



Take Surplus Land to the Bank

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FLORIDA'S
SURPLUS LAND
STATUTES FOR AFFORDABLE HOUSING:
A GUIDEBOOK FOR IMPLEMENTATION USING BEST PRACTICES



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What is “surplus land?”

Government-owned property that is obsolete, or the continued use of which is uneconomical or inefficient, or that serves no useful function.

The government, in its discretion, may classify property as surplus, and may offer surplus property to other governmental units for sale or donation, or may offer the property to private nonprofit agencies.

§274.05, Fla. Stat.



How is surplus land made available for affordable housing?

Every 3 years since July 2007, each Florida county and city must prepare an inventory list of all real property owned within its jurisdiction that is affordable for use as affordable housing.

§125.379, Fla. Stat. (Counties)

§166.0451, Fla. Stat. (Cities)



What is a Land Bank ?

Land banks are public entities, usually public nonprofit or governmental entities, which specialize in the conversion of vacant, abandoned and foreclosed properties into productive use.



What are the purposes of a land bank?

- Blight remediation
- Affordable housing
- Neighborhood revitalization
- Others?



Classic Land Bank

- State enabling legislation that accelerates the foreclosure process for tax delinquent properties
 - 170 in U.S. – none in Florida
 - Center for Community Progress
 - <https://www.communityprogress.net/>
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- FLORIDA HAS NO LAND BANK ENABLING LEGISLATION



National Map of Land Banks & Land Banking Programs





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How are land banks governed?

- Non-profit, quasi-governmental
- Municipal
- Land Authority per F.S. 380.0663-
Natural Resources Conservation
ex. Monroe County Land
Authority



Land Bank Program Design

- Budget Considerations
- Evaluation Process
- Disposition Policies
- Application Process
- Tracking
- Ongoing Acquisition Framework
- Site Maintenance Program
- Marketing



Land Bank Policies and Procedures

- Similar to Surplus Land P&P
- Acquisition policies and criteria
- Disposition criteria
- Side lot criteria
- Planning and coordination
- Permanent affordability provisions
- Operations plan



Staff needed to operate land bank

- Housing specialist
- Housing finance specialist
- Planner
- Real estate dept.
- Legal staff



Operating Budget for Land Bank

- Operations
- Legal staff
- Maintenance- vendor or in house
- Demo and clearing
- Insurance





City of Dallas

	2015-2016	2016-2017	Notes
Lots Sold	109	114	
Land Sales	\$ 545,000	\$ 569,705	Operating funds allocated - \$5000 per lot
Refunds	\$ 137	\$ 519	Recording, tax fees
Total Revenue	\$ 545,137	\$ 570,224	
Expenses paid by Bond Fund:			
Acquisition Fee	\$ 109,000	\$ 32,006	No bond money available to acquire lots
Real Estate Fees	\$ 217,219	\$ 198,540	Attorney / Title Fees
Costs of Lots Sold	\$ 334,899	\$ 311,550	Filing fee, environmental expenses, insurance, etc.
Expenses paid by DHADC:			
Maintenance Costs	\$ 20,052	\$ 2,100	Mowing / tree removal
Management & General Expenses	\$ 299,411	\$ 231,330	Staff, insurance, bank fee, audit fee, recording, etc.
Total Expenses	\$ 980,581	\$ 775,526	
Profit / Loss	\$(435,444)	\$(205,302)	
General Funds - not repaid	\$(19,661)	\$(158,516)	Admin costs
Profit / Loss	\$(455,105)	\$(363,817)	

Tracking System

- Robust cloud-based platform
- Example- Property Profile System (PPS)
- Property Management system
- Information on all properties that are either to be acquired, in inventory, or disposed
- End to end, neighborhood and regional analysis
- Interactive with vendors



Funding a Surplus/Land Bank

- Value of recovering properties to stabilize neighborhood and become tax paying
- Bond Issue
- Tax Recapture
- Fines
- Sales Proceeds



Inclusionary Zoning

- In exchange for land use and zoning approvals
 - Land
 - Units
 - Cash



Model Surplus Land/Bank Program

- Narrowly focused on the goal of returning land to productive use for affordable housing
- Establish land acquisition and evaluation criteria
- Intergovernmental and interdepartmental coordination and cooperation
- Property profile management and tracking system
- Strategic vision
- Funding and staffing



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Affordable Housing Resources

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CREATING AFFORDABLE HOUSING IN FLORIDA

HOME MATTERS

AFFORDABLE HOUSING

AFFORDABLE HOUSING RESOURCE GUIDE

RESIDENTIAL REHABILITATION GUIDE

LANDLORD-COLLABORATION GUIDEBOOK

BUILDING PERMIT EXPORTE

HOW WARE SOUND

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