



Using Public Land for Affordable Housing

Part 1: Guidance on Local Policies to Evaluate Land for Affordable Housing

September 12, 2024

This is a free training provided through Florida's Catalyst Program.



AFFORDABLE HOUSING CATALYST PROGRAM



we make housing affordable™



Catalyst Training Schedule

A promotional banner for SHIP Catalyst Training. The background shows a group of diverse people in a meeting setting. On the left is the SHIP logo with the tagline 'housing a stronger Florida'. On the right, the text reads 'Fine Tune Your SHIP Program', 'REGISTER NOW FOR', and 'CATALYST TRAINING' in large, bold letters. At the bottom left of the banner, it says 'Register Now for SHIP Catalyst Training!'. Below the banner are four small circular navigation dots.

Fine Tune Your SHIP Program
REGISTER NOW FOR
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The Coalition is Florida's affordable housing training and technical assistance provider.

Hotline: 1-800-677-4548

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Free Live Local Assistance through the Catalyst Program

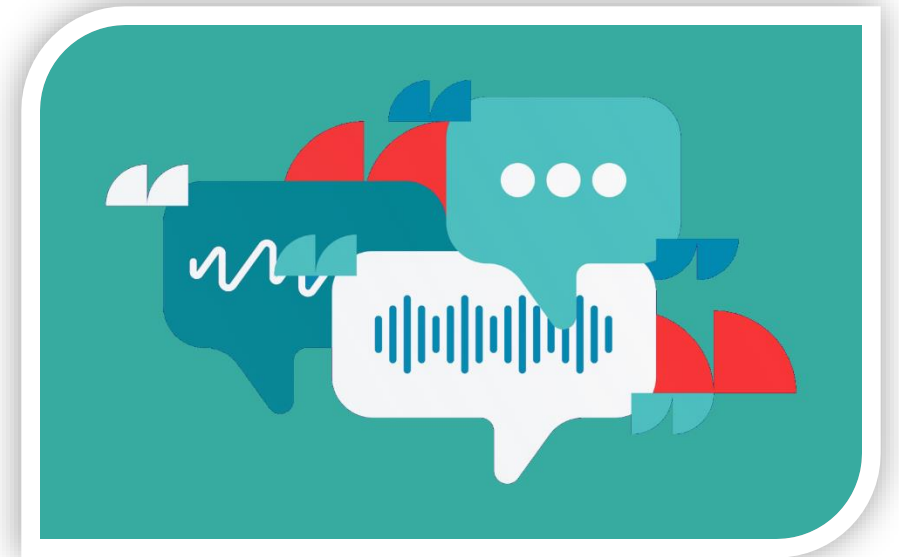
Thanks to the support of the Florida Housing Finance Corporation, from July 1, 2024 – June 30, 2025, the Florida Housing Coalition will provide:

- **Up to 5 Live Local Act site visits.** Free training and technical assistance (up to 15 hours) to local governments specifically on Live Local Implementation.
- **Three LLA-specific training webinars.**
- **100 hours of off-site technical assistance.** Each request typically of up to 10 free hours of assistance for local governments and nonprofit organizations on anything related to Live Local implementation.
- **25 hours of follow-up on site visits.**



Webinar Logistics

- Participants are muted but we encourage you to post questions and comments
- There are handouts attached to this webinar, which you can download
- PowerPoint and recording will be available on our website
- Additional questions? Just email or call!



Florida Housing Coalition (FHC) Technical Assistance is Available!

- FHC Staff is Available **Daily**
 - ✓ 1-800-677-4548
- Options for Further Assistance Include:
 - ✓ Phone and Email Consultation
 - ✓ Site Visits
 - ✓ Consultation
- Register at www.flhousing.org for:
 - ✓ Workshops
 - ✓ Webinars
 - ✓ Previous trainings
 - ✓ Publications



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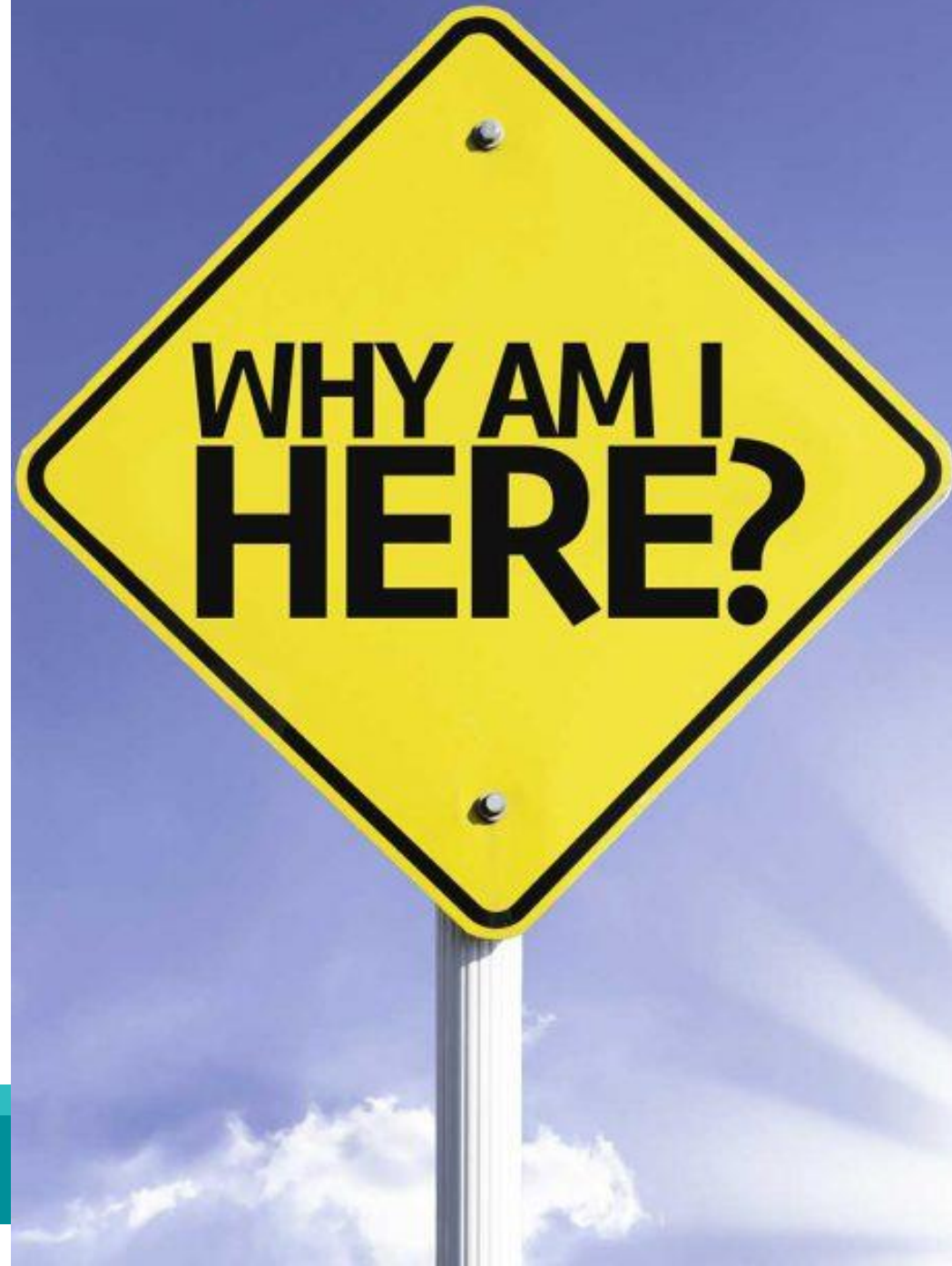
Webinar Agenda

1. An overview of the legal authorities relevant to public lands
2. How did the passage of the Live Local Act update Florida's surplus land laws?
What responsibilities do public landowning organizations now have under current Florida law?
3. What criteria should be used to evaluate if land is suitable for the construction of affordable housing?
4. How does resiliency factor into public land identification for affordable housing?
5. What best practices can public entities adopt for evaluating the appropriateness of public lands for affordable housing?
6. Hypotheticals and Q&A. Let's walk through how this may work in different situations.



Poll Q1: What Motivated You To Attend?

- A. To assess our list of land to develop a plan and make available for affordable housing purposes
- B. Have identified parcels but not sure which evaluative factors we should consider
- C. List of parcels has been adopted but unsure of best ways to leverage them to support housing efforts
- D. Want to find low-risk sites for acquisition to support future housing
- E. Other



Basics of Publicly Owned Land



Every jurisdiction in Florida has the obligation to plan for housing for its entire current and anticipated population. This includes the provision of adequate sites for future housing, including affordable workforce housing. - *Chapter 163.3177(6)(f)*



The basics: what public entities can hold land?

- Municipalities
- Counties
- State agencies
- Community redevelopment agencies
- Housing finance authorities
- School boards
- Special districts

The basics: how can a public entity acquire land?

- Direct purchase
- Donation
- Exchange of property
- Eminent domain
- Tax escheatment
- Tax foreclosure
- Code enforcement foreclosure

Legal authority to acquire and dispose of property

S. 2(b), Article VIII of the Florida Constitution – “**Municipalities** shall have governmental, corporate and proprietary powers to enable them to conduct municipal government, perform functions and render municipal services , and may exercise any power for municipal purposes except as otherwise provided by law.”

Municipalities have the power to acquire and dispose of real property so long as:

- Acquisition and disposal is for a **valid municipal purpose**; and
- **Is not expressly prohibited by law.**

Using public property for affordable housing is a valid municipal purpose.



Legal authority to acquire and dispose of property

F.S. 125.35(1). “The board of **county** commissioners is expressly authorized to sell and convey any real or personal property, and to lease real property, belonging to the county, whenever the board determines that it is to the best interest of the county to do so, to the highest and best bidder for the particular use the board deems to be the highest and best, for such length of term and such conditions as the governing body may in its discretion determine.”

F.S. 125.379. Disposition of county property for affordable housing (more on this later).

F.S. 125.38. Authorizes counties to sell or lease land to nonprofit entities for nominal or below-market value.



Legal authority to acquire and dispose of property (more examples)

F.S. 163.370. Granting **community redevelopment agencies (CRAs)** power to acquire and dispose of property in accordance with the goals and plans of the CRA

F.S. 1001.43(12). Granting **district school boards** the authority to use portions of school sites, land deemed not usable for educational purposes, or land declared as surplus to provide sites for affordable housing for teachers and other district personnel, and in areas of critical state concern, for other essential services personnel.

F.S. 159.608. Granting **housing finance authorities (HFAs)** the power to own and use real property for affordable housing purposes.



Using publicly owned land for affordable housing

What are some first steps to take?

- First, check the public entity's governing statute or governing documents
- A good chance the public entity has the discretion to use its land for affordable housing purposes unless 1) doing so conflicts with federal, state, or local law; or 2) the land was acquired for a specific purpose subject to a reversion clause.

State requirement: Inventory of public land appropriate for use as affordable housing

F.S. 125.379 (for counties) and F.S. 166.0451 (for municipalities)

- (1) Land identification requirement
- (2) Land disposition practices
- (3) Best practices

State requirement: Inventory of public land appropriate for use as affordable housing (LLA changes in red)

F.S. 125.379 (for counties) and F.S. 166.0451 (for municipalities)

(1) By October 1, 2023, and every 3 years thereafter, each county shall prepare an inventory list of all real property within its jurisdiction to which the county or any dependent special district within its boundaries holds fee simple title which is appropriate for use as affordable housing. The inventory list must include the address and legal description of each such real property and specify whether the property is vacant or improved. The governing body of the county must review the inventory list at a public hearing and may revise it at the conclusion of the public hearing. The governing body of the county shall adopt a resolution that includes an inventory list of such property following the public hearing. Each county shall make the inventory list publicly available on its website to encourage potential development.



State requirement: Inventory of public land appropriate for use as affordable housing

Summary of F.S. 125.379(1) / F.S. 166.0451(1)

- Inventory must be done at least once every 3 years (we recommend more often)
- Each city and county must look at all land it owns, and its dependent special districts owns, in fee simple
- Identify parcels that are “appropriate for use as affordable housing”
- Place identified parcels on an inventory list with address, legal description, and whether property is vacant or improved
- Each city and county must adopt a resolution that includes the inventory list
- Post the inventory list on the city or county’s website



Don't look at just “surplus” land, look at ALL public land

- Local governments and their dependent special districts subject to s. 125.379 and s. 166.0451 must look at **all** land owned in fee simple.
- The word “surplus” is not in subsection (1) of the statutes.
- Nothing in these laws require public land to first be “surplussed” to be used for affordable housing.
- Don't reserve only the “dregs” of property for affordable housing purposes.

What can be done with public lands placed on the affordable housing inventory list?

Subsection (2):

- Offer for sale and use the proceeds to purchase land for affordable housing
- Offer for sale and use the proceeds to increase the local government fund earmarked for housing
- Sell with a restriction that requires the development of the property as permanent affordable housing
- Donate to a nonprofit housing organization for the construction of permanent affordable housing
- Otherwise make available for production and preservation of permanent affordable housing



Best practices listed at F.S. 125.379(3) / F.S. 166.0451(3)

Local governments are encouraged to adopt best practices for **surplus** land programs including, but not limited to:

- (a) Establishing eligibility criteria for the receipt or purchase of **surplus** land by developers;
- (b) Making the process for requesting **surplus** lands publicly available; and
- (c) Ensuring long-term affordability through ground leases by retaining the right of first refusal to purchase property that would be sold or offered at market rate and by requiring reversion of property not used for affordable housing within a certain timeframe. (Example: Collier County – Ekos on Collier).

Does publicly owned land *have* to be placed on the affordable housing inventory list for it to be used for affordable housing purposes?

No. As mentioned on previous slides, public entities have distinct powers to already utilize their land for affordable housing purposes.

So, what's the point of the affordable housing land inventory requirement then?!

- Accountability
- Transparency
- To *encourage* the use of as much publicly owned land as possible for affordable housing purposes – get the word out there!

Fair Housing Considerations

- Avoid concentrating public land for affordable housing in a way that violates anti-discrimination laws.

Statutory

- Fair Housing Act (federal, state, & local)
- Title VI of Civil Rights Act (federal)
- Age Discrimination Act of 1975 (federal)
- Funding source-specific laws and regulations

Constitutional

- Equal Protection Clause of the 14th amendment of the U.S. Constitution
- Basic Rights provision of Article 1, section 2 of the Florida Constitution

Fair Housing Act(s)

- Three “levels” of Fair Housing laws:
 - Federal Fair Housing Act – Title VIII of Civil Rights Act. 42 U.S.C. § 3601 *et seq.*
 - Florida Fair Housing Act – Part II of Ch. 760, Florida Statutes
 - Local ordinances
- Prohibits discrimination in a broad variety of housing-related activities, including the sale, rental, or financing of dwellings, on the basis of a protected class.
- The Fair Housing Act applies to the provision of government assistance for housing to a target area, zoning decisions, and use of publicly owned land for affordable housing, among other public actions.



Two ways to violate FHA

1. Disparate treatment
 - Finding that a party had a discriminatory intent against or for a protected class
2. Disparate impact
 - Party can violate FHA if it is found that a policy or practice creates unjustified disproportionate effects on members of a protected class *even if* no evidence of discriminatory intent
 - Examples of policies that may create discriminatory effects:
 - Only using publicly-owned land for affordable housing in certain neighborhoods (race)
 - Charging higher broker fees for certain neighborhoods (race, national origin, religion)
 - Residency or essential worker preferences if the area or profession in question heavily skews towards a protected class

Affirmatively Furthering Fair Housing (AFFH)

- HUD grantees have a legal obligation to administer housing programs “in a manner affirmatively to further the purposes” of the Fair Housing Act (promote integration and access to housing choice + stem segregation)
- Different regulations on AFFH for each presidential administration
- Affirmatively Furthering Fair Housing Interim Final Rule (2021; current AFFH regulation):
 - Requires HUD grantees to certify they will “affirmatively further fair housing”
 - AFFH is defined as “taking meaningful actions to address significant disparities in housing needs and in access to opportunity, replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially or ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing laws.

Fair Housing & Identifying Public Land for Affordable Housing

- What to avoid – concentrating poverty & reinforcing patterns of segregation
 - Avoid concentrating public land for affordable housing in areas with a:
 - Disproportionally high Black population (race discrimination)
 - Disproportionally high prevalence of a certain nationality (national origin discrimination)
 - Disproportionally high prevalence of family households (familial status discrimination)
- Bottom-line: **affordable housing is appropriate everywhere that market-rate housing is appropriate.**

What Makes a Parcel Appropriate, or not?



But really, what should "appropriate" mean?

A local policy can start by looking at site-specific criteria such as:

- The site itself – lot size, shape, existing zoning, or other characteristics
- Availability of existing infrastructure
- Proximity to jobs, transit, and other amenities
- Environmental considerations & resiliency
- Needed for other governmental purposes e.g. land purchased for right of way expansion having sufficient excess area to construct housing

What does it mean for a public parcel to be “appropriate for use as affordable housing?”

State law does not define the word “appropriate” in the context of the affordable housing land inventory requirement.

Because of this, identifying “appropriate” parcels to place on the affordable housing inventory is largely left up to the discretion of the local government.

Best practice: view this as an **opportunity** to maximize housing resources and shape how your community guides growth. Enact a policy providing clear direction on how to identify “appropriate” publicly owned parcels.



Evaluating site characteristics

Are the size and shape of the parcel of land conducive to housing?

- The physical dimensions of the lot will determine what form of affordable housing is feasible for the site, such as whether the land is suitable for single-family development or multifamily development.
- This is where local governments should think strategically about where publicly owned lands fit into a broader plan for affordable housing in the community.
 - Does the land make more sense for a multifamily, mixed-use development?
 - Does it make sense for a single-family infill or down payment assistance program?
- **Other factors to consider: parking and accessibility**

Does the site have access to the public infrastructure necessary for housing?

Access to infrastructure is often critical in determining the feasibility of any proposed affordable housing development!

1. The costs associated with making necessary infrastructure improvements can prevent many otherwise desirable potential affordable housing efforts from "penciling out."
2. For any future development on the site to have access to affordable housing funding resources, all affordable housing finance programs at the state and federal level will require some form of verification of infrastructure.

Note: this is why infill sites are often desirable for use as affordable housing.

Public funds such as CDBG, SHIP, GF and proceeds from sale of other parcels could be leveraged to create access to infrastructure, especially those that have the potential to site a number of units and are adjacent to existing infrastructure.



Does the site have access to the public infrastructure necessary for housing?

Forms of infrastructure to verify in practice include:

- Water
- Sewer
- Electricity
- Roads
- Stormwater
- Broadband

Proximity to community resources

Having access to community resources will greatly benefit the health and wellbeing of any future residents, in addition to supporting local economic activity.

A local process should evaluate a development site’s proximity to resources such as:

- Public bus or rail transit services
- Grocery stores
- Medical facilities
- Pharmacy
- Public/charter schools
- Shopping/retail options



Note: The application process for any development seeking to utilize competitive affordable housing financing resources (i.e. Low-Income Housing Tax Credits, SAIL, Multifamily Mortgage Revenue Bonds, HOME, NHTF) may evaluate a development site’s proximity to these resources.

Other site location considerations

The following are additional locational criteria that may be considered when evaluating publicly owned lands for potential use as affordable housing:

- Geographic Areas of Opportunity
- Difficult to Develop Areas (DDAs)
- Qualified Census Tracts (QCTs)
- Racial and Ethnically Concentrated Areas of Poverty (R/ECAP)
- Limited Development Areas (LDAs)

Note: FHFC provides an online Beta Mapping Tool for Multifamily applications to assist with determining if these additional locational criteria apply for a given development site.





Identifying Suitable and Resilient Sites

1. Lot size, shape, existing zoning, and other characteristics
2. Availability of existing infrastructure
3. Proximity to jobs, schools, and other desirable amenities
4. **Current and future hazards and environmental considerations**

Strongly influence what form of affordable housing is feasible and desirable -- multifamily, mixed-use or single-family



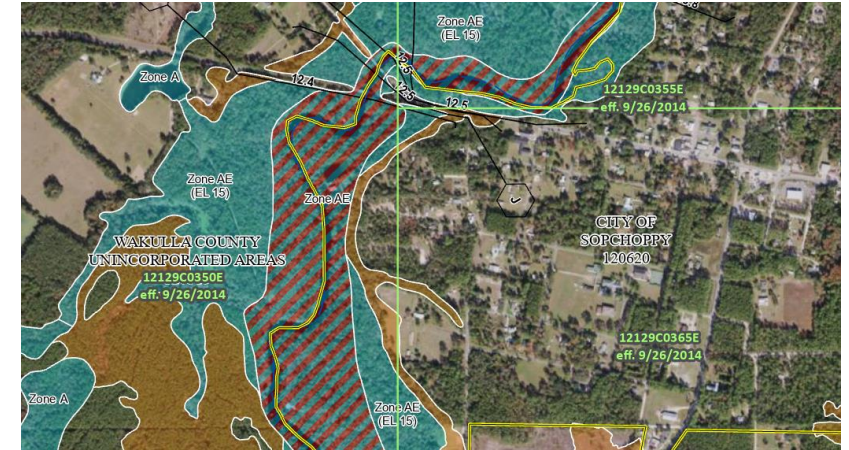
Why does resilience matter?

- Choosing a good site can impact affordability, safety, and quality of life:
 - Developers:
 - Lower development costs
 - Greater access to funding mechanisms
 - Increased appeal to buyers/renters
 - Access to insurance and better premiums
 - Homeowners:
 - Potential for lower insurance rates
 - Lower chance of requiring state or federal assistance post-disaster
 - Greater resale value
 - Renters:
 - Lower likelihood of personal property damage from natural hazards



Assessing Hazards and Location Risks

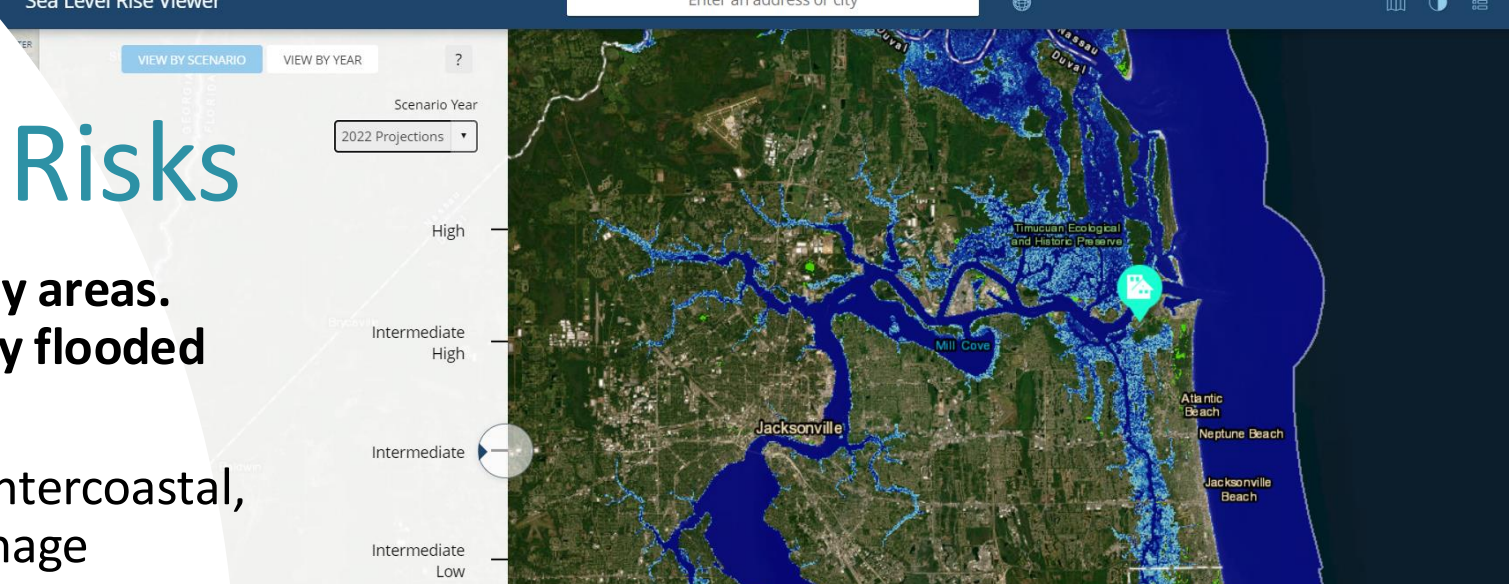
- Flooding/Special Flood Hazard Areas
 - Sea level rise
 - Riverine and pluvial flooding
- Hurricanes
 - Evacuation zones
 - Storm surge
- Infrastructure conditions – age, capacity
- Wetlands
 - Environmentally sensitive areas & species
- Environmental Hazards
 - Heat, brownfields, pollution



Assess Future Flood Risks

Sea level rise (SLR) increase flooding in many areas. Some areas are projected to be permanently flooded in 40-50 years.

- Not just a beachfront problem -- impacts intercoastal, back bay, inlets, estuaries, rivers, and drainage
- Many Counties and Cities have completed Vulnerability Assessments with FDEP funding
 - Ask your Resilience Officer or flood plain administrator for your vulnerability assessment maps
 - Layer on your list of parcels to identify at risk neighborhoods.
 - Consider property-level risk assessments for large sites.



2015

This year

In 30 years

Identify The Flood Zone

Go To The FEMA Flood Map Service Center

- Insert the address
- Look at the interactive map
- Download the map and mini-report

This map shows two types of Zones: A and AE. Zone AE is the Regulatory Floodway. (Best practice is to avoid this for all construction.)



Flood Risks: Map Parcels and Organize List by Neighborhoods and Flood Zones

FEMA flood zones are categorized according to the estimated flood risk **due to heavy rain** (influenced by waterbodies such as ponds or rivers.)

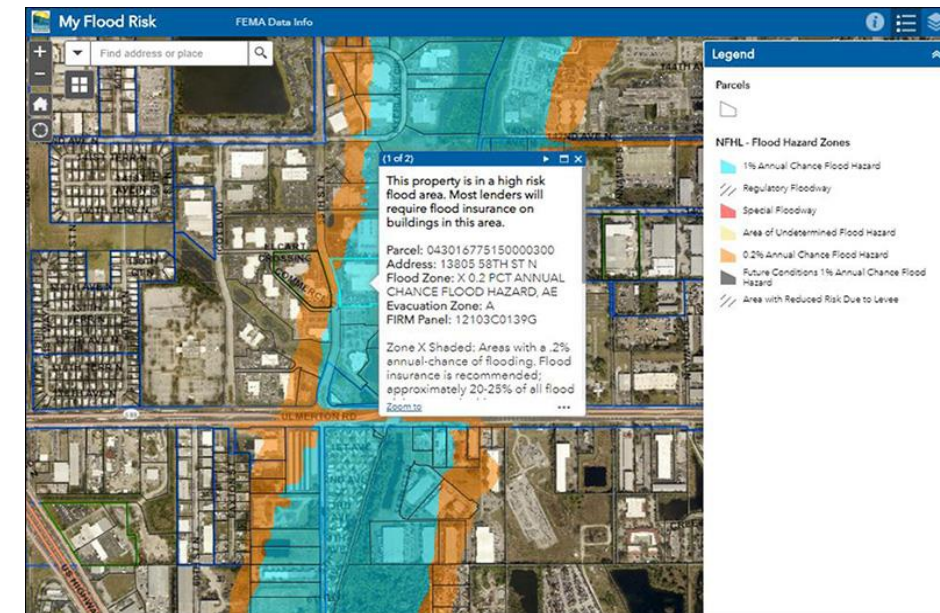
It is **NOT** related to storm surge and hurricanes.

Special Flood Hazard Areas (SFHA)

- Flood insurance is required with federally backed mortgages
- SFHA categories begin with **A or V**: Zone A, AE, AO, AH, V, VE

Non-SFHA / Moderate Risk = flood insurance recommended

Non-SFHA / Low Risk = X Zone (not required)

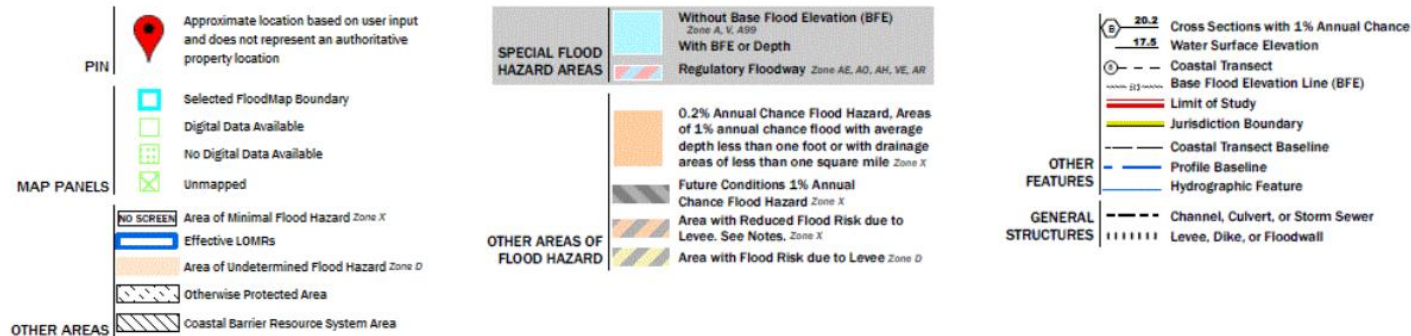
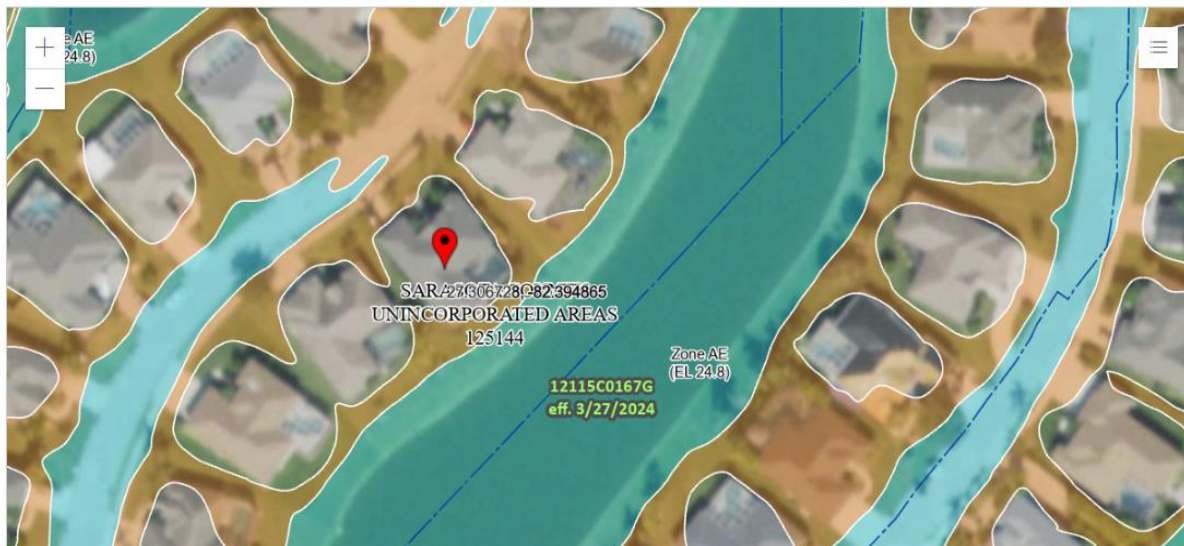


Ground Truth Parcels that are Near Flood Risks

Requires extra due diligence.

Look at the maps and do a windshield survey to assess proximity.

Houses "risk not determined" but super close to canals or ponds.



Community Flooded During Hurricane Debby 2024

New Flood Disclosure Bill

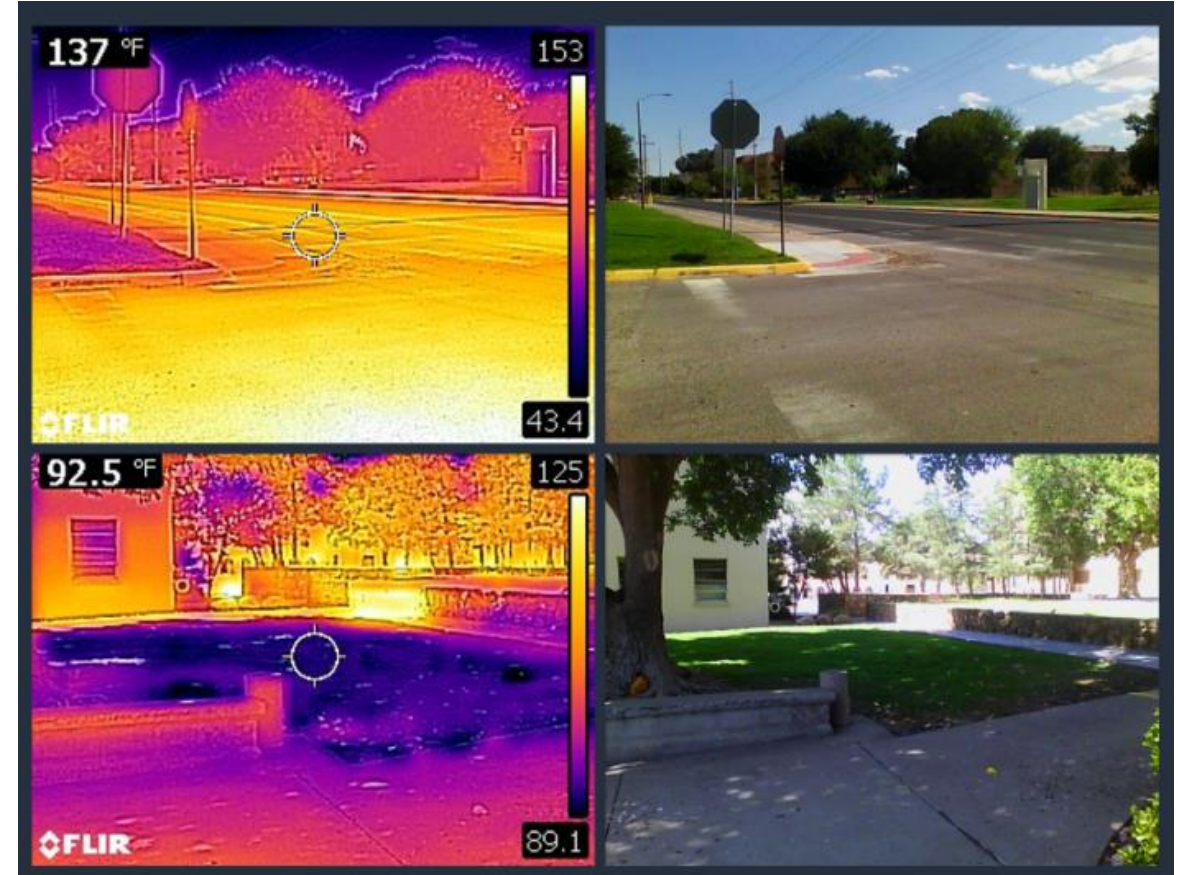
**Have any of your properties experienced flooding?
Do they have claims?**

- Next month, you will be required to disclose this.
- CS/CS/HB 1049: Flood Disclosure in the Sale of Residential Real Property goes into effect October 1, 2024.
- The bill "requires a seller of residential real property to complete and provide a form relating to flood disclosure to a purchaser of residential real property at or before the time the sales contract is executed"
 - This includes filing a claim for insurance, NFIP Claim or received federal assistance



Heat Islands and Public Land

- Heat Islands - areas with a lot of concrete, buildings, parking lots, roads, and other infrastructure **absorb and re-emit the sun's heat**, more than natural landscape.
- Housing in/near "heat islands" will need green building and site design to reduce heat gain.
- These can be at risk for flooding due to extreme rainfall and drainage issues.
- [Heat Risk Assessment and https://geoxc-apps2.bd.esri.com/Climate/HeatVulnerability/index.html](https://geoxc-apps2.bd.esri.com/Climate/HeatVulnerability/index.html)



Age of the Area and Infrastructure

- The age of an area provides an indication of the functionality of the stormwater infrastructure.
 - Newer areas are built to modern design levels
 - Stormwater regulations have generally improved.
 - Older areas may have minimal capacity and prone to flooding.
- Review your Public Works' Capital Improvement Projects and planned investments for stormwater management



City of Tampa photos

Low Impact Development

- Low impact development (LID) uses land planning, design and construction practices to conserve and protect natural resource systems while reducing infrastructure costs.
 - Emphasis on cost-effective strategies at the lot/site level
- Seeks to work with nature to manage stormwater runoff and onsite flooding
- Financial, aesthetic, and environmental benefits
- **What are your rules and incentives?**



Brownfields

By addressing environmental contaminants within a Brownfield, redevelopment can enhance the health and safety of a community while also adding housing

- Depends on type of risk, location, and, if remediation can be effective
- Requires detailed site assessments to define risks, remediation actions, costs, and additional funding needed, and cost-benefit analysis.
- Requires more integrated planning: define which Brownfields are "more appropriate" and how cleanup + affordable housing development will specifically support healthy communities, environmental benefits, economic development, and community revitalization.

Using HUD CDBG funding:

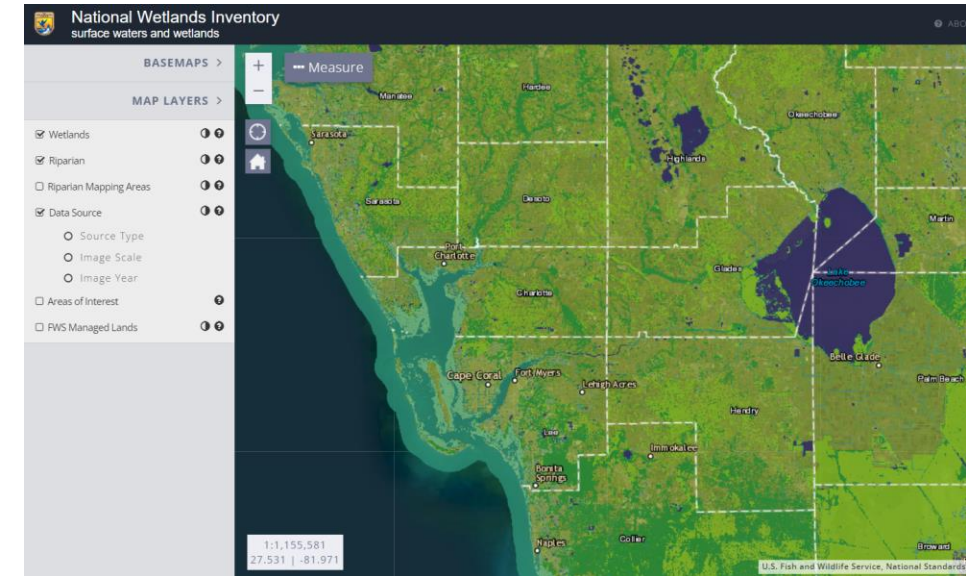
- Must meet one of the program's national objectives: benefit low- and moderate-income persons; prevent or eliminate slums or blight; and address conditions that present a serious and immediate threat to the health and safety of the community.
- Brownfield redevelopment activities must be incorporated into local government priorities through the community's consolidated plan and annual action plan

EPA Atlas: <https://www.epa.gov/enviroatlas/enviroatlas-brownfields>



Federal Funding Requirements:

- Funding programs under the Department of Housing and Urban Development (HUD) are required to comply with the HUD environmental requirements as provided in 24 CFR 93.301(f)(1) and (2).
- If a project will impact a wetland, it cannot be funded by National Housing Trust Funds (NHTF).



Land Likely Not Suitable For Housing

Reserved for Stormwater Retention

Reserved for Public Works Projects

Land was bought as part of
floodplain mitigation

Environmentally constrained beyond
the capabilities of resilient design

Adjacent to heavy industrial or toxic
activities

Resilience Assessment Suggestions

Is this the right parcel for future housing? How can I decide?

1. Identify a parcel's hazards – community vulnerability assessment to flooding, sea level rise, storm surge and wind
2. Is a parcel in a high-risk area due to other infrastructure issues?
3. Look at concentrations of vulnerable populations
4. Quantify and define risk impacts to potential future affordable housing stock:
 - Multi-family properties: publicly assisted and apartments that accept Housing Choice Vouchers
 - Mobile home parks and neighborhoods with concentrations of manufactured housing units
 - Other types of affordable housing
5. Work with Certified Floodplain Manager, Local Mitigation Strategy coordinator and GIS team to update risk assessment for your publicly owned lands



Assessing Resilience and Environmental Hazards

1. Flood Zones: [FEMA Flood Map Service Center](#)
2. Evacuation Zones: [FDEM Mapper](#) and county websites
3. Sea level rise risks: [NOAA Sea Level Rise Viewer](#)
4. Riverine Flooding: [USGS](#) & Local Flood Zone Maps
5. Wetlands: [Fish and Wildlife Service National Wetlands Inventory](#)
6. Environmentally sensitive areas: [NOAA Environmental Sensitivity Index](#)
7. Extreme heat risks: [Heat Risk Assessment and https://geoxc-apps2.bd.esri.com/Climate/HeatVulnerability/index.html](#)
8. Brownfields: [EPA EnviroAtlas and Brownfields](#)
9. Air pollution: [EPA Air Compare](#)
10. Sinkholes: [FDEP Subsidence Incident Map](#)

Bringing IT ALL Together



Model policy to identify “appropriate” parcels

Handout #1: FHC’s model policy outlining the process for identifying publicly owned parcels “appropriate for use as affordable housing”

1) Start with all publicly owned land

- Remove parcels that are undevelopable due to size, shape, or defined risk factors
- Remove parcels needed for another government purpose

2) Analyze “subject parcels”

- These are parcels that will undergo an “appropriateness” analysis
- Use clear criteria what makes a parcel “appropriate” for AH

3) Place “appropriate” parcels on the AH inventory

- Parcels placed on the inventory should then be used for AH purposes



Process to identify public lands for affordable housing

Cross-departmental involvement and collaboration is key!

- Involve officials and subject matter experts from multiple related departments such as Real Estate and Planning to identify parcels.
- Meet with a GIS analyst, floodplain manager, resilience lead, community developer, emergency management official to discuss and assess risk and determine best locations

Consider giving the Housing Department a “first look” at available public parcels

- **Jacksonville:** considers their Community Land Trust (CLT) a “city agency” that gets a first look at public parcels



Land evaluation criteria to identify “appropriate” parcels

Handout #2: FHC's matrix of criteria that may be used by public entities to determine if lands are appropriate for affordable housing (filtering process).

APPROPRIATENESS FACTOR	BRIEF DESCRIPTION	EXAMPLE
Size and shape	This factor refers to the physical dimensions of a plot of land. Size and shape may be used to quickly filter out public land that is not large enough to accommodate the form(s) of affordable housing that the local government seeks to prioritize.	A site must contain at least _____ contiguous acres to be considered appropriate.
Lot design criteria	Ensuring that local land use regulations such as setbacks, concurrency, minimum parking requirements, and minimum lot coverage are compatible with affordable housing that could potentially be developed on the site if it were to become available.	Sites with incompatible land use regulations for residential development, as determined by the local land development code, will be deemed inappropriate for affordable housing development.

Situational Land Evaluation



Land evaluation in practice

Q: We have land available that is at low risk for environmental hazards, but it's not the best when it comes to infrastructure and community resources. What should we do?

- A. What infrastructure is there and what is planned? Talk to your County/City Planner to understand Future Land Use plans, planned capital infrastructure improvements, and future service areas; explore criteria considered for land use amendments and rezonings, if needed.
- B. Address the amenities/resource gap
 - Single-family housing -- additional building leased for commercial.
 - Mixed-use properties -- lease the first floor.
- C. Does the parcel have value but the cost of improvements too high? If so, selling and using the proceeds for another affordable housing use could be best. Series #2



Land evaluation in practice

Q: My site is very desirable, but FEMA map shows it's in the A Zone boundary. What should I do?

A: That site is in the Special Flood Hazard Area and as a result, may not be a good candidate for single family housing as they may have a higher insurance premium, mandated flood insurance and increased risks of experiencing future flood damage. However, the affordability of the home at a certain income category will be determinant of all housing costs and could be better than other options. Before deciding how to categorize, consider:

- Review of elevation, base flood elevation and other construction requirements
- Obtain homeowner and flood insurance quotes (when complete) to help identify costs on a likely project when complete

Other options:

- Consider targeted disposition – Add the parcel to the AH list, sell the land and dedicate proceeds for affordable housing programs or resources
- Depending on your zoning, determine if it has potential for a multi-family property, that *is appropriately elevated and designed to be flood resistant.*



Land evaluation in practice

Q: Many of the lands in our inventory that are infill are too small or irregular for residential housing. Could these available parcels be useful in any way?

- A. There will be plots of land that are too small for any form of housing. However, some parcels may be suitable for an affordable single-family homeownership option. Communities such as Fort Myers and Pensacola/Escambia have recently started programs to use small, publicly owned lots for affordable single-family developments. We recommend exploring this option for sites that are too small for missing middle or multifamily housing.
- B. Consider targeted disposition – selling the land (adjacent property owners may be interested in land expansion and as such are good contacts to make) and dedicating proceeds for affordable housing programs or resources

Land evaluation in practice

Q: My 4-parcel residential site seems desirable for an infill project. The FEMA NFIP Risk map show it's an "undermined elevation" and is about 70 feet from the AE Zone and the neighborhood retention pond. What should we do with this?

A: Flood maps and flood risks are expected to change.

The site may not be ideal for single family homes for low- to moderate-income households. There is a high prospect for future flood risk/damages and updated mapping may change the FEMA Zones in the future.

- Ask your Floodplain Manager to review the elevation, projections for current and future flood risks, local stormwater master plan, pond capacity and maintenance plans.
- Does the location have potential for a multi-family property, that *is appropriately elevated and designed to be flood resistant?*
- Selling and using the proceeds for another affordable housing use could be a plausible and beneficial option.



Technical Assistance and Written Resources for Publicly Owned Land and Site Selection is Available!

- [Public Land for Affordable Housing](#)
- **Email any of our presenters to discuss creating a list, site assessments, etc.**
- Options for assistance include:
 - ✓ Phone and Email Consultation
 - ✓ In-person meetings
- Register at www.flhousing.org for:
 - ✓ Workshops, Webinars including the second part of this series on disposing of land
 - ✓ Find Previous trainings and publications



Getting Started...

We are happy to discuss your program status, timeline and support needs

- Questions about specific parcels?
- Questions about pulling a team together to DIY?
- Questions about drafting or revising policy on conducting comprehensive site screening to support land acquisition plan?



Please complete the EVALUATION

More questions? Need help with a project? Just ask!



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ANY
QUESTIONS
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