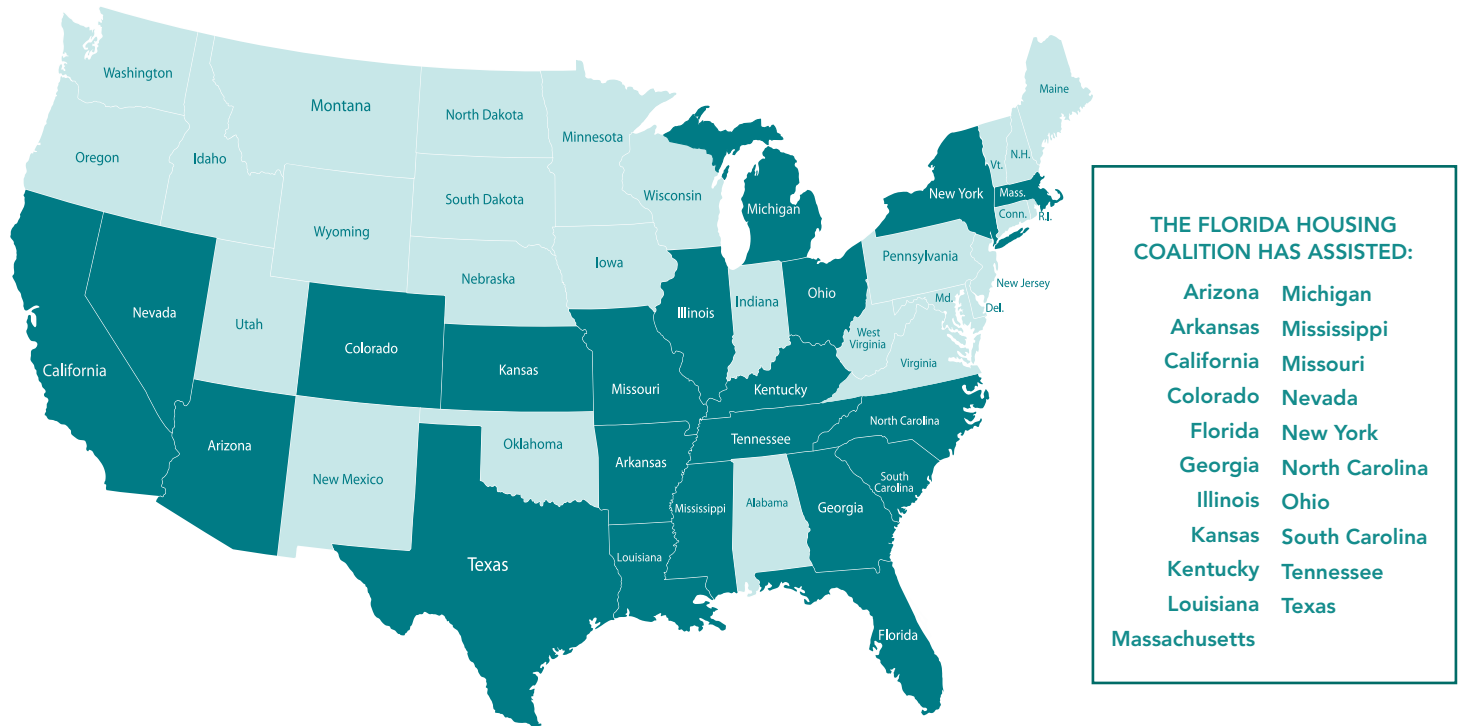




SOMETIMES A NATIONAL EXPERT

THE FLORIDA HOUSING COALITION IS RECOGNIZED NATIONALLY AS AN EXPERT IN THE AREAS OF AFFORDABLE HOUSING PLANNING, FINANCING, DEVELOPMENT, AND ADMINISTRATION.



ARE YOU AN ACCIDENTAL LANDLORD? Do you have some properties that you purchased with NSP that you thought you'd be able to sell but are now realizing that you have to rent? Are you interested in developing a property management business line? In many communities around the country, nonprofits are finding themselves in a position where they need to rent properties they thought they would be able to sell. Stan Fitterman has been working with nonprofits to evaluate and develop a property management business line for scattered site and small scale rental developments. This work has ranged from helping owners make sure that their portfolio cash flow, to understanding the steps in establishing a property management business line to writing property management policies and procedures.

MANY CITIES AND COUNTIES ARE FINDING THEMSELVES AWASH IN VACANT LOTS. Fallout from the foreclosure crisis or acquired with NSP, the properties are a quandary in a market that isn't ready for redevelopment just yet. To keep these portfolios from becoming a money pit or source for local debate, some communities are planning ahead with the formation of a Land Bank. Gladys Schneider has helped develop land bank strategies that outline community specific strategies for maintaining and eventually disposing of the properties. Establishing a land bank plan may expedite closing out an NSP grant if all that is left from the program are remaining lots. If you think more time is needed to dispose of vacant lots or if a permanent solution is desired to guide the acquisition and disposition of land for future affordable housing, contact the Coalition to discuss land banking strategies.

IS LIVING RIGHT NEXT DOOR

DID YOU KNOW THAT THE MAJORITY OF THE CHANGES UNDER THE HOME RULE TOOK EFFECT ON AUGUST 23, 2013? There were many changes that require immediate action by local governments to ensure compliance. If you are not sure if your current program complies or what actions you need to take to bring your program into compliance, you can contact the Florida Housing Coalition to assist you in making the necessary changes to program policies and procedures, written agreements or provide staff and sub recipient training in understanding the new requirements.

GOOD HOUSING POLICY COMES FROM GOOD HOUSING DATA. Research and analysis is the foundation for local policy decisions. There are never enough housing resources. This means decisions need to be made about which programs are most effective and how best to target limited resources. Are you trying to make the case for affordable housing to elected officials? The Florida Housing Coalition has a new member of the technical assistance team specializing in housing research and analysis. Rose Phillips is currently working on *Home Matters*, a statewide report which will be published in the Spring. She can work with local communities to conduct in-depth and timely research and analysis that builds the bridge between the world of housing data and the world of housing policy. Good housing research and analysis helps you determine the populations most in need of affordable housing in your community (for example, elderly and disabled persons), and identify local impediments or opportunities for meeting those needs. With local data in hand, you can target your time and funds to be most effective, and put your affordable housing programs on the path to success.

IS YOUR LOCAL GOVERNMENT INTERESTED IN THE “HOW TO” FOR IMPLEMENTATION OF HOUSING POLICIES THAT SUBSTANTIALLY REDUCE AND PRESERVE PUBLIC INVESTMENT, SAVING TAX DOLLARS WHILE PRODUCING A PERMANENT STOCK OF AFFORDABLE HOUSING? There are a number of housing policies that can help you meet the housing needs of residents from the extremely low income to moderate income. Jaimie Ross, Florida Housing Coalition board president, is an expert in using smart growth tools for affordable housing. Three of those tools are Inclusionary housing policies, community land trusts, and accessory dwelling units.

Inclusionary housing policies are a land value recapture mechanism for local governments to use in conjunction with land use changes at the local level. To avoid a windfall to the recipients of the homes created pursuant to inclusionary housing policies, long term or permanent affordability is imperative. A CLT can remove this burden from local government by providing the administrative vehicle to ensure that all subsequent purchasers or renters of the affordable home are income eligible. ADUs can provide housing for extremely low income individuals working in the community. These very small homes situated on the property of a primary residence can also provide housing for seniors or for the caregivers for the disabled or elderly in the primary residence, which allows the elderly to remain in their homes rather than in institutional settings.

