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IN THIS ISSUE

Hurricanes and Affordable Housing 5

Shared Appreciation: Balancing Wealth Building with Future Community Needs 7

Green Communities 9

Preservation - Affordable Housing Study Commission's 2005 Final Report 11

Community Land Trusts: Title and Tax Issues 13

The Obligations of the Community Land Trust to the Homebuyer 17

Funding to Facilitate Community Land Trusts in Florida 19

Preserving Mobile Home Parks for the Residents Who Live There 21

SHIP Clips 24

18th Annual Affordable Housing Conference 26

Kelo v. City of New London:

Eminent Domain and Affordable Housing 29

IF THEY CAN'T AFFORD A PLACE TO LIVE, THEY CAN'T...



Cook Your Meals...



Take Care of Your Child...



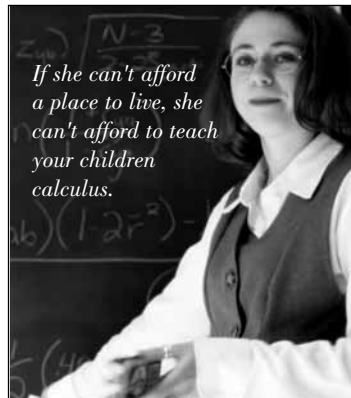
Take Care of Your Father...



Save Your Life...

Housing Florida's Workforce, Past, Present, and Future: 2006 Legislative Session

Florida can boast the best housing trust fund in the nation. But we are steadily and quickly losing ground in the fight for first time home ownership, housing our essential first-responder workforce, and providing for our most vulnerable citizens.



If she can't afford a place to live, she can't afford to teach your children calculus.

WHY? Because in this time of hyper-appreciation (see map on page 3), our state and local housing trust funds dedicated to providing affordable housing, have either been used for other purposes or simply not appropriated for any purpose. It is stunningly inexcusable.

Continued on page 3



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The Florida Housing Coalition is a nonprofit, statewide membership organization whose mission is to act as a catalyst to bring together housing advocates and resources so that Floridians have a safe and affordable home and suitable living environment.

The Housing News Network is published by the Florida Housing Coalition as a service to its members and for housing professionals and others interested in affordable housing issues. Address questions and comments to: Jaimie Ross, Editor, Florida Housing Coalition, Inc., 1367 E. Lafayette Street, Suite C, Tallahassee, FL 32301.

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STATE AND LOCAL HOUSING TRUST FUND

Local Government	FY2006/07 Full Funding Estimate	FY2005/06 FHFC Budget Request	Shortfall	Total Lost Economic Activity	Total Housing Units Lost	Total Jobs Lost
State Housing Trust Fund	\$ 280,020,000	\$ 70,500,000	\$ 209,520,000	\$ 1,794,943,643	15,697	35,233
Local Government Housing Trust Fund (SHIP)	\$ 653,380,000	\$ 166,400,000	\$ 486,980,000	\$ 3,701,048,000	32,628	72,560
DCF Homeless Funding	\$ 6,100,000	\$ 6,100,000	\$ -	\$ -	0	0
Statewide Total(s)	\$ 939,500,000	\$ 243,000,000	\$ 696,500,000	\$ 5,495,991,643	48,325	107,793

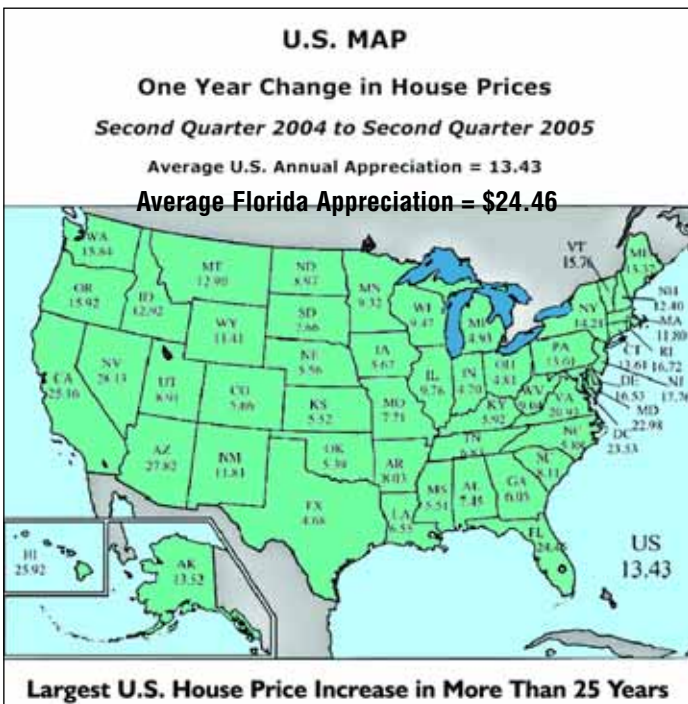
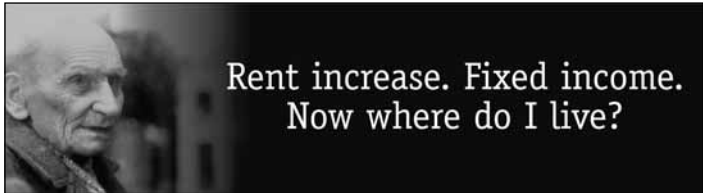
In 2006 we will have approximately \$939.5 million dollars in the state and local housing trust funds- it's time for every penny of those monies to be appropriated for housing.

Here's a snapshot of William E. Sadowski Affordable Housing Act funding:

At the end of the 2005 legislative session, approximately \$249.1 million in the state and local housing trust funds was neither appropriated for housing nor swept for other uses-- current revenue estimates now put this number at \$395.4 million. The combination of that money, earlier existing trust fund balances of \$23.3 million, and anticipated distributions into the housing trust funds of \$520.8 million during the upcoming fiscal year, combine to make the estimated \$939.5 million available for appropriation for housing from the state

and local housing trust funds for fiscal year 2006-'07. This money can and should be spent on housing Florida's workforce: past (the elderly), present (such as lower paid member of the workforce), and future (children), as well as the most vulnerable in our communities, such as persons with disabilities.

If Florida realizes only \$243 million in appropriation in fiscal year 2006-'07, SHIP Administrators will be trying to provide housing in '06-'07 with less money than they had in 2002-'03, when the appropriation was \$249 million.

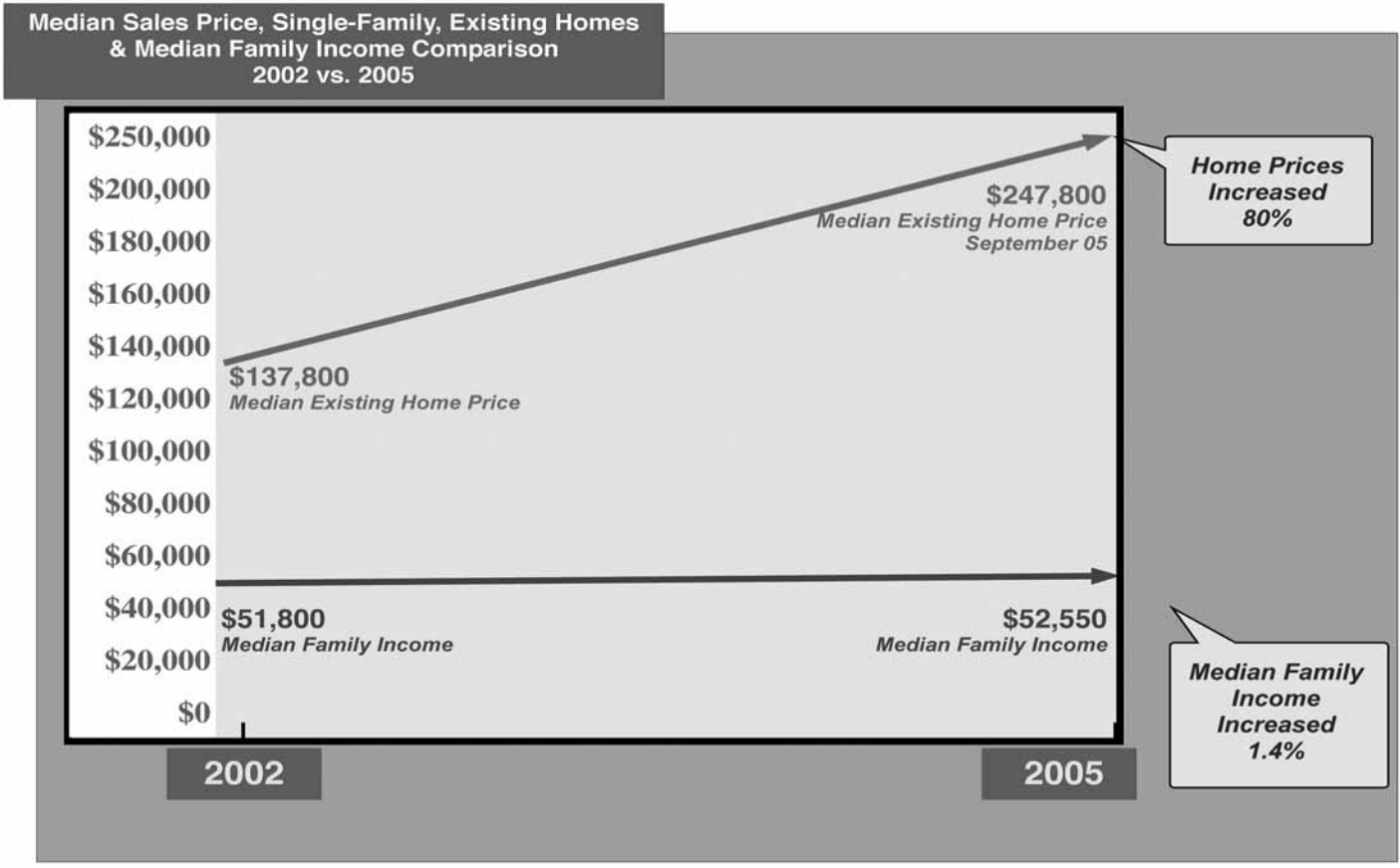


Largest U.S. House Price Increase in More Than 25 Years
Office of Federal Housing Enterprise Oversight (OFHEO)
Released September 1, 2005

A comparison of income and housing costs in 2002 compared with income and housing costs today, explains why Florida is losing ground in the fight for first time homeownership, housing its essential first-responder workforce, and providing for its most vulnerable citizens. (See chart on page 4).

SHIP Administrators are having to provide more than 1,000% more financial assistance to get today's lower income families into homeownership; resulting in an ever decreasing number of families served by the SHIP program. In many communities around the state, local government is supporting innovative programs such as community land trusts as a last resort for providing homeownership opportunities for the workforce. At the state level, the phenomenal increase in the cost of land, construction, insurance and property taxes, coupled with rent restrictions tied to nearly flat-lined incomes, is causing some of our best for-profit affordable housing developers to get out of the business of providing workforce housing for Florida's lower income families, including hospital workers, police officers, and educators.





* HUD FY 2002 Median Family Incomes for Florida
 * HUD FY 2005 CBSA-Based Median Family Incomes for Florida
 * 2002 & 2005 Median Existing Home Prices from the Florida Association of Realtors

The Sadowski Act dedication of documentary (doc) stamp revenues to fund the state and local housing trust funds was designed to generate more dollars as the cost of housing increased. The nexus and the logic are self evident:

- Doc stamp collection is based on the purchase price of property.
- The higher the price of housing- more doc stamp monies are collected.
- The higher the cost of housing- greater subsidy is needed to fill the financial gap between what families earn and what they can afford to pay for housing
- If the increase in doc stamp revenues is not made available to fill that gap, fewer and fewer families will be able to afford housing.

There isn't a newspaper, or a city or county commission in this state that hasn't been talking about the housing crisis in their community. It is time to put a stop to interference with the state and local housing trust funds. It is time to return to full appropriation of the state and local housing trust funds for affordable housing, now and forever.

THE WILLIAM E. SADOWSKI AFFORDABLE HOUSING ACT

The William E. Sadowski Affordable Housing Act was adopted in 1992. It created the local housing SHIP program for all 67 counties as well as entitlement cities, and provided monies for the Florida Housing Finance Corporation programs such as SAIL, and the PLP program, as well as the Catalyst Program for Training and Technical Assistance. Approximately 70% of all the monies are distributed to local governments through the SHIP program; 30% of the monies are used for the state programs. The Sadowski Act programs have received high accolades after substantial scrutiny over the past several years, including review by the Florida Legislature.

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