



Affordable for Whom?

AN ONLINE SUMMIT ON COMMUNITY CONTROLLED,
DEEPLY AFFORDABLE HOUSING

Tuesday, September 7
7:00pm - 9:00pm EDT

Organized by New Economy Project,
Partners for Dignity & Rights and the
New York City Community Land Initiative

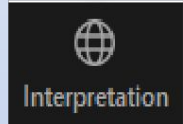
Register here for free:
tinyurl.com/DeeplyAffordable

PARTNERS FOR
DIGNITY & RIGHTS

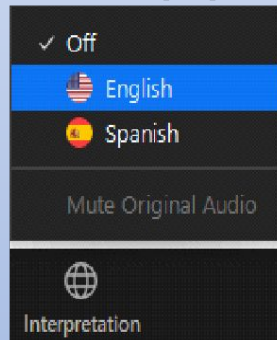
Affordable for Whom? An On-Line Summit on Community Controlled Deeply Affordable Housing

Welcome!

1. In your meeting controls, click Interpretation.



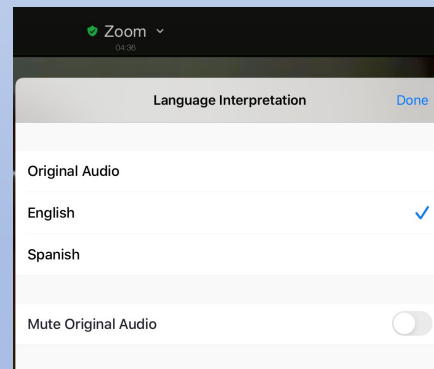
2. Click the language that you would like to hear (English).



PC:

You are set!

iPAD:

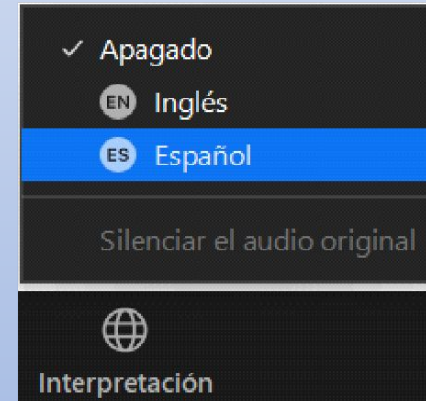


¡Bienvenidos!

1. En los controles de la reunión, haga clic en Interpretación.



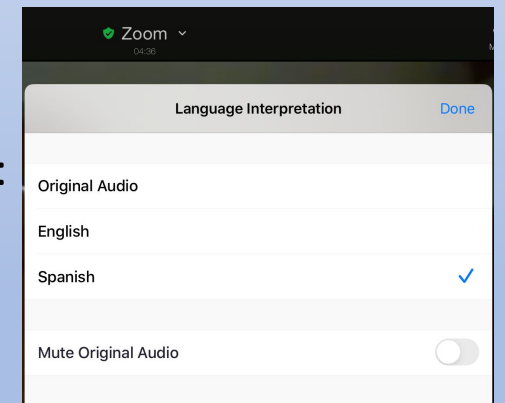
2. Haga clic en el idioma que desea escuchar (español)



PC:

¡Está listo!

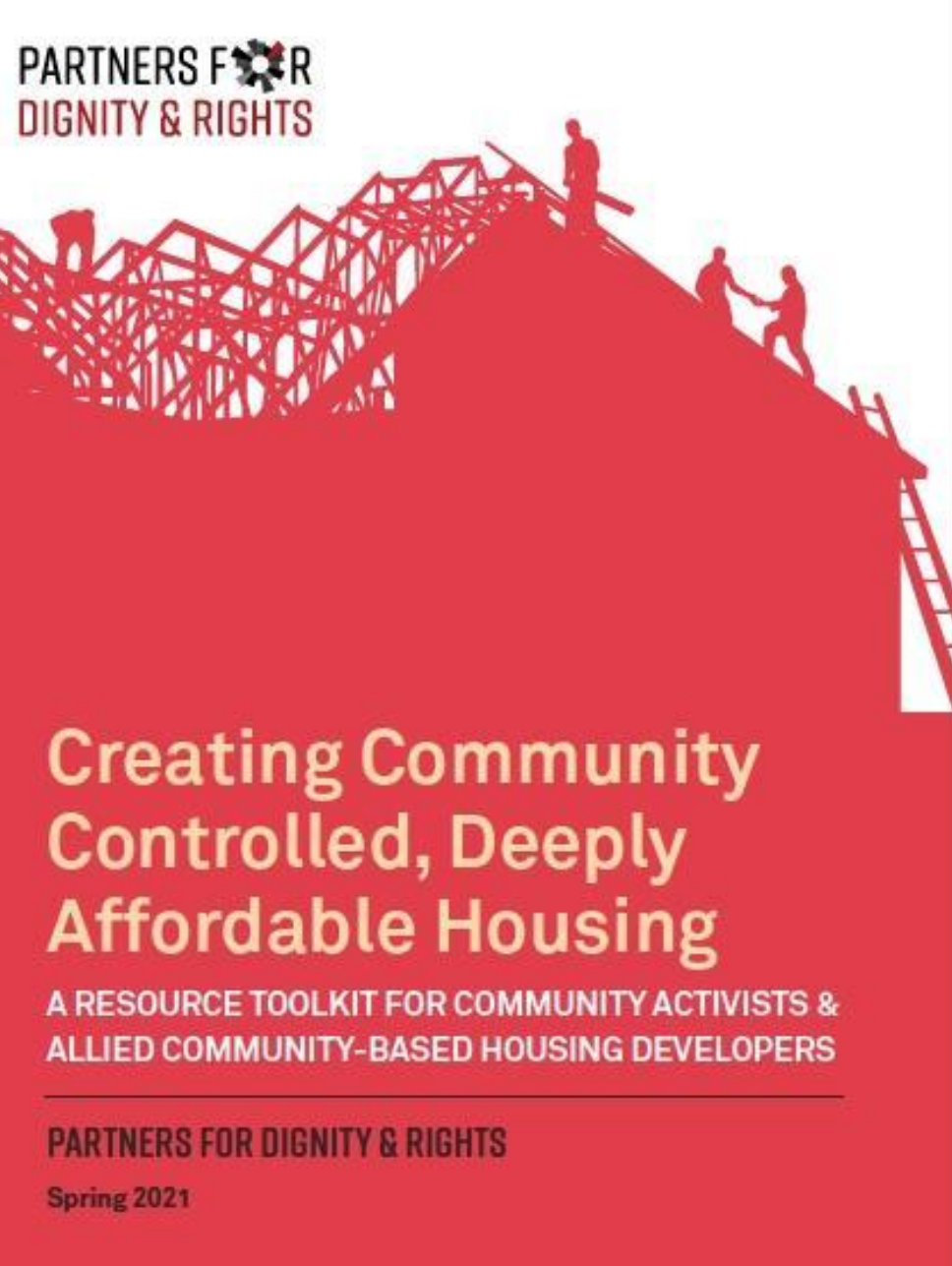
iPAD:





Tonight's Program:

- **Introductions**
- **Report Overview (Peter Sabonis & Zach Murray)**
- **CLT Panel (7:30 pm)**
- **Breakout Sections (8:00-8:45 pm)**
- **Return to Main Room & Conclusion (8:45 – 9:00)**



Report Roadmap

- The Case for ELI Housing
 - Extremely Low Income (30% AMI & below)
- The Case for Community Controlled Housing
- The challenges we face
- Housing Development Basics
- Resources to help with Basics
- CLT Cases studies: 10 projects that reached ELI households & How
- Policy Recommendations

THREE STAGES OF RENTAL HOUSING DEVELOPMENT

Property Acquisition & Pre-Development

1

- Site Control
- Calculations of cost and financing for all stages

Construction / Rehabilitation

2

- Equity (“cash”)
- Debt

Operation

3

- Paying off Loans
- Maintenance — Repair
- Creating “reserves” for emergencies

Property Acquisition & Pre-Development

1

- Site Control
- Calculations of cost and financing for all stages

- Organizing/Mobilizing that leverages cheap acquisition from Public or Private vacant property owners
- Low-cost acquisition of private vacant properties through tax lien or Land Banks
- Negotiated transfers with Anchor or Faith Institutions holding vacant property
- State & Local Housing Trust Funds
- State & Local programs
- Private collective-platform financing (pooled fund via crowd funding, share buying, etc.)
- Preservation/Acquisition: TOPA/COPA/ Small Sites Funds

Construction / Rehabilitation

2

- Equity (“cash”)
- Debt

EQUITY

- Federal LIHTC (9% & 4%)
- Federal HOME Investment Program
- Federal CDBG
- Federal Sec. 811 Disability
- Federal Sec. 202 Elderly
- Federal HOPWA
- State & local Housing Trust Funds and/or bonds
- Private collective-platform financing (pooled fund via crowd funding, share buying, etc.)

DEBT: Hard & Soft Debt

- CDFIs
- State/Local Trust Funds and/or Bonds
- Private Lenders
- Private “Offerings” (share purchase, etc.)

Operation

3

- Paying off Loans
- Maintenance — Repair
- Creating “reserves” for emergencies

Appendix: Table of Federal Operating Subsidies

These are primarily tenant-based subsidies but do include some possibilities for direct operating subsidies. Information on state and local tenant-based, direct, and cross subsidy programs can be obtained by state and local housing and/or community development agencies. Homeless Continuum of Care plans should be explored as well on the local level. All of these federal programs need additional funding, as many of them over the last four years have received modest increases or have been level funded.

Program	Description	Target Population AMI	Local Access Agency	Further Information & Things to Know
Housing Choice Vouchers (HCV)	A mobile voucher that pays landlords the difference between what a household can afford to pay for rent (30-40% of monthly income) and the rent itself, up to a reasonable amount (Fair Market Rents set by HUD)	30% AMI and below Housing Agency can use a portion for households up to 80%AMI	Local (HUD-related) Public Housing Agency	PHA Annual Plan will set forth information about number of HCVs & other information
Project Based Vouchers (PBV)	Voucher assistance that is linked to a particular property. Voucher doesn't move with the tenant.	30% AMI and below is primary target	Local PHA	Public Housing Agencies (PHAs) may project-base up to 20% of their authorized Housing Choice Vouchers (HCVs) and up to 30% if the additional units contain certain types of households or are located in specific areas
Family Unification Program Vouchers (FUP)	Voucher assistance for Homeless or precariously housed families in danger of losing children to foster care or that are unable to regain custody primarily due to housing problems. Also	See Local PHA Annual Plan	Local PHA	FUP Vouchers are awarded to PHAs by HUD through a competitive process in response to a HUD Notice of Funding Availability (NOFA). Depending on the size of the Public Housing Authority, communities can receive a maximum of 100, 50, or 25 vouchers.

Vouchers

- Housing Choice
- Project Based
- Family Unification
- Non-Elderly Disabled
- Vet Affairs Supportive Housing
- Continuum of Care—Supportive Housing
- Rapid Re-Housing
- Local vouchers

Direct Operating Assistance

- Sec. 811 Disability—Supportive Housing
- Sect. 202 Elderly—Supportive Housing
- HOPWA
- State & Local Housing Trust Funds or Programs

Cross Subsidy

- w/other residential units
- w/commercial space

Policy Recommendations

Acquisition/ Pre-Development

- Quick money for preservation (small sites programs, etc)
- Public vacant property to communities
- Private Vacants- priority to communities

Construction/Rehab

- More public money & link to operating subsidies
- Close LIHTC loopholes
- Expand soft debt programs
- Public Banking, public guarantee of loans

Operating

- Tenant Based Assistance (voucher) expansion w/Project Based Vouchers priority for CC-DAH
- Direct operating subsidy expansion
- Cross subsidy expansion



SUMMARY OF CLT DEVELOPMENT FINANCE FINDINGS*

10 Community Controlled Developments

Total Units Produced #	288 Residential Units
# at-risk units preserved	57 units (5 preservation developments)
# new construction units	231 units (5 new construction developments)
Total Development Costs	\$79,545,648
Total Development Costs Per Unit	\$276,200 per unit
Total Annual Operating Costs/O.C. per unit	\$2,337,408 / \$8,116 per unit
% Units Affordable at or below 30% AMI	67% 192 of 288 units developed

* Table summarizes a scan across developers, within various localities, development types, funding models, building conditions.

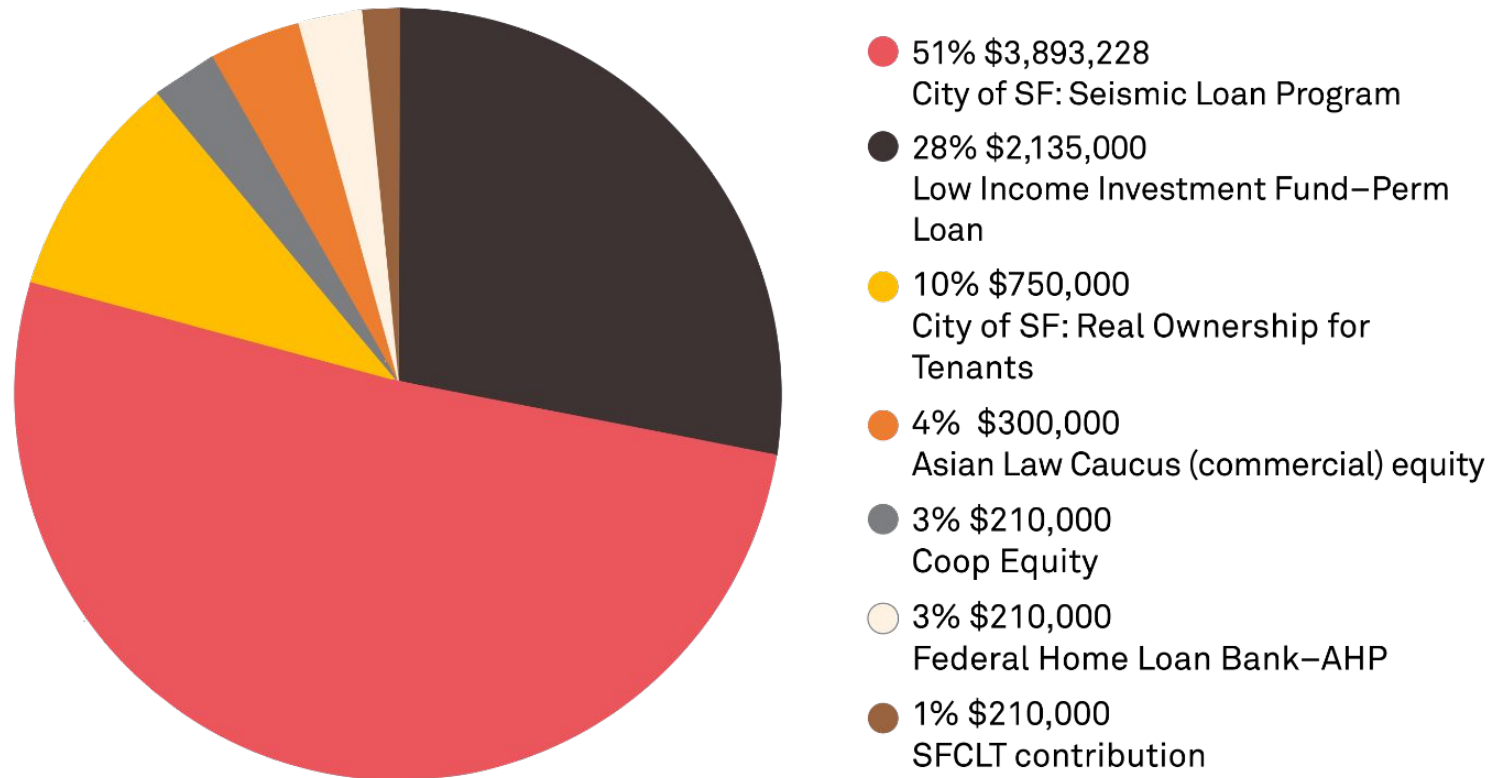


Columbus United: San Francisco Community Land Trust

COLUMBUS UNITED

ACQUISITION/ PRE-DEVELOPMENT & REHAB COSTS

**Total Development Costs:
\$7,614,379**



SOURCES OF FINANCING

COLUMBUS UNITED

SUMMARY TABLE

Columbus United Summary	
Acquistion & Pre-Development	\$1,671,277
Rehabilitation	\$5,953,102
TOTAL ABOVE	\$7,614,379
Operations costs / plan to cover	\$6,190/unit cross subsidy w/commercial rents
Units	21 residential
Costs Per Unit	\$260,875 per residential unit
ELI Affordable	Most current residents are ELI; all units affordable up to 40% AMI

Observations

- Community Land Trusts (CLTs) successfully utilize a diversity of funding/development tactics (by necessity).
- CLTs offer more simplicity in finance, the methods are far less complicated than Low-Income Housing Tax Credit (LIHTC) development.
- CLTs in many communities are helping to democratize capital including (local subsidy and private funding).
- CLTs are encountering challenges in converting to ownership; possibilities include rising housing costs, lack of funding priority for permanently affordable ownership.