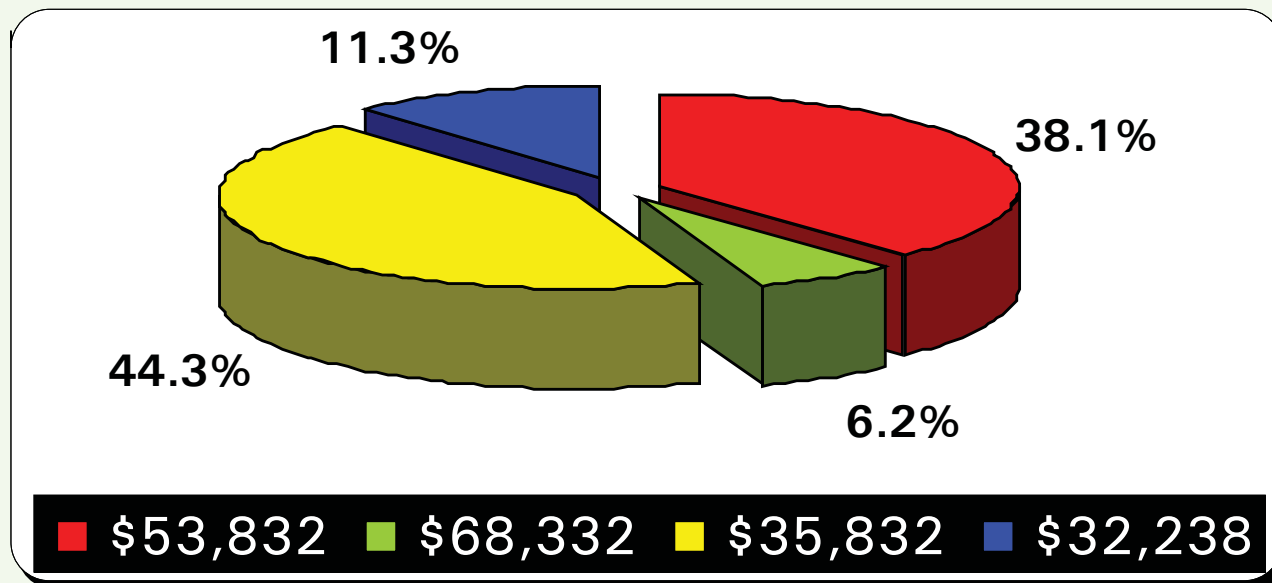
5. Please rate your agreement with this statement: We are working together as effectively as possible as a 3-County Region for a successful workforce housing agenda and marketplace.	Responses	
Disagree	58	56.31%
Somewhat Disagree	28	27.18%
Somewhat Agree	13	12.62%
Agree	4	3.88%
Totals	103	100%



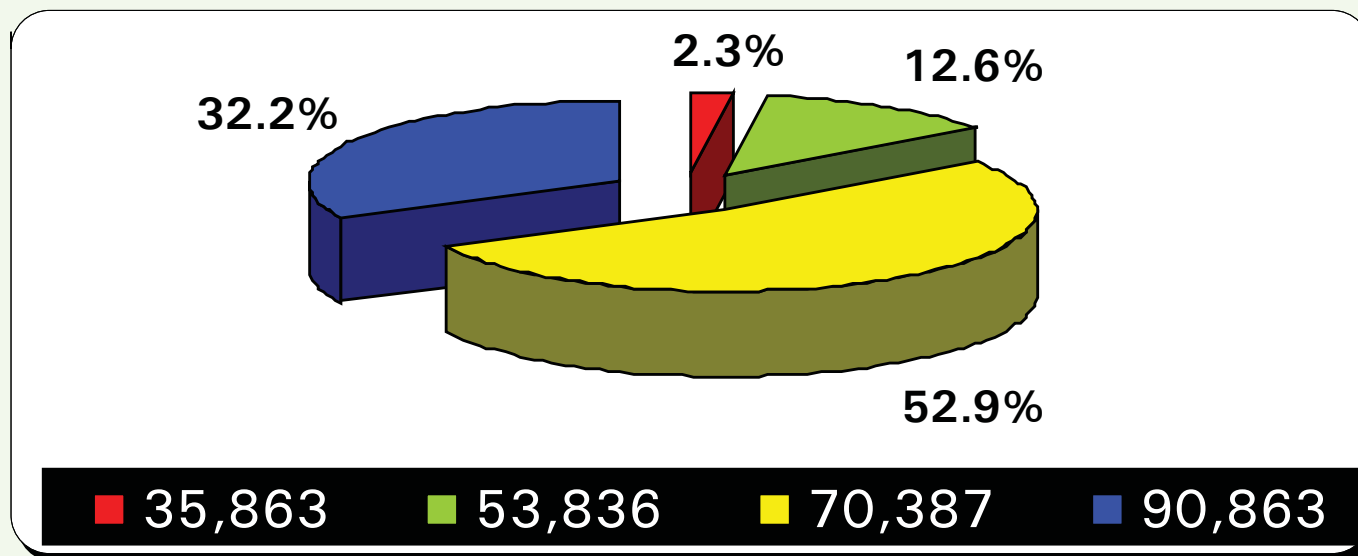
6. What does "AMI" mean?	Responses	
American Magical Incentives	2	1.98%
Area Median Income ✓	95	94.06%
Area Moderate Income	3	2.97%
Access Mediocre Initiatives	1	.99%
	Totals	101 100%



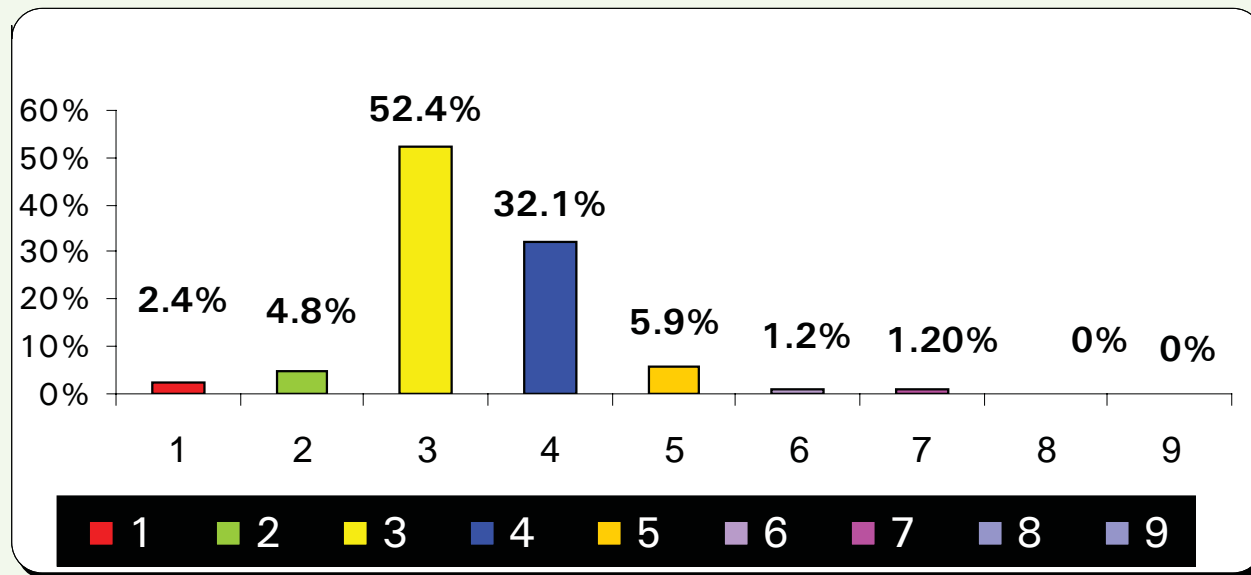
7. What is our 3-County Region's "AMI"?	Responses	
\$53,832 ✓	37	38.14%
\$68,332	6	6.19%
\$35,832	43	44.33%
\$32,238	11	11.34%
Totals	97	100%



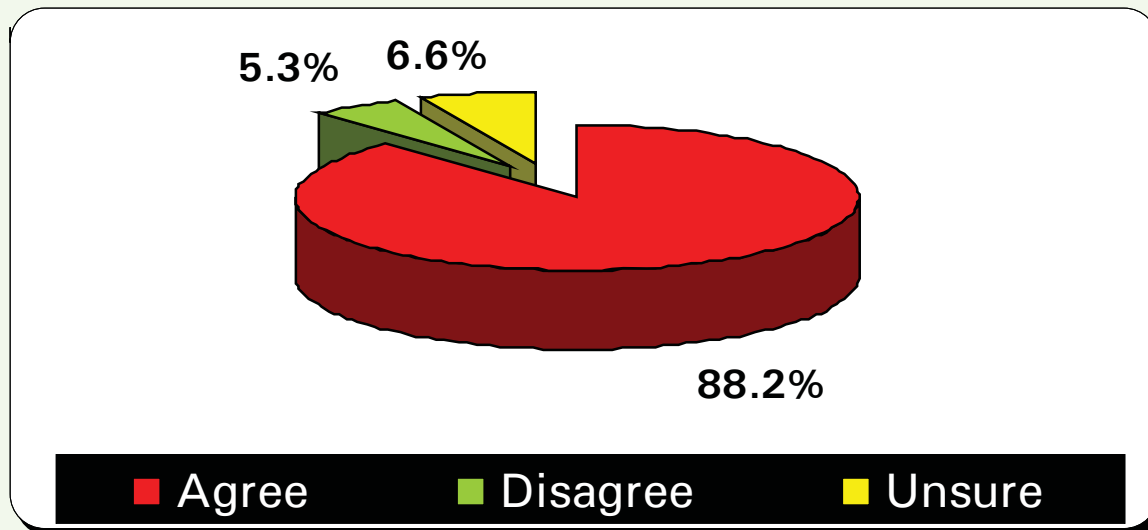
8. The number of home foreclosures and pre-foreclosures in our 3-County Region is about:		Responses	
35,863		2	2.3%
53,836		11	12.64%
70,387 ✓		46	52.87%
90,863		28	32.18%
Totals		87	100%



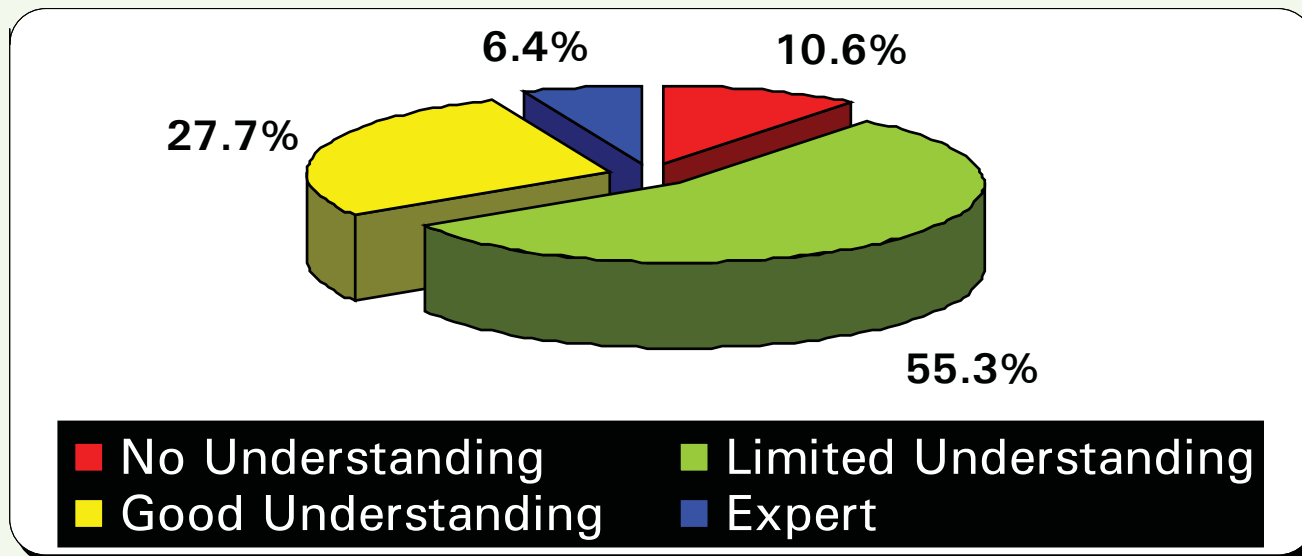
9. In my opinion, a "single family home TO median income ratio" should be:	Responses	
1:1	1	2.38%
2:1	4	4.76%
3:1	44	52.38%
4:1	27	32.14%
5:1	5	5.95%
6:1	1	1.19%
7:1	1	1.19%
8:1	0	0%
9:1	0	0%
	Totals	84 100%



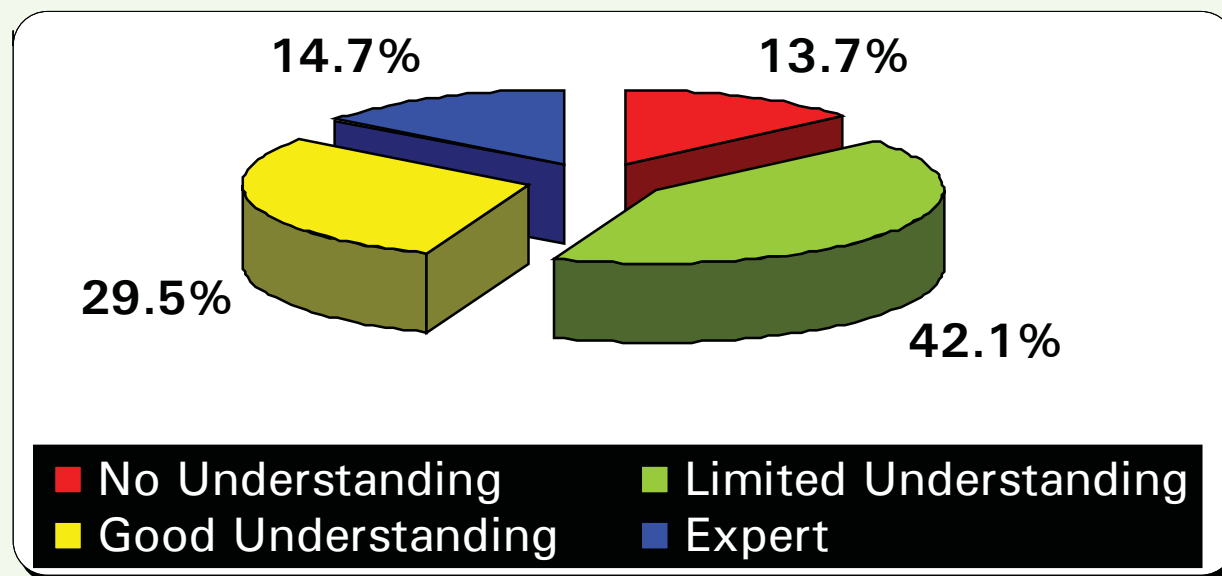
10. I think we can be more effective in developing a workforce housing agenda and marketplace if we work together as a region.	Responses	
Agree	67	88.16%
Disagree	4	5.26%
Unsure	5	6.58%
Totals	76	100%



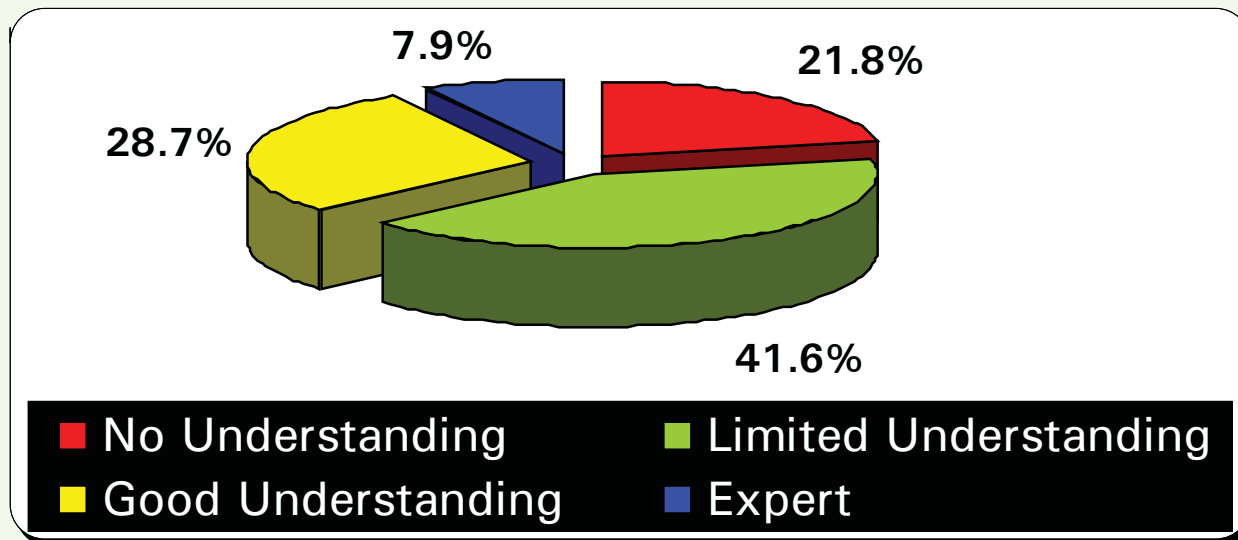
11. Using the Metropolitan Center's Framework for Discussion, please rate your level of understanding of the following issue: <u>Policy Management</u> .	Responses	
No Understanding	10	10.64%
Limited Understanding	52	55.32%
Good Understanding	26	27.66%
Expert	6	6.38%
Totals	94	100%



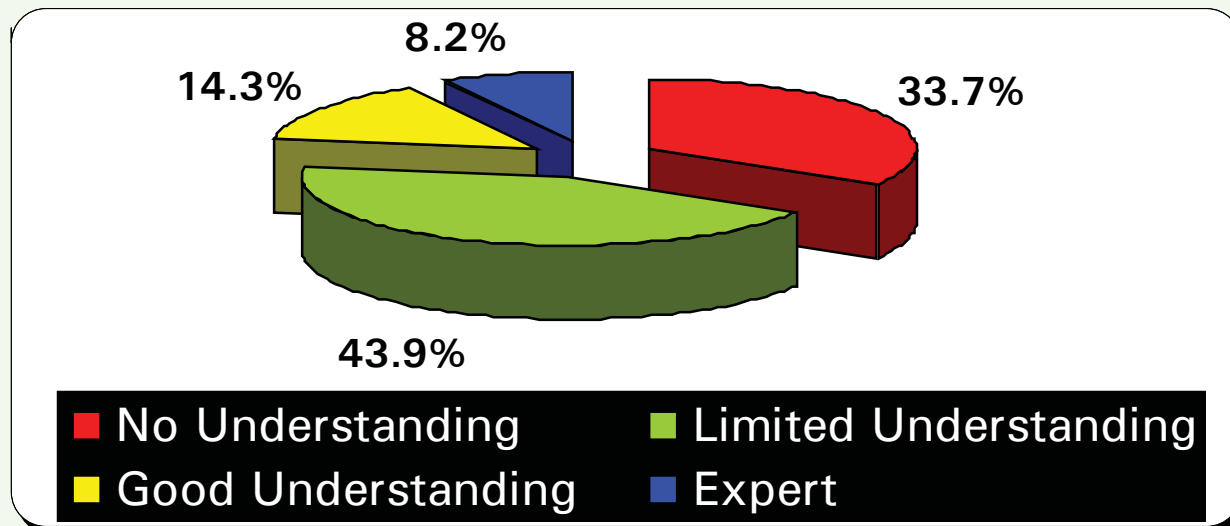
12. Using the Metropolitan Center's Framework for Discussion, please rate your level of understanding of the following issue: <u>Planning and Land Use.</u>	Responses	
No Understanding	13	13.68%
Limited Understanding	40	42.11%
Good Understanding	28	29.47%
Expert	14	14.74%
Totals	95	100%



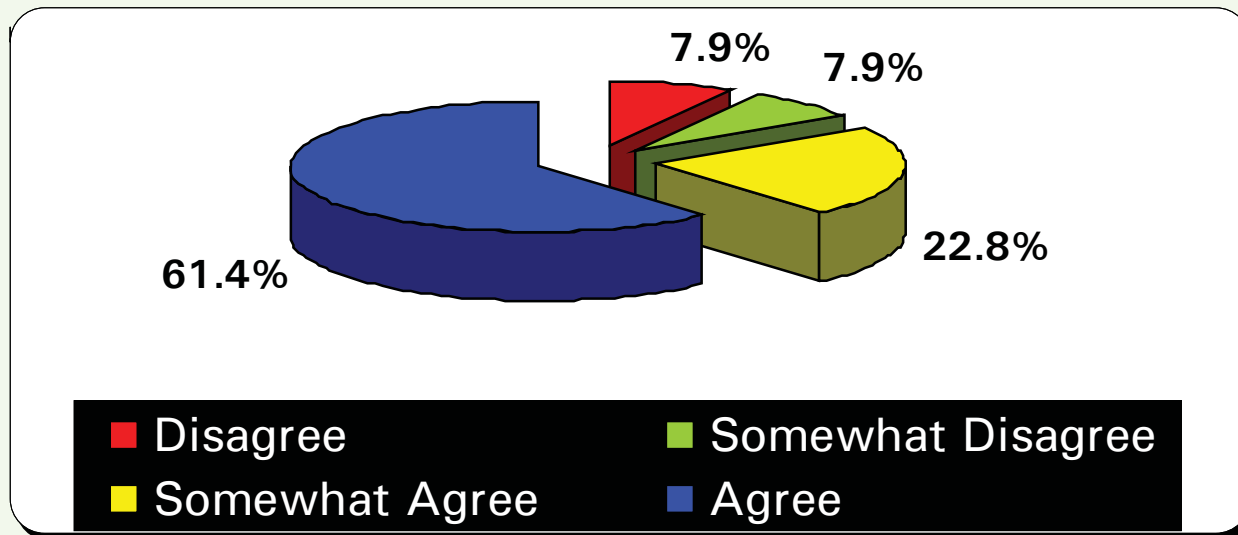
13. Using the Metropolitan Center's Framework for Discussion, please rate your level of understanding of the following issue: <u>Dedicated Funding</u> .	Responses	
No Understanding	22	21.78%
Limited Understanding	42	41.58%
Good Understanding	29	28.71%
Expert	8	7.92%
	Totals	101 100%



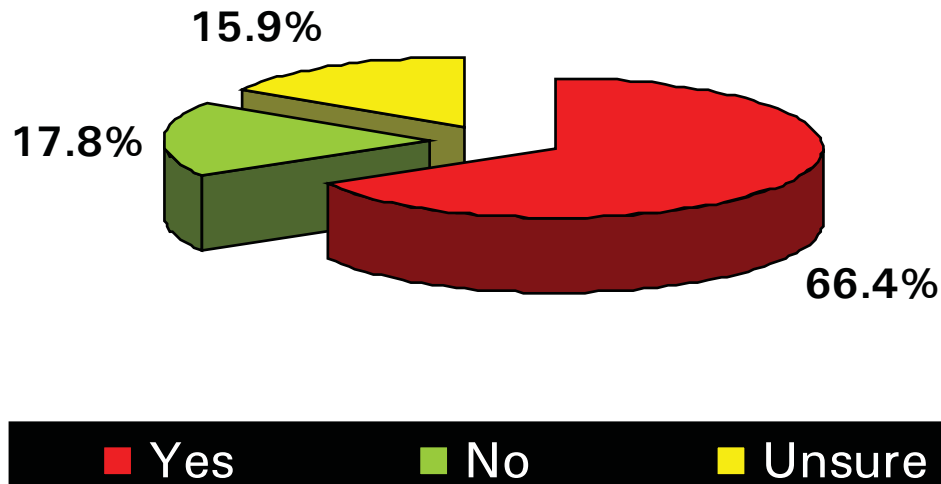
14. Using the Metropolitan Center's Framework for Discussion, please rate your level of understanding of the following issue: <u>Institutional Capacity</u> .	Responses	
No Understanding	33	33.67%
Limited Understanding	43	43.88%
Good Understanding	14	14.29%
Expert	8	8.16%
Totals	98	100%



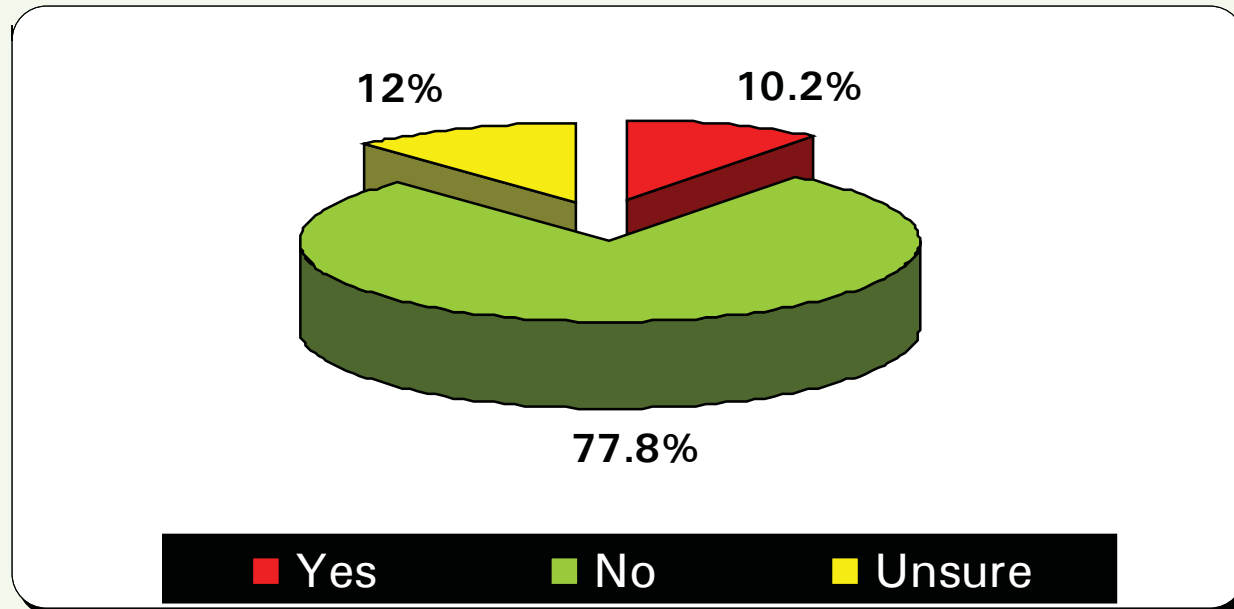
15. Recent research and discussions among public and private sector leaders in Miami-Dade indicate that workforce housing plays a critical role in the competitive reputation of our Region. <i>What do you think?</i>	Responses	
Disagree	8	7.92%
Somewhat Disagree	8	7.92%
Somewhat Agree	23	22.77%
Agree	62	61.39%
Totals	101	100%



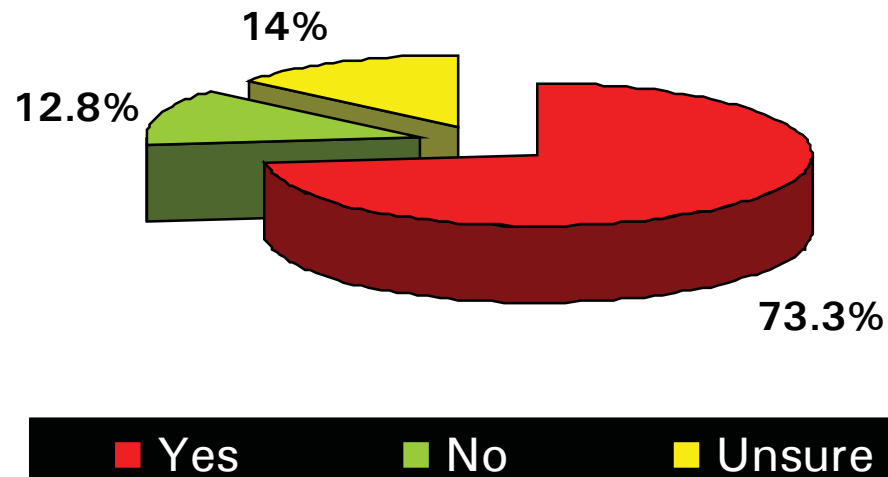
16. Our 3-County Region should benchmark ourselves to other competitors based on housing indicators.	Responses	
Yes	71	66.36%
No	19	17.76%
Unsure	17	15.89%
Totals	107	100%



17. I think the changing market in the economic crisis is solving the workforce housing issue in our 3-County Region.	Responses	
Yes	11	10.19%
No	84	77.78%
Unsure	13	12.04%
Totals	108	100%

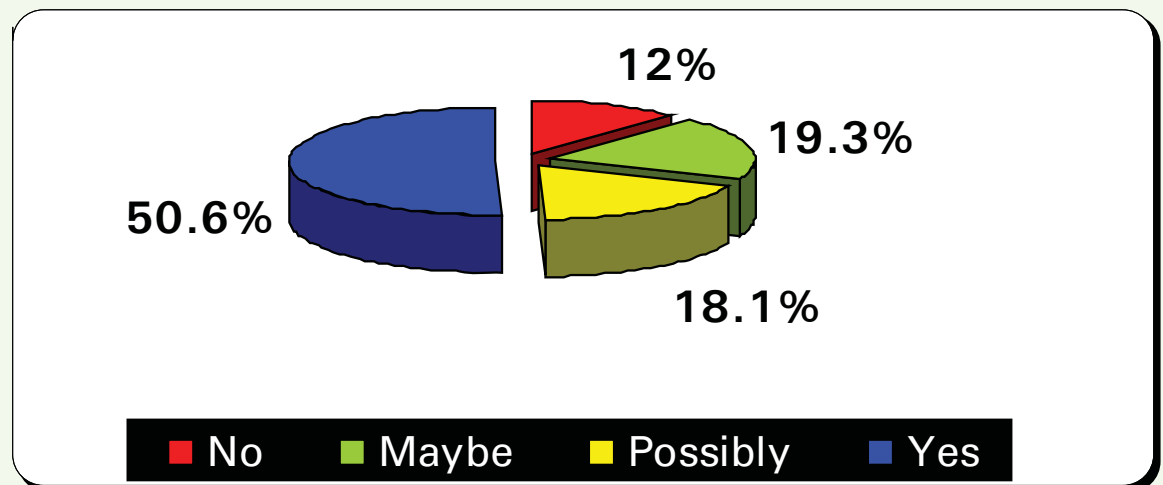


18. We can create new mechanisms (funding and governance) to convert foreclosures into rental and rent-to-own pools.	Responses	
Yes	63	73.26%
No	11	12.79%
Unsure	12	13.95%
Totals	86	100%



19. The following issues and examples should be on our Regional-level agenda: <u>Policy Management.</u>	Responses	
No	10	12.05%
Maybe	16	19.28%
Possibly	15	18.07%
Yes	42	50.6%
Totals	83	100%

ISSUE
A. Policy Management
I. Comprehensive Regional Workforce Housing Policy
II. Regional Workforce Housing Delivery System
III. Policy Emphasis on Rental Housing Preservation and Production
IV. Creation of New, Differently Structured Public/Private Partnerships

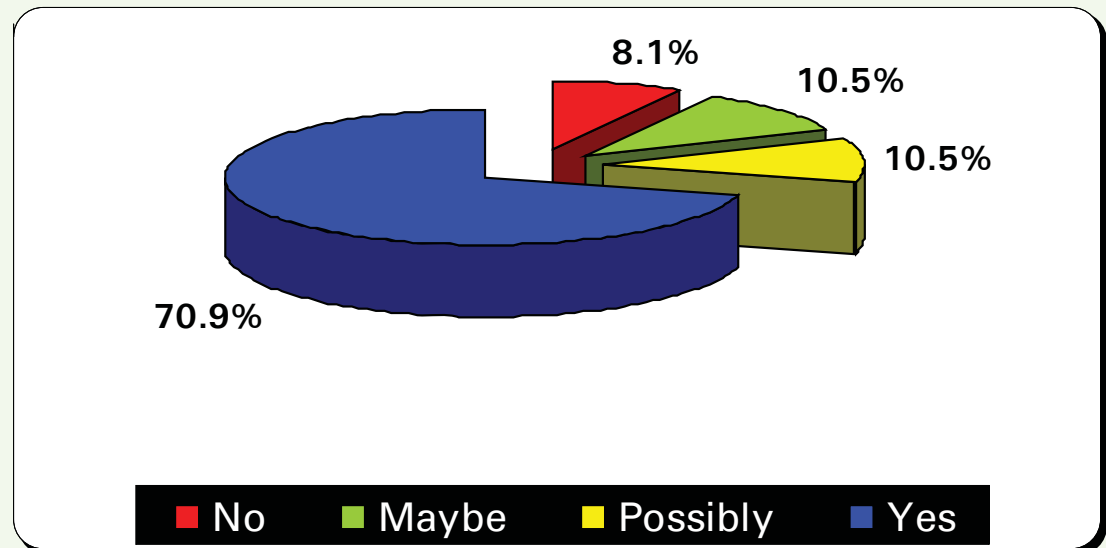


20. The following issues and examples should be on our Regional-level agenda: <u>Planning and Land Use.</u>	Responses	
No	7	8.14%
Maybe	9	10.47%
Possibly	9	10.47%
Yes	61	70.93%
Totals	86	100%

ISSUE

B. Planning and Land Use

- I. Coordination/Integration of Workforce/Affordable Housing Plans
- II. Planning Objectives and Program Activities for Rental Housing
- III. Land Use and Zoning Incentives for Workforce Housing
- IV. Aggressive Land Banking Initiatives
- V. Creation of a Regional Inventory of Public Surplus Lands that can be Dedicated for Affordable Housing

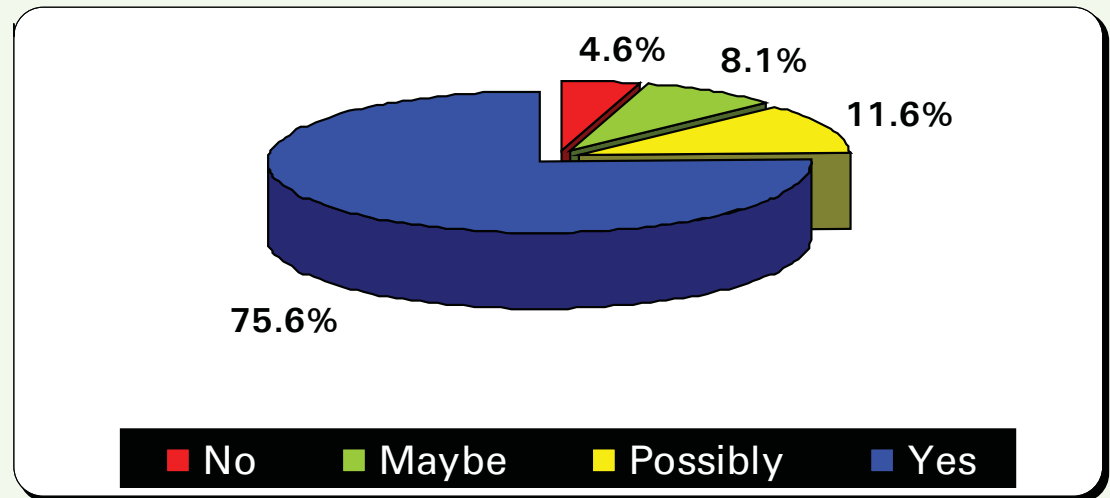


21. The following issues and examples should be on our Regional-level agenda: <u>Dedicated Funding.</u>	Responses	
No	4	4.65%
Maybe	7	8.14%
Possibly	10	11.63%
Yes	65	75.58%
Totals	86	100%

ISSUE

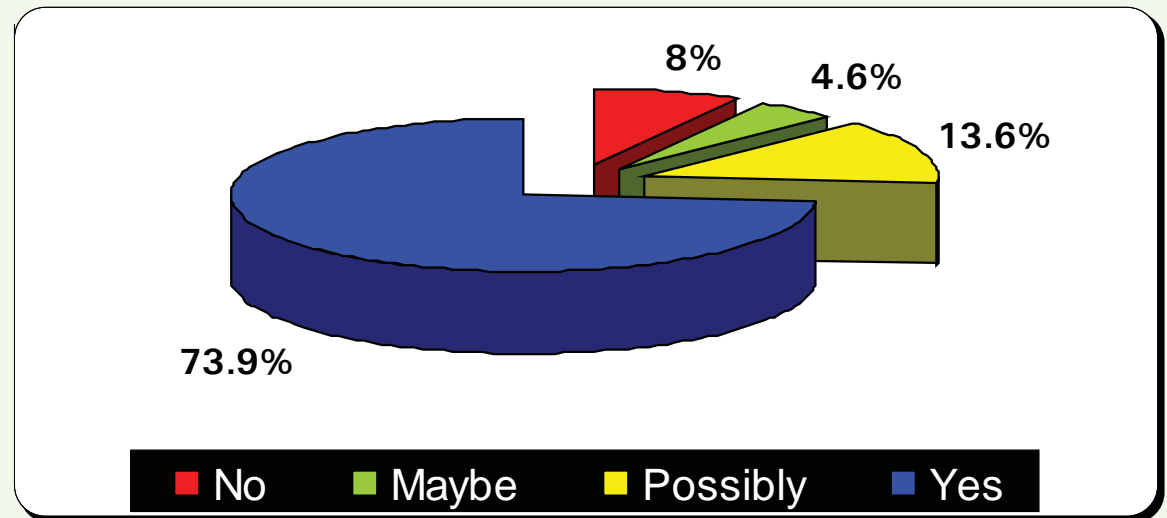
C. Dedicated Funding

- I. Creation of Local Dedicated Funding Sources
- II. Leveraging Local Funds with Federal/State and Private Resources
- III. Targeting Resources to Neighborhood Revitalization
- IV. Capacity-Building for Non-profit Housing Development Organizations

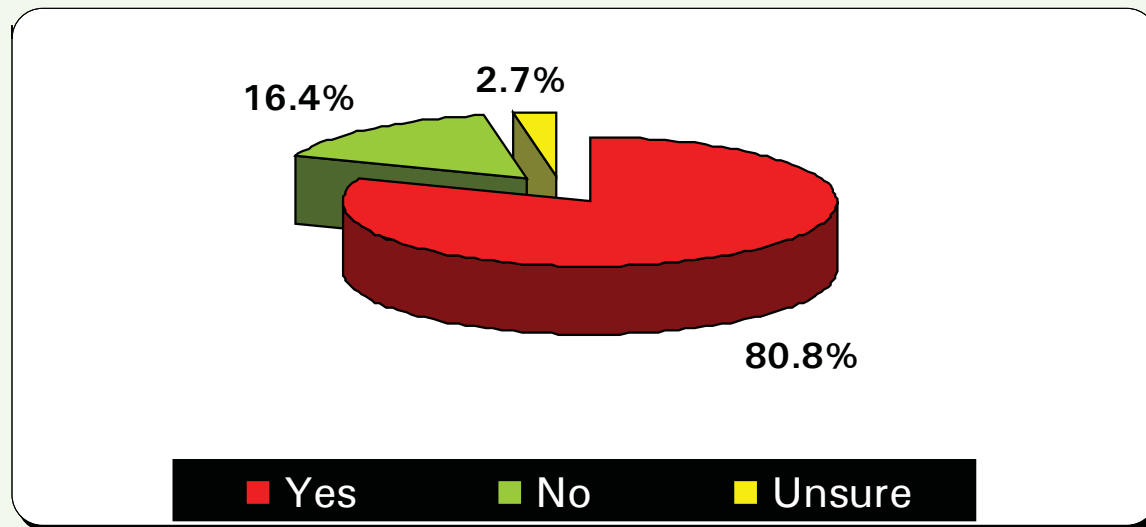


22. The following issues and examples should be on our Regional-level agenda: <u>Institutional Capacity-building.</u>	Responses	
No	7	7.95%
Maybe	4	4.55%
Possibly	12	13.64%
Yes	65	73.86%
Totals	88	100%

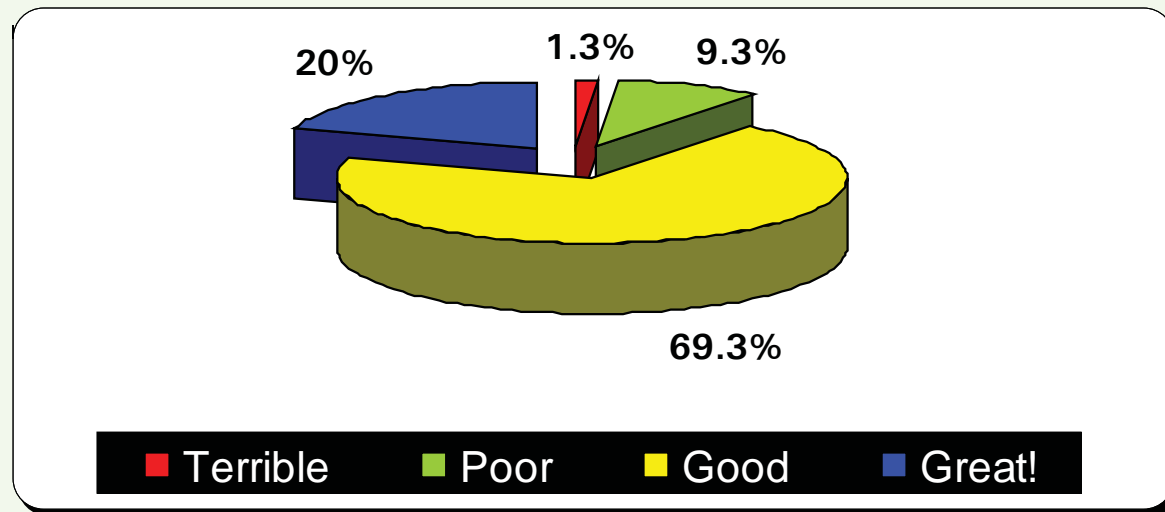
ISSUE
D. Institutional Capacity-Building
I. Support of Private/Public Partnerships
II. South Florida Workforce Housing Lending/Equity Investment Consortium
III. Support for Employer-Assisted Housing Programs
IV. Capacity-Building for Non-profit Housing Development Organizations



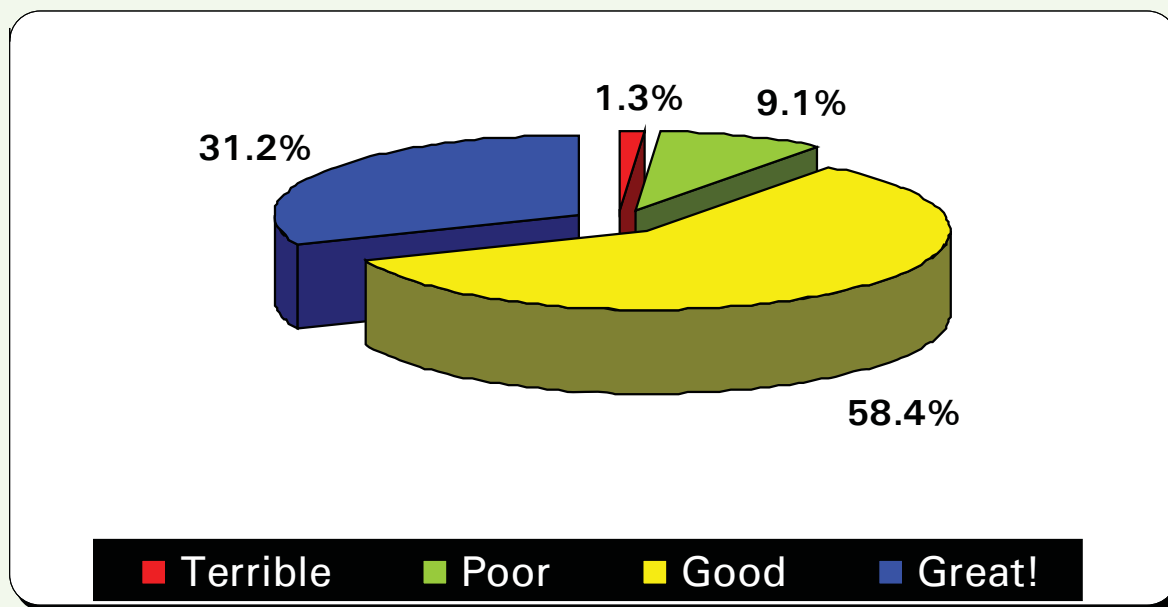
23. I learned something new today I will apply in my work or relationships.	Responses	
Yes	59	80.82%
No	12	16.44%
Unsure	2	2.74%
Totals	73	100%



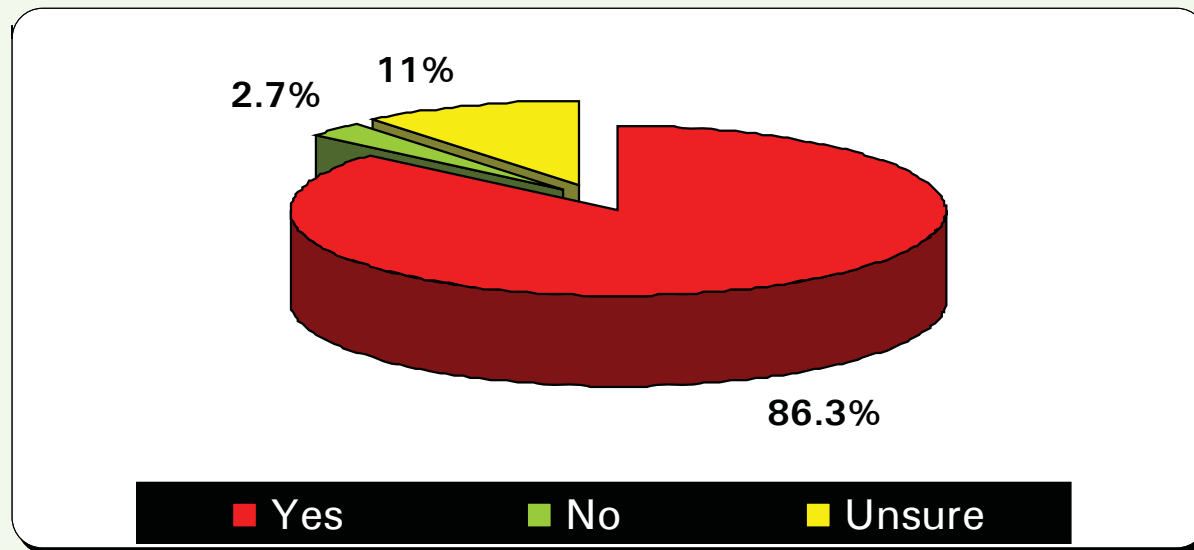
24. On a scale from 1 to 4, please rate the value of this session to you and your enterprise.	Responses	
Terrible	1	1.33%
Poor	7	9.33%
Good	52	69.33%
Great!	15	20%
	Totals	75 100%



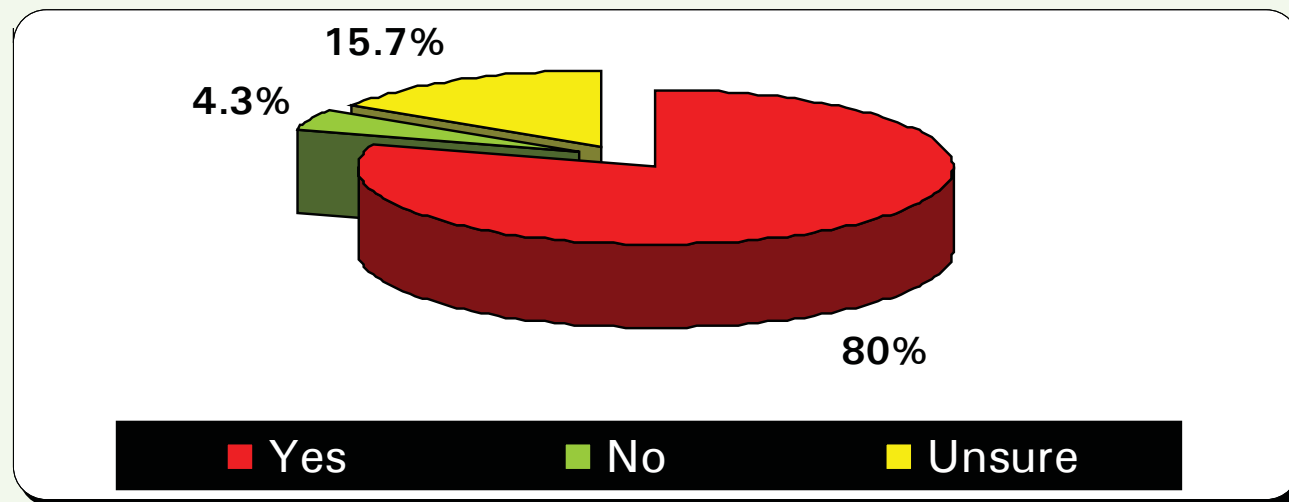
25. On a scale from 1 to 4, please rate the quality of today's session.	Responses	
Terrible	1	1.3%
Poor	7	9.09%
Good	45	58.44%
Great!	24	31.17%
Totals	77	100%



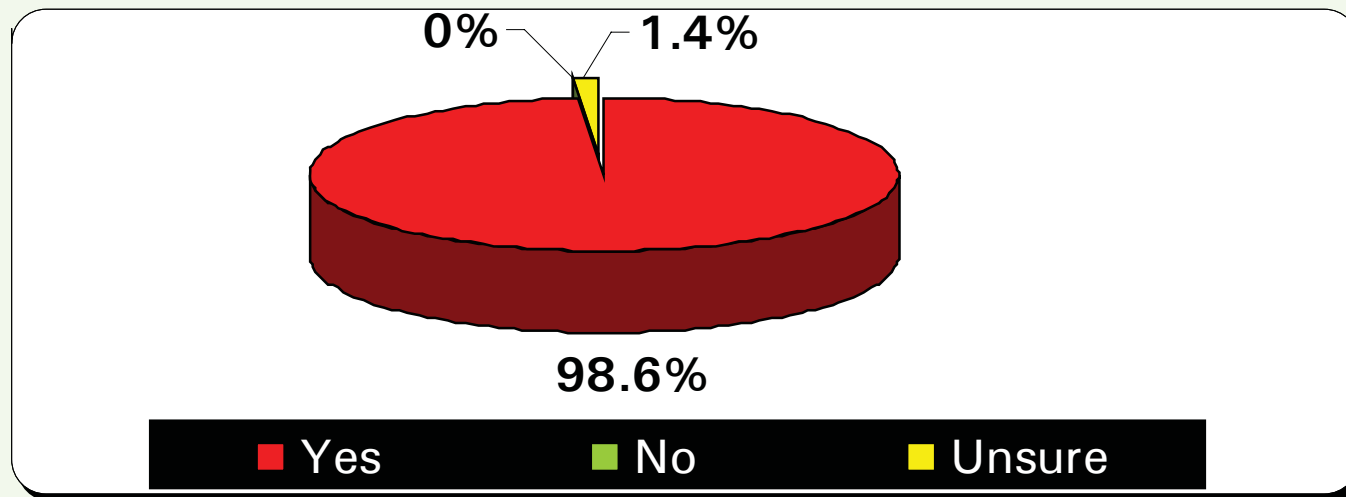
26. If we move forward as a Region to achieve our consensus agenda, Southeast Floira will be more competitive.	Responses	
Yes	63	86.3%
No	2	2.74%
Unsure	8	10.96%
Totals	73	100%



27. If we move forward as a Region to achieve our consensus agenda, Southeast Floira will have a better quality of life.	Responses	
Yes	56	80%
No	3	4.29%
Unsure	11	15.71%
Totals	70	100%



28. I want to keep up with the progress of this Regional agenda.	Responses	
Yes	73	98.65%
No	0	0%
Unsure	1	1.35%
Totals	74	100%



29. Rank your top 3 choices for how YOU want to get follow-up information and progress reports on today's Summit.	Responses	
Email from conveners	62	31.63%
Webpage and blog postings from conveners	45	22.96%
Traditional print media	19	9.69%
Paper newsletters	12	6.12%
Traditional broadcast media	5	2.55%
Centers of education, including FIT	8	4.08%
Local partners' web and blog	10	5.1%
Local partners' email	21	10.71%
Social networking sites & tools	13	6.63%
Other	1	0.51%
	Totals	196 100%

Response Weighting

Top Response: 10 Points
 2nd Response: 9 Points
 3rd Response: 8 Points

