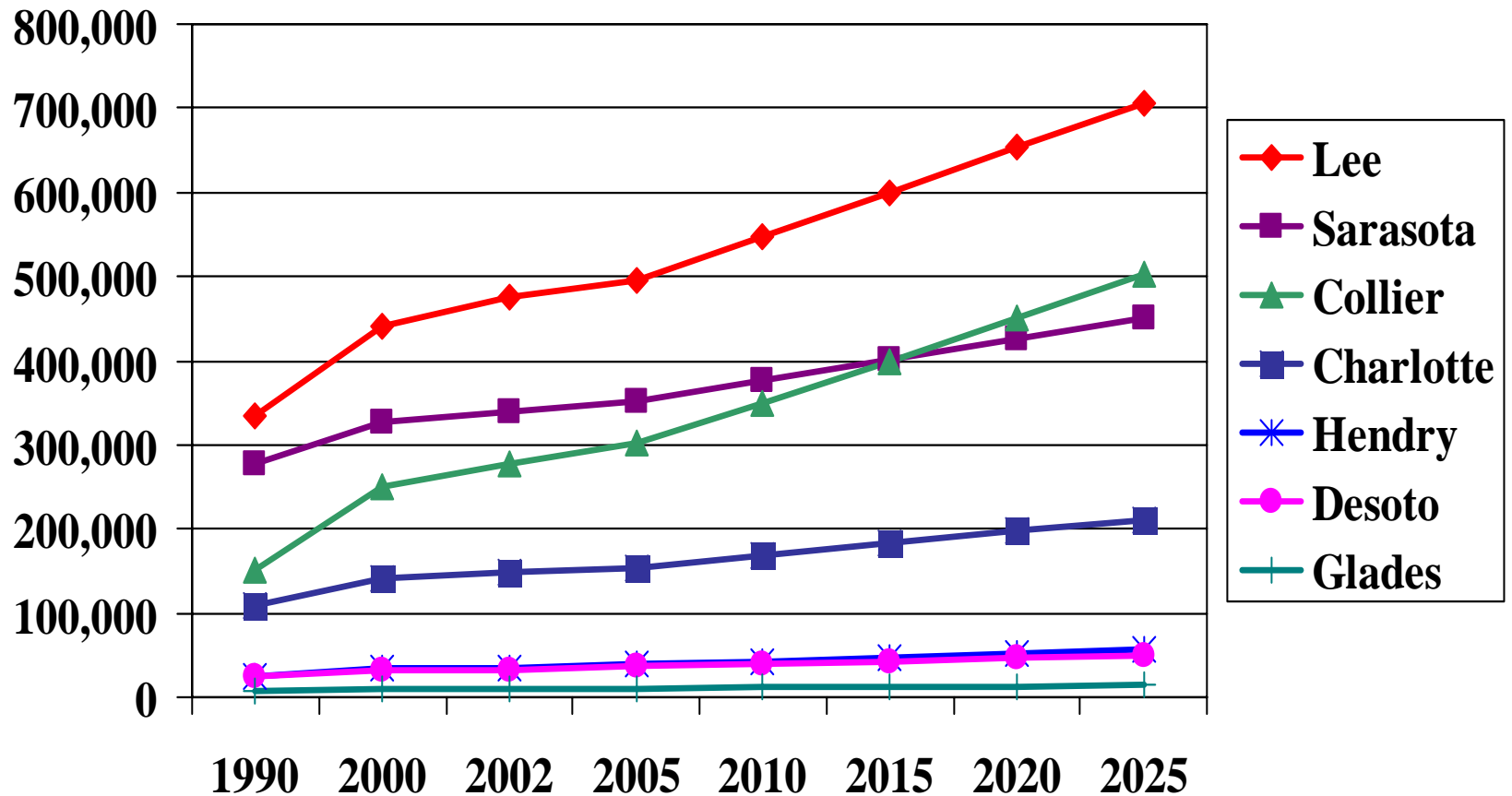




Southwest Florida Regional Stewardship Alliance

Workforce Housing Solutions

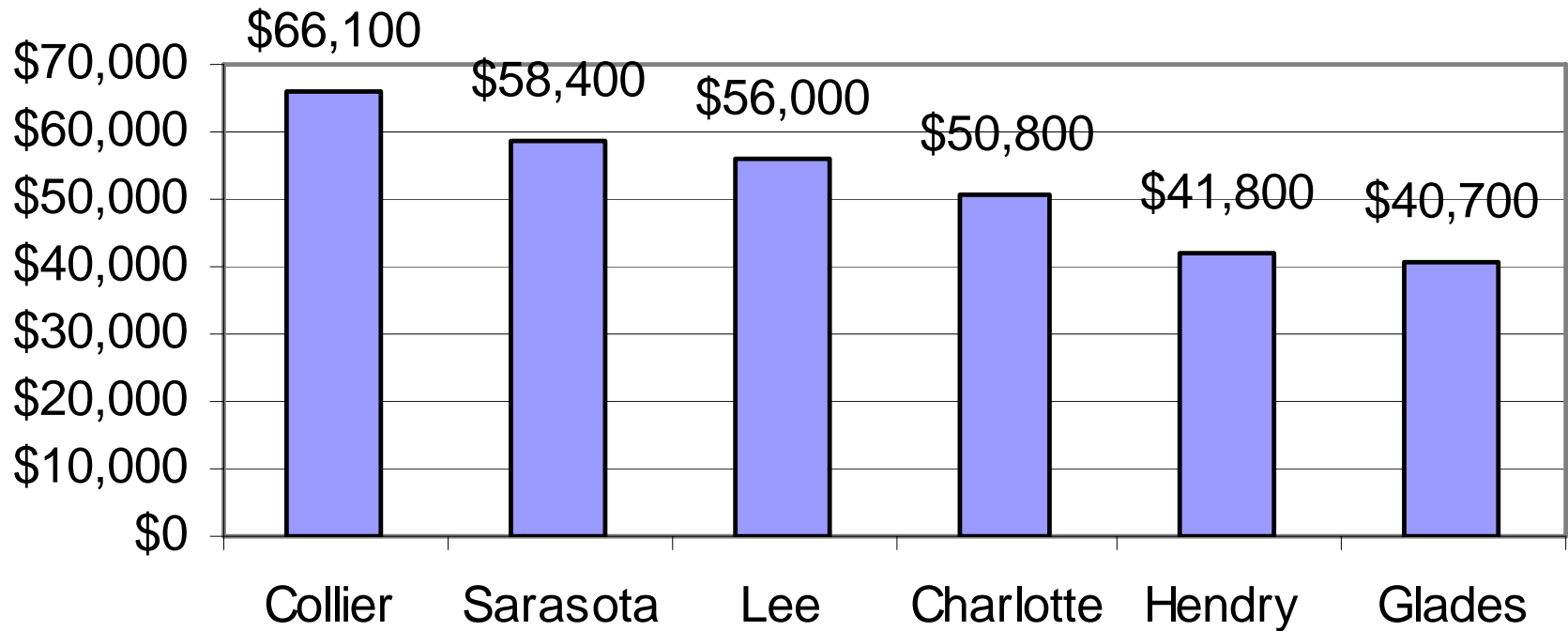
Southwest Florida Population Projections



SOURCE: Florida Housing Data Clearinghouse

Median Income – by County

HUD Median Income 2006 Family of Four



SOURCE: Florida Housing Data Clearinghouse

**Construction Need through 2025 for Affordable Households
By Income - As a Percentage of Average Median Income**

COUNTY	TOTAL HOUSING UNITS FORECAST	TOTAL WORKFORCE HOUSING UNITS NEEDED	% OF WORKFORCE HOUSING UNITS NEEDED
Charlotte	99,127	32,415	32.7%
Collier	216,137	102,700	47.5%
Desoto	17,783	6,714	37.8%
Glades	6,072	2,220	36.6%
Hendry	17,717	6,828	38.5%
Lee	313,047	110,256	35.2%
Sarasota	219,697	63,500	28.9%

SOURCE: Florida Housing Data Clearinghouse

**Construction Need through 2025 for Affordable Households
By Income - As a Percentage of Average Median Income**

COUNTY	HISTORIC RATIO – WORKFORCE HOUSING TO TOTAL UNITS	RATIO NEEDED TO ACCOMMODATE WORKFORCE	INCREASED % NEEDED TO ACCOMMODATE WORKFORCE
Charlotte	1 / 6	2.0 / 6	+16.0%
Collier	1 / 5	2.5 / 5	+27.5%
Desoto	1 / 4	1.5 / 4	+12.8%
Glades	1 / 4	1.5 / 4	+11.6%
Hendry	1 / 4	1.5 / 4	+13.5%
Lee	1 / 5	2.0 / 5	+15.2%
Sarasota	1 / 5	1.5 / 5	+8.9%

SOURCE: Florida Housing Data Clearinghouse



Southwest Florida Regional Stewardship Alliance

Workforce Housing Solutions

Summary Actions

- Implement solutions communications campaign
- Change local zoning to provide regulatory relief, enable flexibility, support innovation
- Encourage public-private partnerships
- Implement new financing models

Implementation Roles

- Private Sector
 - Educate and advocate
- Public Sector
 - Change zoning for mixed use, public-private partnerships, new financing model
- Civic Sector
 - Grassroots civic campaign to educate, build consensus for regional solutions

Call to Action Solutions

State Level

- Look to state legislators to incorporate Density Bonuses for affordable housing in local comprehensive plans
- Allow for Transportation Concurrency relief for affordable housing projects that include or are near employment centers through amendment of transportation impact fee ordinance

Call to Action Solutions

State Level

- Statute change to create mechanisms to allow surplus tax revenues to fund infrastructure
- Establish a corporate tax credit to provide incentives to employers to provide housing for employees

Call to Action Solutions

State Level

- Create a place for CHDOS to take some of the friction out of the cost of the housing through partnering with CWHIPP funds or CWHIPP tax exempt bond financing

Call to Action Solutions

State Level

- Develop new regulations to mitigate environmental, traffic, density and other concerns when it comes to using surplus school property for teacher/ESP housing
- Continue to increase the cap on the Sadowski Fund
- Increase CWHIPP funds cap from it's current \$50-million allocation

Call to Action Solutions

Regional & Local Level

- Develop sound and consistent methods to keep homes affordable
- Build design and permitting flexibility into land development codes
- Put into place shorter permitting timeframes to reduce developer carrying cost

Call to Action Solutions

Regional & Local Level

- Develop strong Impact Fee Deferral programs or impact fee subsidies at the local level
- Encourage all local governmental entities that receive funds to produce affordable housing to develop 'business plans' that actually produce affordable housing opportunities from land trust and subsidies to mortgage assistance programs

solutions '07



Southwest Regional Delegation Forum