



FHFC and Local Government Funding to Facilitate Community Land Trusts in Florida

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The Florida Community Land Trust Institute (see page 16 for info on the FCLT Institute) has been diligent in its efforts to educate state and local government housing staff regarding the CLT model. We have been addressing a variety of CLT issues to provide greater access to state and local funding, as well nontraditional sources of funds. The aim has been to open the doors for state and local financing and funding to community land trust homebuyers, as well as nonprofit community land trusts in Florida.

FLORIDA HOUSING FINANCE CORPORATION.

Following our in-house community land trust workshop for key Florida Housing Finance Corporation (FHFC) staff, we provided ongoing education and information on all aspects of the CLT model, addressing lender concerns, including the secondary market, resale formulas, and legal issues such as title and taxes. Early in 2005, we reviewed all of the FHFC homeownership programs which are currently available for the purpose of developing affordable housing and providing downpayment assistance and gap financing for new homebuyers.

After reviewing all program rules and objectives, it became apparent that some of the FHFC's programs that are so necessary for supplementing the end financing for the CLT homebuyers were not structured to accommodate the community land trust model. To address this



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barrier, the Florida Housing Coalition drafted recommendations for administrative rule revisions to the Homeownership Loan Program (HLP) which were subsequently approved by the FHFC and adopted in August 2005. Specifically, the rule change adds a definition of community land trust and allows a subsequent buyer to assume a HLP loan. Without this change, FHFC would have recaptured the loan at sale preventing the community land trust from realizing its goal of long term affordability. This program redesign now paves the way for CLT homebuyers in Florida to access HOME and other Homeownership Loan Program monies from the FHFC.

Having opened access to the CLT homebuyer in Florida, the FHFC then explored ways of making funds available to the CLT for land acquisition. During the summer of 2005, the Florida Community Land Trust Institute assisted FHFC with the development of an RFP to make funds available to community land trusts for land acquisition. Making land acquisition grant funds available to promote community land trusts evidences FHFC's clear understanding of the CLT model (the need to take land costs out of the equation) and its commitment to support the community land trust model in Florida. See page twenty.

The following is a list of the existing FHFC homeownership programs which may be used in the production of community land trust housing.




 HOME INVESTMENT PARTNERSHIPS PROGRAM (HOME)

 HOMEOWNERSHIP for STATE AND NON-PARTICIPATING JURISDICTIONS

 HOMEOWNERSHIP ASSISTANCE PROGRAM (HAP) CONSTRUCTION/PERMANENT LOAN

 HOMEOWNERSHIP ASSISTANCE PROGRAM (HAP) DOWN PAYMENT ASSISTANCE

 SINGLE-FAMILY MORTGAGE REVENUE BOND PROGRAM (SFMRB)

More information is available on each program from the Florida Housing Finance Corporation, www.floridahousing.org or from the Florida Housing Coalition, www.flhousing.org. You may also request a free copy of Creating Inclusive Communities in Florida, 2005 edition, from the Florida Housing Finance Corporation for a summary of each program.

FLORIDA COMMUNITY LOAN FUND


Our partner, the Florida Community Loan Fund (Loan Fund) is also a good resource for nonprofits who want to develop affordable housing. The Loan Fund specializes in flexibility in its loan products and in early commitments to projects that do not have all other funding sources in place. This makes it particularly suited to assisting in the acquisition and infrastructure phases of projects.

For more information go to www.fclf.org/floridaSolutions.cfm.

LOCAL GOVERNMENT INTEREST.

We are receiving inquiries from local governments in Florida's high cost areas every week. Local governments in Florida are frustrated over their inability to provide homeownership as land prices escalate and salaries and SHIP dollars remain stagnant.

We respond to these inquiries by working with local government SHIP programs to provide technical assistance on how to design and implement programmatic changes which will complement the community's efforts to produce housing which is both initially affordable and protects the public investment in the long term. We are working closely with numerous SHIP program administrators, elected officials, and lender partners to assist with evaluating local market characteristics

and developing financing strategies which make sense in communities with rapidly appreciating land values. 

Wight Greger is a Senior Technical Advisor for the Florida Housing Coalition and is currently serving as lead staff for the Florida Community Land Trust Institute. Ms. Greger's expertise includes project development, organizational development, nonprofit capacity building and implementation of all aspects of affordable housing programs.

FLORIDA HOUSING FINANCE CORPORATION FUNDING FOR COMMUNITY LAND TRUSTS

Florida Housing Finance Corporation has determined that there is a need in Florida for affordable housing provided via Community Land Trust (CLTs) in order to preserve and maintain the affordability of housing in perpetuity for low to moderate income families. Florida Housing is soliciting sealed proposals from qualified Offerors that will commit to provide housing in accordance with the terms and

conditions of the Request for Proposals (RFP) posted on its website at www.floridahousing.org

Funding under this RPF can be used for acquisition of vacant land or the acquisition of land with improvements. Offerors are limited to a funding request based on the cost for ten (10) housing units; however, land banking is not an eligible activity under this RFP. If the Offeror is contemplating

purchasing vacant land, construction activities must begin within 12 months of award of funding. Up to \$10 Million in HOME funds will be made available, with up to \$4 Million of this funding available to support housing in the Florida Keys.

Proposals will be accepted up until 2:00pm. Tuesday January 31, 2006