

The background of the slide is a photograph of several fishing boats docked at a pier. The scene is captured during sunset or sunrise, with the sky showing a gradient of orange, yellow, and blue. The water is calm, reflecting the light from the sky. The boats are silhouetted against the bright sky, and their masts and rigging are visible. The overall mood is serene and coastal.

Solutions for Affordable Housing in Franklin County

July 19, 2022

Franklin County Board of County Commissioners

Presented by: Florida Housing Coalition

Gladys Cook, Director of Disaster Resilience and Recovery

THE FLORIDA HOUSING
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AFFORDABLE HOUSING CATALYST PROGRAM

**Sponsored by the
Florida Housing Finance Corporation**



we make housing affordable™

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Florida Housing Coalition Presenter

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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
- Register at www.flhousing.org for:
 - ✓ Workshops
 - ✓ Webinars
 - ✓ Previous trainings

✓ Publications

Agenda

- Important Definitions
- Housing Needs Data
- Current Housing Programs
- SHIP Administrator
- FDEM Housing Coordinator
- Role of Florida Housing Finance Corporation



Source: Apartments.com. Carrabelle Cove Apartments, Carrabelle, FL.



- Existing Affordable Housing Units & Developers in the Area
 - Solutions to Achievable Housing Photo Source: Royal American. • Q&A/Discuss
- Heritage Villas, Apalachicola, FL.

Why does housing matter?

The health, safety, and welfare of Floridians and the strength of Florida's overall economy depends on a sufficient supply of housing affordable to Florida's working families, elders, and people with disabilities living on fixed incomes.



Important Definitions

- **Affordable Housing**

- Rule of thumb: Housing that costs (rent plus utilities or PITI) are no more than 30% of a household's gross income.
- Households who pay more than this amount are considered "housing costburdened"
- Homeownership likely to be 45% based on lender requirements

- **Cost Burden**

- Cost Burdened: Households pays >30%-50% of their gross income on housing costs.
- Severe Cost Burdened: Households pays >50% of their gross income on housing costs.

Important Definitions

Area Median Income (AMI)

- Extremely Low Income (ELI) – at or below 30% AMI
- Very Low Income (VLI) - at or below 50% AMI (*FYI- LIHTC <60% AMI*)
- Low Income (LI) – at or below 80% AMI
- Workforce - 120%
- Workforce - 140%

• Franklin County Median Family Income

- 2022 AMI - \$61,800
- 2021 AMI – \$58,700
- 2020 AMI - \$55,400

- 2019 AMI - \$51,600

Source: www.HUD.gov

Affordable housing is safe and decent housing
It differs from market rate housing in two ways

1. The income of the family living in the housing
2. The financing of the housing



Housing Needs Data

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Cost Burden by Income, All Households (Franklin County)

300

250

200

150

100

50

0

30% AMI or less

30.01-50% AMI

50.01-80% AMI

80.01-100% AMI

Greater than 100% A

77

204

107

66

72

113

79

8

248

53

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■ 30.1-50% (Cost Burdened) ■ More than 50% (Severely Cost Burdened)

Source:

COST BURDEN BY INCOME, ALL HOUSEHOLDS

**Franklin
County**

Low Income, Cost Burdened

639

Low Income, Not Cost Burdened

754

Not Low Income, Cost Burdened

388

Shimberg Center for Housing Studies, 2020 Estimates

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Not Low Income, Not Cost Burdened

2,329

TOTAL UNMET HOUSING NEED

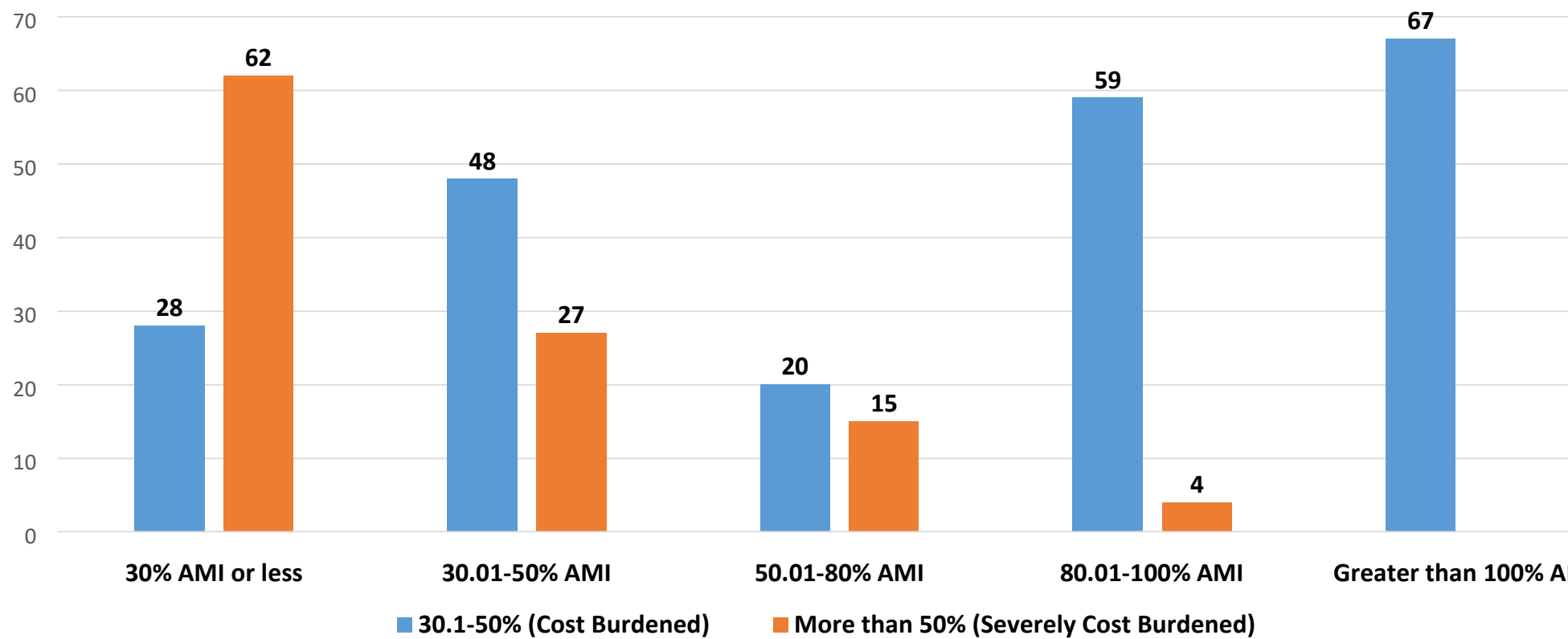
639 (16%)

Cost Burden by Income, Renter Households
(Franklin County)

80

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Source:

Shimberg Center for Housing Studies, 2020 Estimates

THE FLORIDA HOUSING COALITION



COST BURDEN BY INCOME, RENTER HOUSEHOLDS

**Franklin
County**

Low Income, Cost Burdened

200

Low Income, Not Cost Burdened

173

Not Low Income, Cost Burdened

130

Not Low Income, Not Cost Burdened

453

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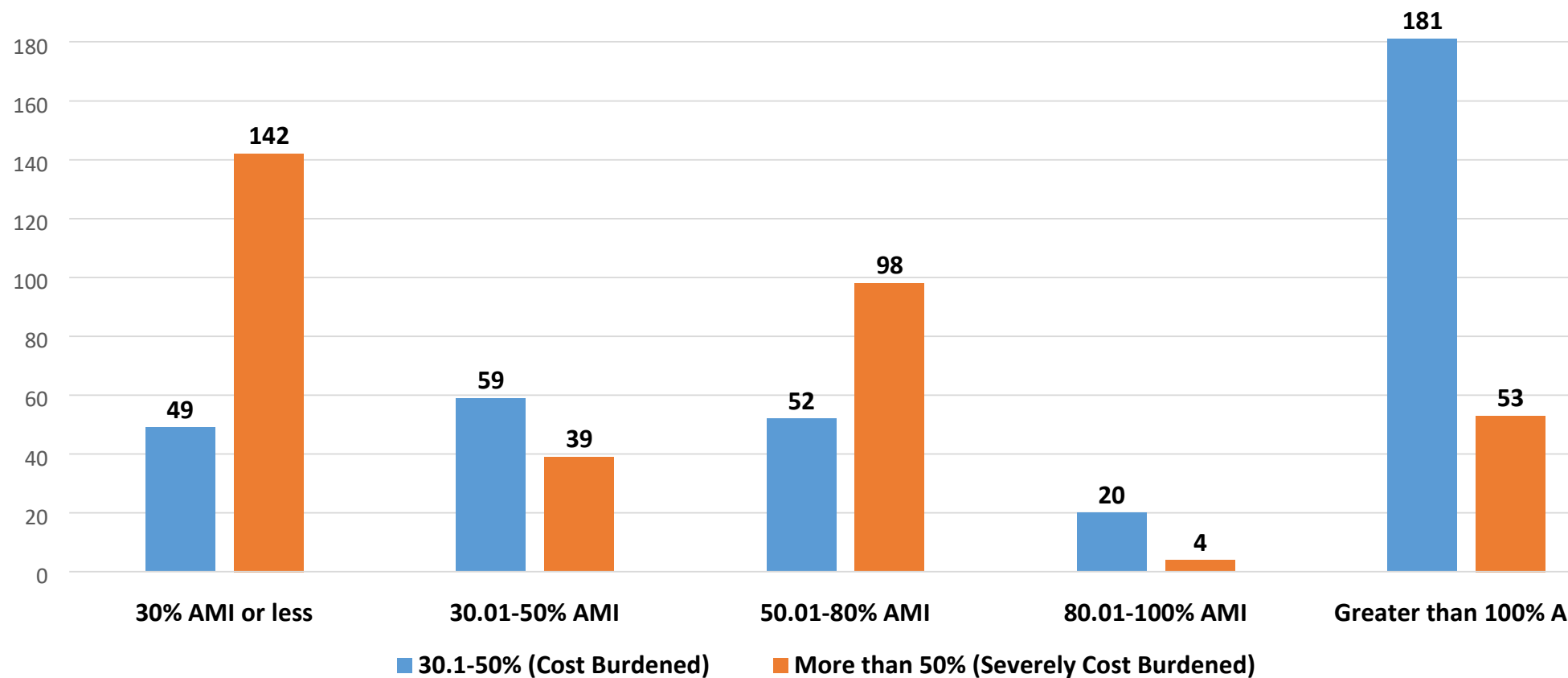


TOTAL UNMET HOUSING NEED

200 (21%)

**Cost Burden by Income, Owner Households
(Franklin County)**

200



Source:

THE FLORIDA HOUSING COALITION



COST BURDEN BY INCOME, OWNER HOUSEHOLDS

**Franklin
County**

Low Income, Cost Burdened

439

Low Income, Not Cost Burdened

581

Not Low Income, Cost Burdened

258

Not Low Income, Not Cost Burdened

1,876

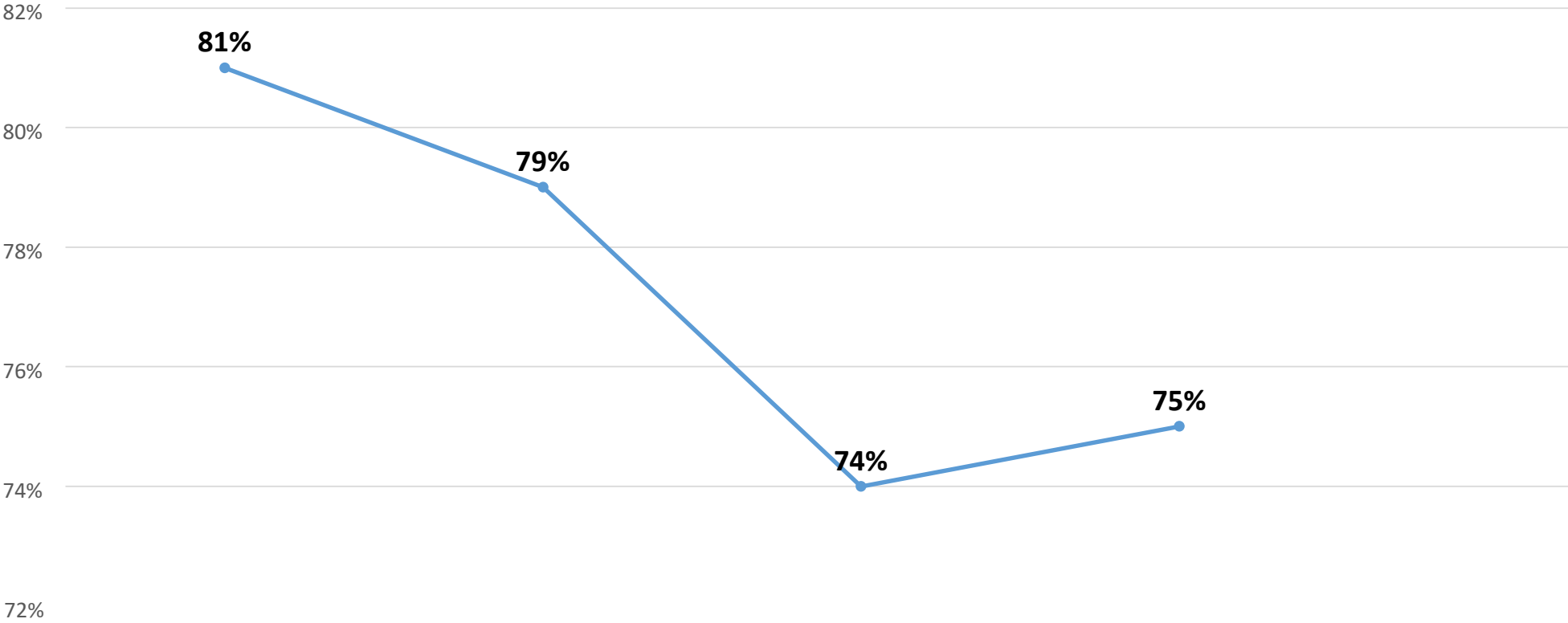
TOTAL UNMET HOUSING NEED

439 (14%)

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Franklin County Homeownership Rate (%)
1990 Through 2015-2019 (5-Year Estimates)



70%

1990

2000

2010

2015-2019



Zillow Typical Home Price Index

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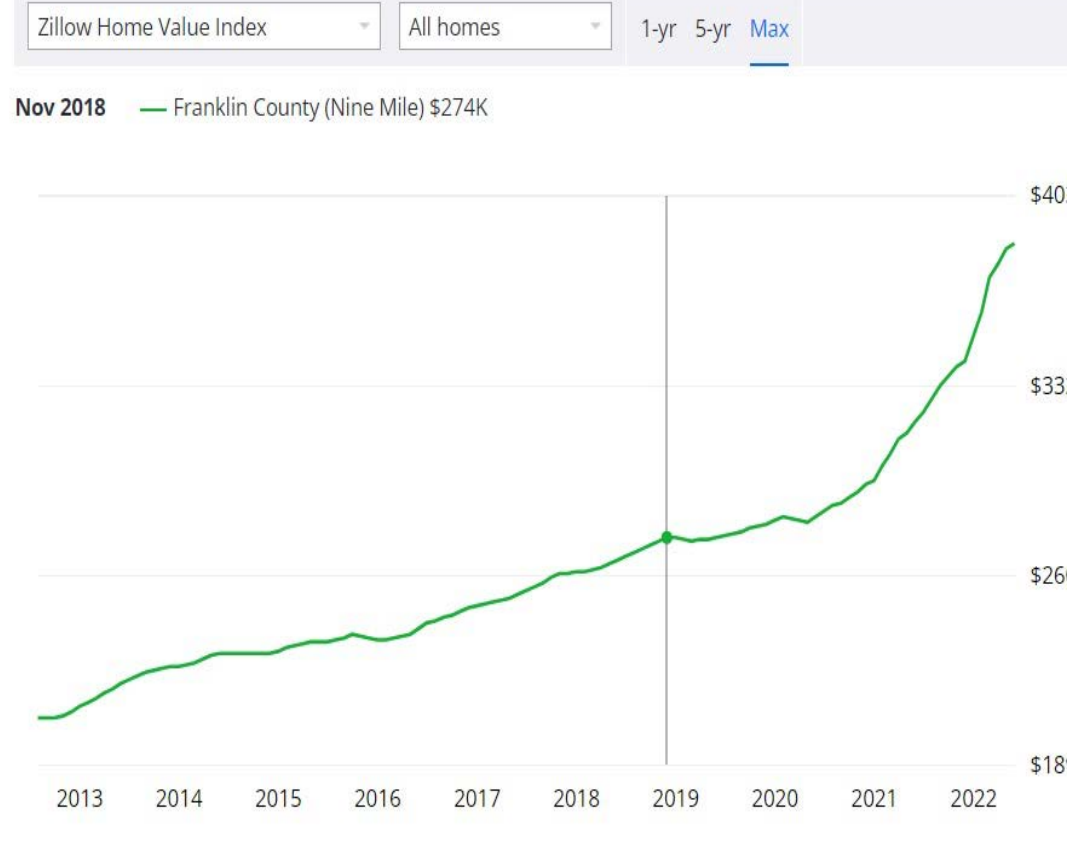
ZILLOW HOME VALUE INDEX ?

\$385,514

21.1% 1-year change



The typical home value of homes in Franklin County (Nine Mile) is \$385,514. This value is seasonally adjusted and only includes the middle price tier of homes. Franklin County (Nine Mile) home values have gone up 21.1% over the past year.



Source: Zillow

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Franklin County Housing Characteristics

THE FLORIDA HOUSING COALITION



UNITS IN STRUCTURE	#	%
Total housing units	8,764	--
1-unit, detached	6,151	70.2%
1-unit, attached	218	2.5%
2 units	131	1.5%
3 or 4 units	208	2.4%
5 to 9 units	423	4.8%
10 to 19 units	121	1.4%
20 or more units	37	0.4%
50 or more units	24	0.3%
Mobile home	1,435	16.4%
Boat, RV, van, etc.	16	0.2%

BEDROOMS	#	%
No bedroom	212	3.1%
1 bedroom	541	6.2%
2 bedrooms	2,885	32.9%
3 bedrooms	3,580	40.8%
4 bedrooms	1,312	15.0%
5 or more bedrooms	234	2.7%

Source: 2020 ACS (5-Year Estimates)

Franklin County Housing Characteristics

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YEAR STRUCTURE BUILT	#	%
Total housing units	8,764	--
Built 2014 or later	210	2.4%
Built 2010 to 2013	50	0.6%
Built 2000 to 2009	1,963	22.4%
Built 1990 to 1999	1,266	14.4%
Built 1980 to 1989	1,995	22.8%
Built 1970 to 1979	1,287	14.7%
Built 1960 to 1969	483	5.5%
Built 1950 to 1959	474	5.4%

Built 1940 to 1949	416	4.7%
Built 1939 or earlier	620	7.1%

were constructed before 1990.

60% of all housing units in Franklin County



Source: Realtor.com.

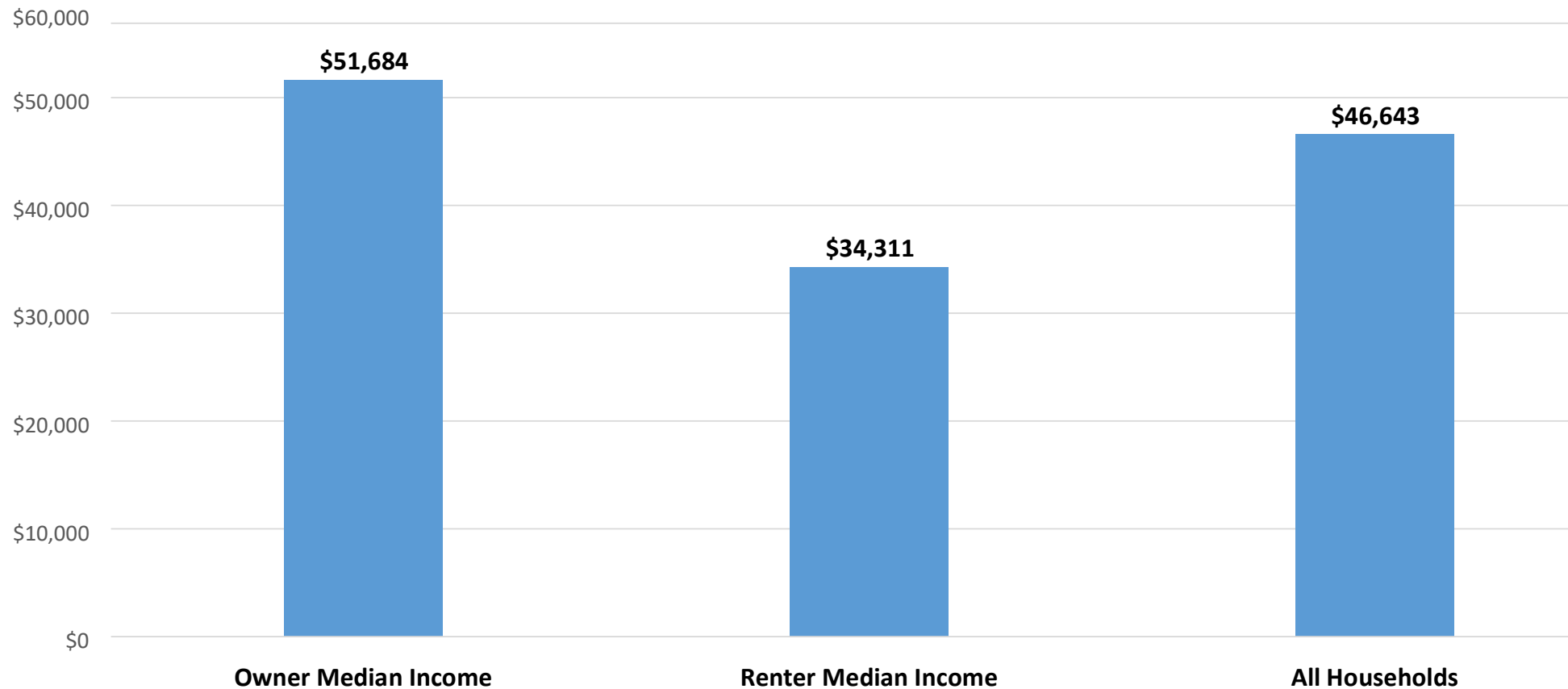
116 5th St, Apalachicola, FL 32320 (built in 1930)

Source: 2020 ACS (5-Year Estimates)

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Median Income by Tenure (Franklin County)



Source: Shimberg Center for Housing Studies, 2020 Estimates

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Top 10 Employment Industries & Wages, Franklin County

Industry	Average Hourly Wage	Maximum Affordable Rent (30% of Income)	HUD 2BR Fair Market Rent	% Income Needed for 2 BR FMR	# of Workers 2020
Service-Providing	\$17.26	\$863	\$786	27%	2,931
Leisure and Hospitality	\$13.42	\$671	\$786	35%	714
Trade, Transportation, and Utilities	\$14.98	\$749	\$786	31%	655
Accommodation and Food Services	\$13.47	\$673	\$786	35%	651
Public Administration	\$19.46	\$973	\$786	24%	613
Education and Health Services	\$19.99	\$999	\$786	24%	512
Retail Trade	\$13.07	\$653	\$786	36%	506

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Goods-Producing	\$18.73	\$937	\$786	25%	379
Educational Services	\$19.27	\$963	\$786	24%	257
Health Care and Social Assistance	\$20.71	\$1036	\$786	23%	255

Source: Shimberg Center for Housing Studies, 2020 Estimates



Franklin County Labor Inflow/Outflow Map

There are 1,402 jobs filled by Outside Workers

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Income Limits by Number of Persons in Household: Franklin County, 2022 (FHFC Rental)

	AMI Category	1	2	3	4	5
Franklin County Median Income (2022) \$61,800	30%	\$12,990	\$14,850	\$16,710	\$18,540	\$20,000
	50%	\$21,650	\$24,750	\$27,850	\$30,900	\$33,400
	80%	\$34,640	\$39,600	\$44,560	\$49,440	\$53,400
	120%	\$51,960	\$59,400	\$66,840	\$74,160	\$80,100

140%

\$60,620

\$69,300

\$77,980

\$86,520

\$93,500

Source: Florida Housing Finance Corporation.

Rent Limit by Number of Bedrooms in Unit: Franklin County, 2022 (FHFC Rental)

Franklin County Median Income (2022)	AMI Category	0 BR	1 BR	2 BR	3 BR	4 BR
	30%	\$324	\$348	\$417	\$482	\$537
	50%	\$541	\$580	\$696	\$803	\$896

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\$61,800	80%	\$866	\$928	\$1,114	\$1,286	\$1,434
	120%	\$1,299	\$1,392	\$1,671	\$1,929	\$2,151
	140%	\$1,515	\$1,624	\$1,949	\$2,250	\$2,509

Source: Florida Housing Finance Corporation

Maximum Sales Price for a 2-Bedroom Home

Franklin County

	Maximum Income 2-person HH	Max housing Costs for 2-Bedroom Unit @30% (5.5% Interest)	Max Mortgage Based on 30% Housing Cost w/ \$5K down	Subsidy Need
50%AMI	\$24,750	\$680	\$0	N/A
80%AMI	\$39,600	\$1085	\$152,082	\$22,918
120%AMI	\$59,400	\$1,633	\$257,229	\$0
140%AMI	\$69,300	\$1,905	\$305,420	\$0



Example Purchase Price of Home= \$175,000 (Maximum SHIP Purchase Price)

Source: Florida Housing Finance Corporation, SHIP & HHRP Programs

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Maximum Sales Price for a 3-Bedroom Home Franklin County

	Maximum Income 4-Person HH	Max Housing Costs for 3-Bedroom Unit @30% AMI (5.5% Interest)	Max Mortgage Based on 30% Housing Cost w/ \$10K Down & \$10K Closing	Subsidy Needed
50%AMI	\$30,900	\$850	\$33,627	\$316,373

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80%AMI	\$49,450	\$1,236	\$148,863	\$201,137
120%AMI	\$74,160	\$2,039	\$279,128	\$70,871
140%AMI	\$86,520	\$2,156	\$273,572	\$77,428
Example Purchase Price of Home= \$350,000				

Source: Florida Housing Finance Corporation, SHIP & HHRP Programs

Homeownership Subsidy Calculations

Buyer 2-pers	80% AMI 2-2
Item	Amount
Purchase Price	\$175,000
Closing Costs	\$7,500

Buyer -4 pers.	120% AMI 3-2
Item	Amount
Purchase Price	\$350,000
Closing Costs	\$10,000

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Down payment	(\$5,000)
Total	\$177,500
Affordable Mortgage	\$152,082
Subsidy Needed	\$ 22,918

Down payment	(\$10,000)
Total	\$347,500
Affordable Mortgage	\$279,128
Subsidy Needed	\$ 70,871

Takeaways

- Affordable rental housing continues to be out of reach
- The cost of taxes and insurance as a percentage of the mortgage amount pushes lower income borrowers out of eligibility
- SHIP Purchase Assistance \$10,000 - \$15,000 is not adequate for current priced homes

- Employers are challenged to attract workers to live in county due to shortage of available housing
- There are 1,402 workers commuting to Franklin County

QUESTIONS?



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Current Housing Programs

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State of Florida Programs

- **Florida Housing Finance Corporation**
- State Housing Initiatives Partnership
- Low Income Housing Tax Credits
- Bonds
- HOME
- HOP
- **Hometown Heroes**



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- **Department of Economic Opportunity (DEO)**
- Small Cities CDBG
- Disaster Recovery (Rebuild Florida)
- Pandemic Mortgage and Rental Assistance
- Weatherization
- **State and Local Fiscal Recovery Funds**-can be used for affordable housing

Federal Housing Programs

- **USDA Rural Development:** financing for single and multifamily housing; low interest rates, rental assistance included
- **USDA Self-Help-** homebuyers work together to build homes with sweat equity
- **US HUD-** single and multifamily programs offered through state, Florida Housing Finance Corp. and Public Housing Authorities.
- CDBG
- HOME



- Housing Choice Vouchers
- **US Dept. of Energy-** Weatherization Programs offered thru Florida DEO – to Capital Area Action Agency



Private Housing Funding Sources

- Habitat for Humanity- 0% interest loans, sweat equity, philanthropy
- Federal Home Loan Bank of Atlanta- grants from sponsor banks for construction and purchase assistance
- Venture Capital – various funds for special projects
- Foundations
- Banks



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- National organizations ex. Enterprise Community Partners

Franklin County SHIP Strategies

Allocation: \$350,000 per year 2022-23 Plan



Strategy	Max Award Per Unit	Terms
Down Payment/Closing Costs <i>5 units</i>	VLI-\$15,000 LI-\$12,500 MOD-\$10,000	10-year term 0% interest Principal forgiven by 10% for each year residency requirement met.
Owner Occupied Rehabilitation Assistance <i>4 units</i>	\$35,000	10-year term Principal forgiven by 10% for each year residency requirement met.
Emergency Repair <i>5 units</i>	\$10,000	5-year term Principal forgiven by 20% for each year residency requirement met.

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Disaster Recovery Grants
6 units

\$10,000

Assistance is issued in form of a grant.

Source: [Local Housing Assistance Plan \(LHAP\)](#)

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Franklin County SHIP: 2018-19 Summary

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Homeownership

Code	Strategy	Expended Amount	Units	E
2	Down Payment Assistance	\$72,500.00	6	
3	Owner Occupied Rehabilitation	\$204,249.50	9	
5	Disaster Grant	\$167,458.61	18	
6	Emergency Repair	\$18,662.00	2	

Homeownership Totals: \$462,870.11 35

Rentals

Code	Strategy	Expended Amount	Units	E
------	----------	-----------------	-------	---

Rental Totals:

Subtotals: \$462,870.11 35

Source of Funds	Amount
State Annual Distribution	\$350,000.00
Program Income (Interest)	\$1,391.93
Program Income (Payments)	\$11,283.35
Recaptured Funds	\$0.00
Disaster Funds	\$142,075.00
Other Funds	
Carryover funds from previous year	\$678.00
Total:	\$505,428.28

Strategies and Production Costs

Strategy	Average Cost
Disaster Grant	\$9,303.26
Down Payment Assistance	\$12,083.33
Emergency Repair	\$9,331.00
Owner Occupied Rehabilitation	\$22,694.39

Franklin County SHIP 2019-2020 Summary

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SHIP Distribution Summary

Homeownership

Code	Strategy	Expended Amount	Units
2	Down Payment Assistance	\$65,000.00	6
3	Owner Occupied Rehabilitation	\$260,184.00	12
6	Emergency Repair	\$9,318.50	2

Homeownership Totals: **\$334,502.50** **20**

Rentals

Code	Strategy	Expended Amount	Units
------	----------	-----------------	-------

Rental Totals:

Subtotals: **\$334,502.50** **20**

Source of Funds	Amount
State Annual Distribution	\$350,000.00
Program Income (Interest)	\$1,014.09
Program Income (Payments)	\$18,353.09
Recaptured Funds	\$0.00
Disaster Funds	
Other Funds	
Carryover funds from previous year	\$7,558.17
Total:	\$376,925.35

Strategies and Production Costs

Strategy	Average Cost
Down Payment Assistance	\$10,833.33
Emergency Repair	\$4,659.26
Owner Occupied Rehabilitation	\$21,682.39

Hurricane Michael Impacts to Franklin County

Franklin County FEMA IA Applicant Facts

Households: **8,698**

Median Household Income: **\$41,267**

FEMA Applicants: **1,732**

High/Severe Damage (%): **501 (5.76%)**

Owner (Renter) ((*Unspecified*)) Applicants:

1,259 (456) ((17))

Access and Functional Needs: **32**

Age over 65: **506**

Residing in Flood Zone: **915**

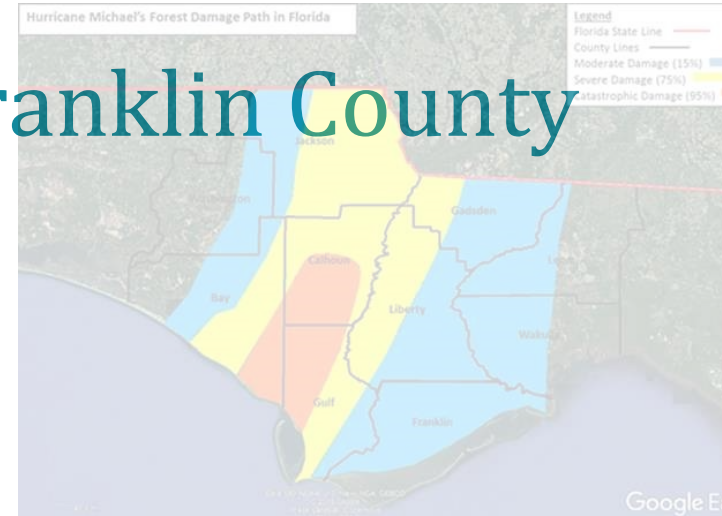


Table 15: Estimated damaged to owner occupied housing units by county

County	Minor-Low	Minor-High	Major-Low	Major-High	Severe
Bay	1,068	1,694	2,051	3,707	8,900
Calhoun	120	192	242	573	990
Franklin	101	85	81	118	216
Gadsden	536	461	433	529	375

Table 21: Percentage of housing stock with HUD defined major to severe damage by LMI category

County	Total Housing Units	Housing Units with Major/Severe Damage	Housing Units with Major/Severe Damage as a Percentage of all Housing Units	Households with Major/Severe Damage that are Low and Moderate Income	Households with Major/Severe Damage that are Moderate Income
Bay	102,811	25,045	24.4%	13,957	5
Calhoun	6,021	2,154	35.8%	1,198	5
Franklin	8,698	501	5.8%	229	4

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Summary

\$1,846,795

HHRP Distribution Summary

Homeownership

Code	Strategy	Expended Amount	Units	Encumbered Amount	Units
3	HHRP Home Repair	\$244,909.00	6		0
3	HHRP Manufactured Home Repair	\$72,847.00	4	\$19,950.00	1
10	HHRP Manufactured Home Replacement	\$537,410.80	8	\$168,089.60	2

Homeownership Totals: \$855,166.80 18 \$188,039.60 3

Rentals

Code	Strategy	Expended Amount	Units	Encumbered Amount	Units
------	----------	-----------------	-------	-------------------	-------

Rental Totals:

Subtotals: \$855,166.80 18 \$188,039.60 3

Strategies and Production Costs

Strategy	Average Cost
HHRP Home Repair	\$40,818.
HHRP Manufactured Home Repair	\$18,211.
HHRP Manufactured Home Replacement	\$67,176.

Description	Special Target Group	Expended Fund
HHRP Home Repair	Retail Sales	\$49,800.00
HHRP Home Repair	Service Industry	\$49,200.00
HHRP Manufactured Home Repair	Educator/School Employee	\$20,000.00
HHRP Manufactured Home Repair	Nurse/Healthcare	\$14,900.00
HHRP Manufactured Home Repair	Service Industry	\$19,650.00
HHRP Manufactured Home Replacement	Retail Sales	\$66,854.10
HHRP Manufactured Home Replacement	Service Industry	\$142,463.00

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Franklin County Hurricane Housing Recovery Program 2019-2020

Affordable Housing Regulatory Incentives

Franklin County LHAP

- Expedited Permitting
- Ongoing Review Process **Should Also Include:**
- Density Bonus for Affordable Housing
- Inclusionary Zoning
- Reservation of Infrastructure for Affordable Housing
- Flexibility of zoning regulations for Affordable Housing



QUESTIONS?

Existing
Affordable



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Housing Units & Developers in the Area

Assisted Housing by Funding Source in Franklin County

Funder	Properties	Total Units	Assisted Units	HUD/RD Assistance Units	Rental Assistance Units
--------	------------	-------------	----------------	----------------------------	----------------------------

Florida Housing Finance Corporation	6	217	197	84
USDA Rural Development	4	121	120	119
HUD Public Housing	2	104	104	0
Total, All Funders	9	357	336	119

Royal American Development Inc.

- Heritage Villas, Apalachicola
- 23 Units-Family



515

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- Eastpoint Apartments, Eastpoint
- 30 Units-Family
- 9% LIHTC, RD/Rental Assistance
- Southern Villas of Apalachicola
- 36 Units-Family
- RD/Rental Assistance, Section 515

Wendover Housing Partners, LLC

- Corporate Office located in Altamonte Springs, FL
- Denton Cove Apartments
- 52 units
- Family
- 9% LIHTC



The Hallmark Companies, Inc.

- Corporate Office located in Atlanta, GA
- Carrabelle Cove Apartments
- 32 units
- Family
- 9% LIHTC



Source: Apartments.com

- RD/Rental Assistance

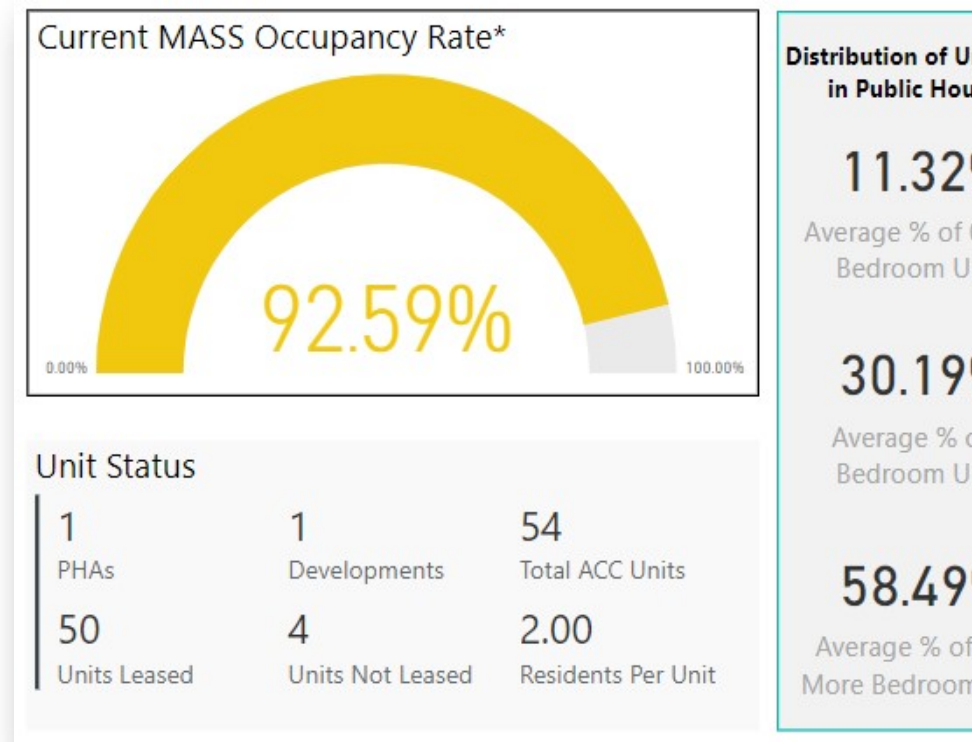
McDowell Housing Partners LLC

- Heartland Development Group- based in Sebring, FL
- Jordan Bayou- Carrabelle
- 50 units
- Family
- HOME from FHFC



Housing Authority of Apalachicola

- 54 Public Housing Units
- High Performer
- Cool Springs Public Housing
- Elderly and Family



Source: HUD Public Housing Dashboard. FY 2021.
FL036 HA of Apalachicola.

- Constructed in 1942

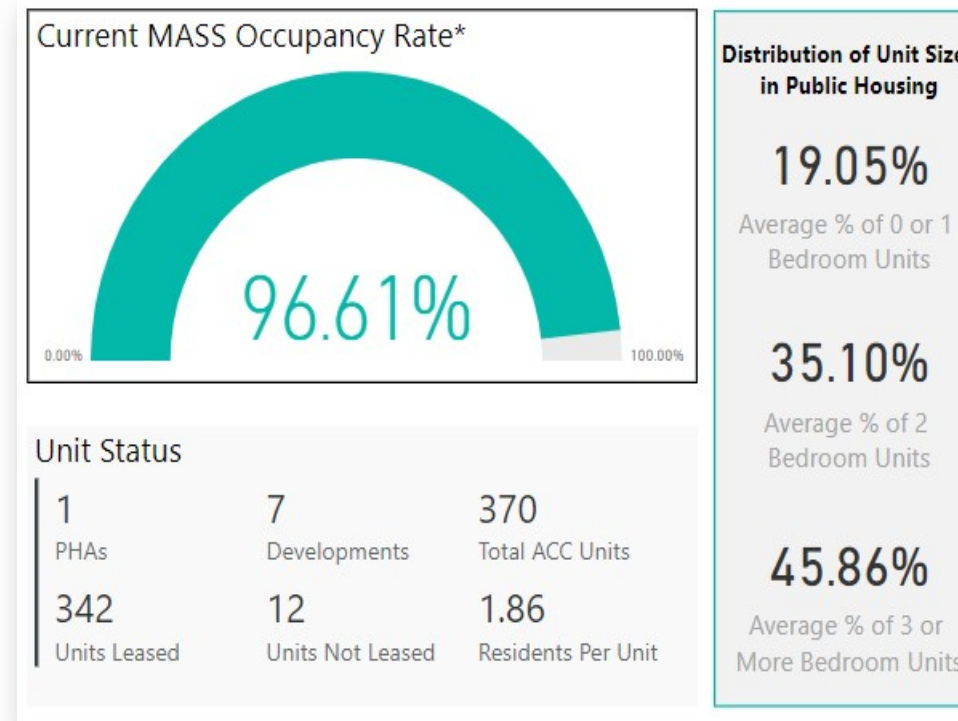
Northwest Florida Regional Housing Authority

- Serves 9 Counties, including Franklin
- PH Projects in Franklin

County

- Driftwood Carver Happy Acres
- Carrabelle
- 50 Units

- Elderly, Family



Source: HUD Public Housing Dashboard. FY2021. FL015-NW Florida Regional PHA

New Single-Family Homes Going Up



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Role of Florida Housing Finance Corporation



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FHFC Competitive Application Process Franklin County Projects

Heritage Villas (9% LIHTC)

Denton Cove (9% LIHTC)

Carrabelle Cove (9% LIHTC)

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Jordan Bayou (State HOME)

Eastpoint Apartments (9% LIHTC)

Source: Shimberg Center, Assisted Housing Inventory





Solutions to Achievable Housing Planning to Plan

1. Appoint Housing Team and Leadership
2. Adopt a Scope of Work

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3. Develop a Workplan with Tasks, Dates, and Responsible Party
4. Community Engagement and Participation
5. Identify Vulnerabilities – Social and Structural
6. Identify Goals
7. Plan for Implementation

FHC is here to help!

The Toolbox

- Public-Private Partnerships
- Housing Providers- Community Land Trust
- Employers
- Development Industry
- Business and Real Estate Community
- Philanthropy-*nonprofit organizations*
- Service Providers
- Regulatory Incentives
- Financial Incentives and Programs
- Surplus Land
- Community Land Trust

- Interagency Coordination-Schools, Essential Services, Transportation, Hazard Mitigation
- Vulnerability Analysis Tools (example: Keep Safe Florida, VMAP)

1. Target Housing Needs Based on Data

Low-Income, Cost Burdened Residents

- 200 Renter Households
- 439 Owner Households

Age of Housing Stock

- 60% constructed before 1990



2. Preservation of Existing Affordable

Housing

POLICY 4.1 During each annual funding cycle, the County should develop a housing rehabilitation program and submit application under the Florida Small Cities Community Development Block Grant Program.

- Naturally Occurring Affordable Housing (NOAH)
- Private rentals
- Generally older housing stock
- Mobile homes
- **May benefit from housing rehabilitation/retrofit**
- Assisted Housing
- Financed with public dollars
- Rent can remain below market-rate due to subsidy

- Requires low-income set-aside
- **May benefit from housing rehabilitation/retrofit**
- **Be aware of expiring subsidies; take action to acquire**

3. Homeownership

- Hometown Heroes
- **Franklin Community Land Trust**
- SHIP Homeowner Rehab-Mitigation
- SHIP Accessibility and Energy Efficiency Modifications
- Emergency Mortgage, Utility Assistance for Cost Burdened LowIncome Homeowners

- Require Affordability in Perpetuity
- Design program with ground lease
- Accessory Dwelling Units-Identify and Regulate

What is a Community Land Trust?

- The vehicle of separating ownership of the land from the buildings & improvements
- Also, the nonprofit organization that holds title to the land, sells housing on the land, and administers a ground lease
- Bottom line: A CLT removes the cost of the land from the purchase price making a home more affordable, usually in perpetuity



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1
Franklin County
Community Development
& Trust Corporation

2
Tallahassee
Lender's
Consortium CLT

3
City of Jacksonville
CLT

4
City of Gainesville
CLT

5
Communities that
Care Community
Land Trust

6
Habitat for
Humanity of
Marion County

7
Hannibal Square
Community
Land Trust

8
Housd (Regional
Housing Trust -
Orlando Metro)

9
Bright
Community
Trust

10
City of
Tampa
CLT

11
Hillsborough
County
CLT

12
Community
Housing Trust
of Sarasota

13
City of
Port St. Lucie
CLT

14
CLT of Palm
Beach County &
The Treasure Coast

15
Delray Beach
Community
Land Trust

16
South Florida
Community
Land Trust

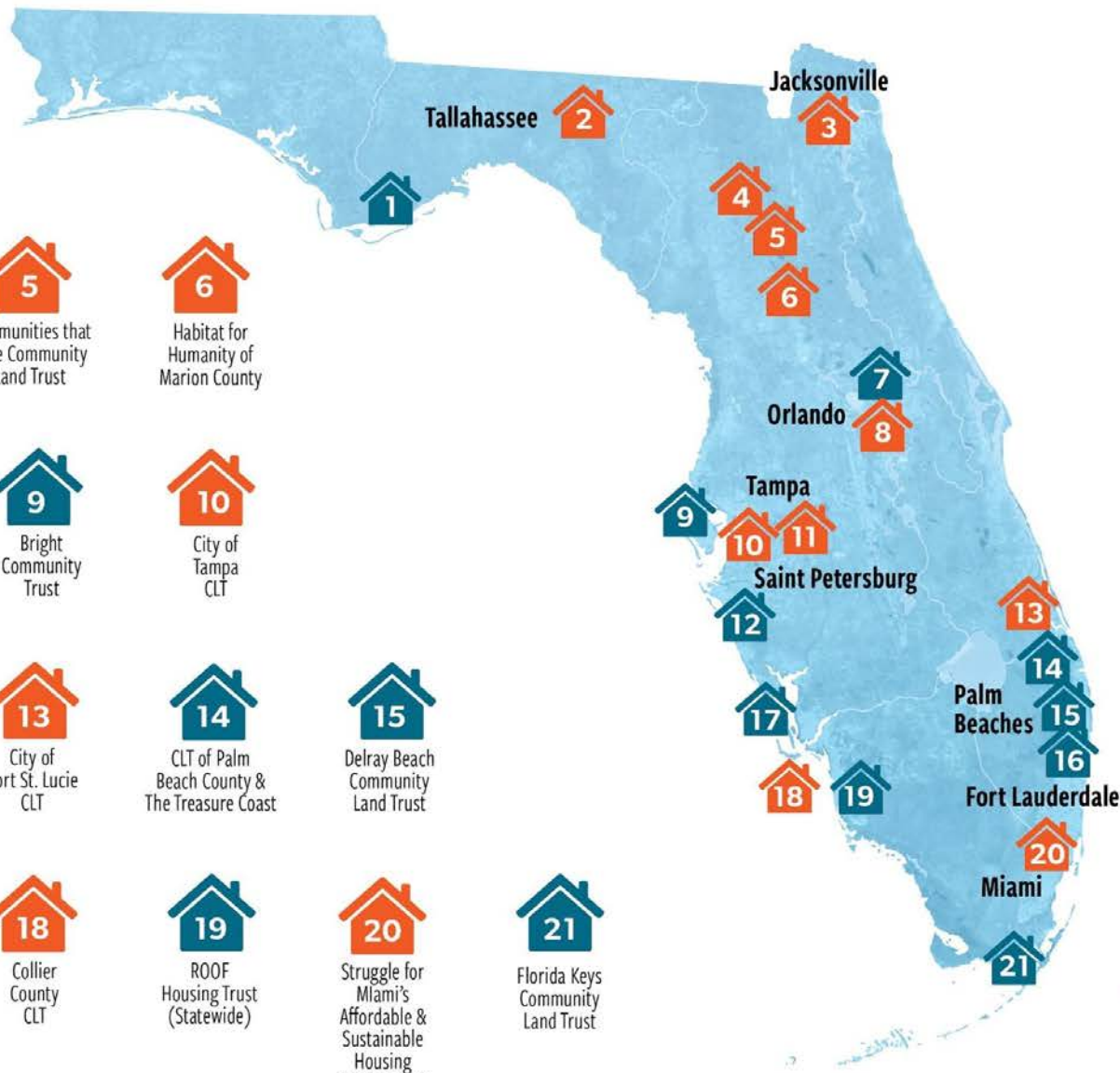
17
Community
Housing and
Resources
(Sanibel)

18
Collier
County
CLT

19
ROOF
Housing Trust
(Statewide)

20
Struggle for
Miami's
Affordable &
Sustainable
Housing
(SMASH CLT)

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Florida Keys
Community
Land Trust



Communi
Land Trust
Througho
Florida



Newly Formed
or Organizing

florida
community land
INSTITUTE

Community Land Trust Policy in Franklin Comprehensive Plan

POLICY 2.3 Affordable housing will be distributed equitably throughout the County using strategies which include, but are not limited to, density bonus programs, establishment of a local community land trust to help develop ways to protect equity and appreciation for affordable housing homeowners but nevertheless insure that affordable homes remain affordable, technical assistance, and reduction or deferrals of building fees and/or infrastructure costs. Additionally, Affordable Housing Density Bonus (AHDB) projects will be located where adequate infrastructure and services are available.

POLICY 2.7 Community Land Trust(s)
Franklin County Housing Board may:

- a. Hasten the establishment of an independent private sector “land trust.”
- b. Work with the FCCLTC to clearly define the relationship and boundaries between the county, municipalities, and eligible applicants.
- c. FCBOC shall assure the legal and financial framework of the FCCLTC will develop the processes and procedures to create a viable and legal mechanism to provide and manage affordable housing.

Land Pipeline for Affordable Housing:

POLICY 2.9 Surplus Property

FCBOC on its own and in collaboration with municipalities and school board, s attempt to reuse public property (surplus buildings or land). If not for affordable then to reduce County expense to free monies for FCHB and affordable housi

Surplus/Public Land and Infill Lots

- Surplus land as a resource
- Free or reduced price in exchange for affordable housing
- Additional funding as further incentive
- Partner with Community Land Trust for all transfers
- Other underutilized public land as resource

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- School properties – closed buildings, parking lots
- Libraries – redevelop as mixed-use
- Desirability of location
- Infill development can produce varying housing types (missing middle)
- Public-private partnerships for large scale redevelopments

Hometown Heroes (FHFC)

- [Hometown Heroes First Time Homeownership](#)
- Income limit for family of 4 in Franklin County < \$118,950
- Purchase Price Limit \$420,680 in Franklin County but may be as high as \$647,200
- Must use mortgages VA, HFA, Conventional
- Must use participating lenders

- Eligible Occupations must appear on the [LIST](#)
- Florida State Agencies, Licensees, First Responders, Education, Health Care, Active military and veterans
- Up to \$25,000 purchase assistance-no interest, deferred payment, due on sale
- Must take housing counseling class

4. Rental Housing

- Identify Affordable Housing Incentives:
 - Land
 - Density
 - Funding • Support

- Issue Request for Proposals or Request for Qualifications
- Select and Support Developers
- Programs for Tenant Support (emergency rent, utility, and movein expenses)
- Programs for rental rehab

5. Action Plan

- Form a Housing Task Force
- Adopt Affordable Housing Development Goals
- Establish partnerships
- Look at SHIP Program

- Look at CRF funding

Action Plan Continued

- Assess Housing Condition & Vulnerabilities
- Support your Community Land Trust



Q&A Discussion

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Thank you!



Register for the Conference HERE

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COALITION

