



SOUTH FLORIDA COMMUNITY LAND TRUST

PROVIDING & PRESERVING QUALITY, SUSTAINABLE, AFFORDABLE HOUSING.

To: Affordable Housing Workgroup
From: South Florida Community Land Trust
Date: November 6, 2017

South Florida Community Land Trust commends the Affordable Housing Workgroup for taking on the task of ensuring an adequate supply of quality, affordable housing in our State and offers the following recommendations for your consideration:

1. State and local governments should prioritize permanent or long-term affordability whenever government subsidies are used in the production of affordable housing. The Community Land Trust (CLT) model is well known to be the most effective method of providing long-term affordability and preserving a quality stock of affordable homes. In a CLT, ownership of land is separated from housing via a 99-year ground lease to ensure long-term affordability. This model works for both homeownership and rental strategies. Without prioritizing permanently affordable housing, Florida will continue to lose affordable housing units as they turn over to market rate, thus squandering public subsidies.
2. The Florida Legislature should appropriate all the monies in the state and local housing trust funds solely for Florida's affordable housing programs.
3. In regards to State Rental Programs, the FHFC should give priority to those affordable housing developments that provide the longest term of affordability and provide the greatest leveraging of funds. It should also give priority under the federally required set-aside for tax credit developments to 100% nonprofit developers that meet the longest term and leveraging priority. Following the 100% nonprofit developments, funding under the set-aside should go to joint ventures that provide material participation and a substantial portion of the developer fee to the nonprofit partner. Priority should be given in the form of additional points and higher lottery pick.
4. Local governments should create a regulatory environment that fosters the development of affordable housing at a variety of income levels by, at a minimum, ensuring that all large-scale developments and development around transit nodes include affordable housing that meets the criteria of long term or permanently affordable.
5. Local governments should encourage density in exchange for affordability to facilitate development of affordable housing by the private sector. For example, allowing reasonable building height increases (1 additional floor) for affordable/workforce developments can accomplish higher density and be more cost efficient per unit.
6. A funding source should be created for local governments and/or nonprofit agencies to acquire and renovate projects whose affordability period is expiring.

Yours in community partnership,

Mandy Bartle, Executive Director South Florida Community Land Trust