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July 16, 2019

Re: Florida Housing Coalition Comments on 6-26-19 draft RFA 2019-102

Ms. Marisa Button,  
Director of Multifamily  
Allocations Florida  
Housing Finance  
Corporation

Dear Ms. Button/Marisa:

Thank you for joining the call last Friday of the Florida Community Land Trust Institute to discuss RFA 2019-102. Please accept these comments on behalf of the Florida CLT Institute and its practitioner members.

1. p. 8 State whether the Application qualifies as Priority I, II or III. If the Application is a Priority I Application, state the name of the Local Government, Public Housing Authority, Land Authority, or Community Land Trust ("Land Owner") for use in the Land Owner Award Tally. If no selections are made, the Application will qualify as a Priority III Application.

**Comment: The Land Owner Award Tally puts CLTs who operate in more than one geography at a disadvantage, not suffered by others. While Developers may submit multiple applications, the CLT is not able to do the same. There are several CLTs operating in Florida in more than one county. We therefore ask that you not limit CLTs to just one county.**

2. p. 9 iii. The Community Land Trust must provide its Articles of Incorporation demonstrating it has existed since June 28, 2018 or earlier and that a purpose of the Community Land Trust is to preserve affordable housing;

**Comment: Articles of Incorporation are typically very broad, and may provide for something like "the provision of affordable housing" but not specifically include CLT activity. We suggest that the requirement for having a stated purpose of community land trust activities be found in the nonprofit Bylaws.**

3. p. 9. (iii) Community Land Trust Experience. The Community Land Trust must provide a list of at least two Developments and/or a list of units that equals at least 50 percent of the units in the proposed Development that the Community Land Trust has developed. If the list consists of Developments, at least one Development must consist of at least 50 percent of the units in the proposed Development.


**Comment:** Experience should be for the Applicant entity, which means the developer partner can meet the experience requirement, even if the CLT does not. The core mission of the CLT may be land ownership and stewardship with the purpose of ensuring affordability in perpetuity. We concur with you that evidence of the experience of a community land trust could be shown by their owning two or more parcels of property.

4. p. 33 (3) All Priority I Applications must also include a lease between the Land Owner and the Applicant entity. The lease payments must equal \$10 a year or less. The lease must have an unexpired term of at least 50 (*sic- should be 99?*) years after the Application Deadline.

**Comment:** There are administrative costs incurred for stewardship by the CLT landowner; \$10 per year is not sufficient compensation. In the case of using the CDBG-DR funds for acquisition, the ground lease amount should equal projected administrative costs. If not using CDBG-DR funds for acquisition, the ground lease amount should equal a formula similar to the Pinellas County example which is an annual lease amount derived from a calculation of appraised value divided by 99 year (or term of lease). For example, a property appraised at \$99,000 would be \$1,000 per year.

Thank you for your consideration of our collective comments. And thanks again for this thoughtful work, promoting good public policy through CLTs. [ross@flhousing.org](mailto:ross@flhousing.org)

Jaimie Ross



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Jaimie A. Ross  
CEO, Florida Housing Coalition