



THE SUNRISE CITY
FORT PIERCE
BUILDING DEPARTMENT *Florida*



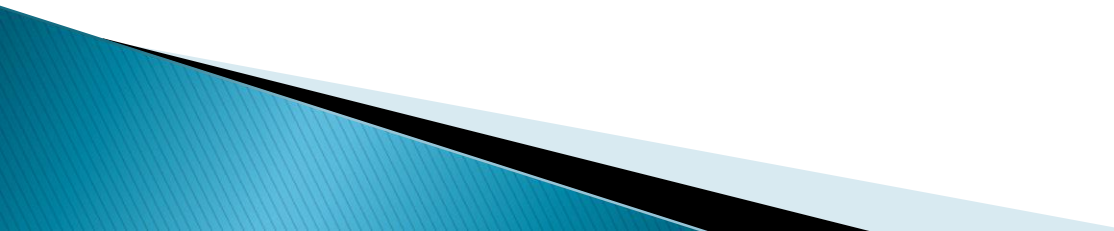
Infill Redevelopment

A Presentation to the City Commission
October 8, 2018

Strategic Plan

Beautifying our Community

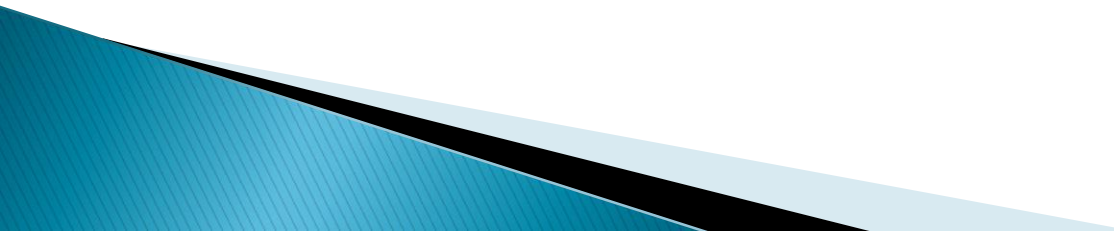
Goal 3: Infill Redevelopment

- ▶ Several neighborhoods have become decimated with overgrown vacant land.
 - ▶ There is a housing shortage in the City that is affordable to the everyday working families and citizens of the City.
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Goals–

Infill redevelopment is critical to maintain and expand diversification and sustainability; and, to provide the character and sense of a community where people want to live, work and play.

Intent–

- ▶ Establish a Community Land Trust (CLT) to construct new housing in existing neighborhoods to beautify our City.
 - ▶ Provide an increasing number of residents with affordable housing.
 - ▶ Reduce the blight within our City.
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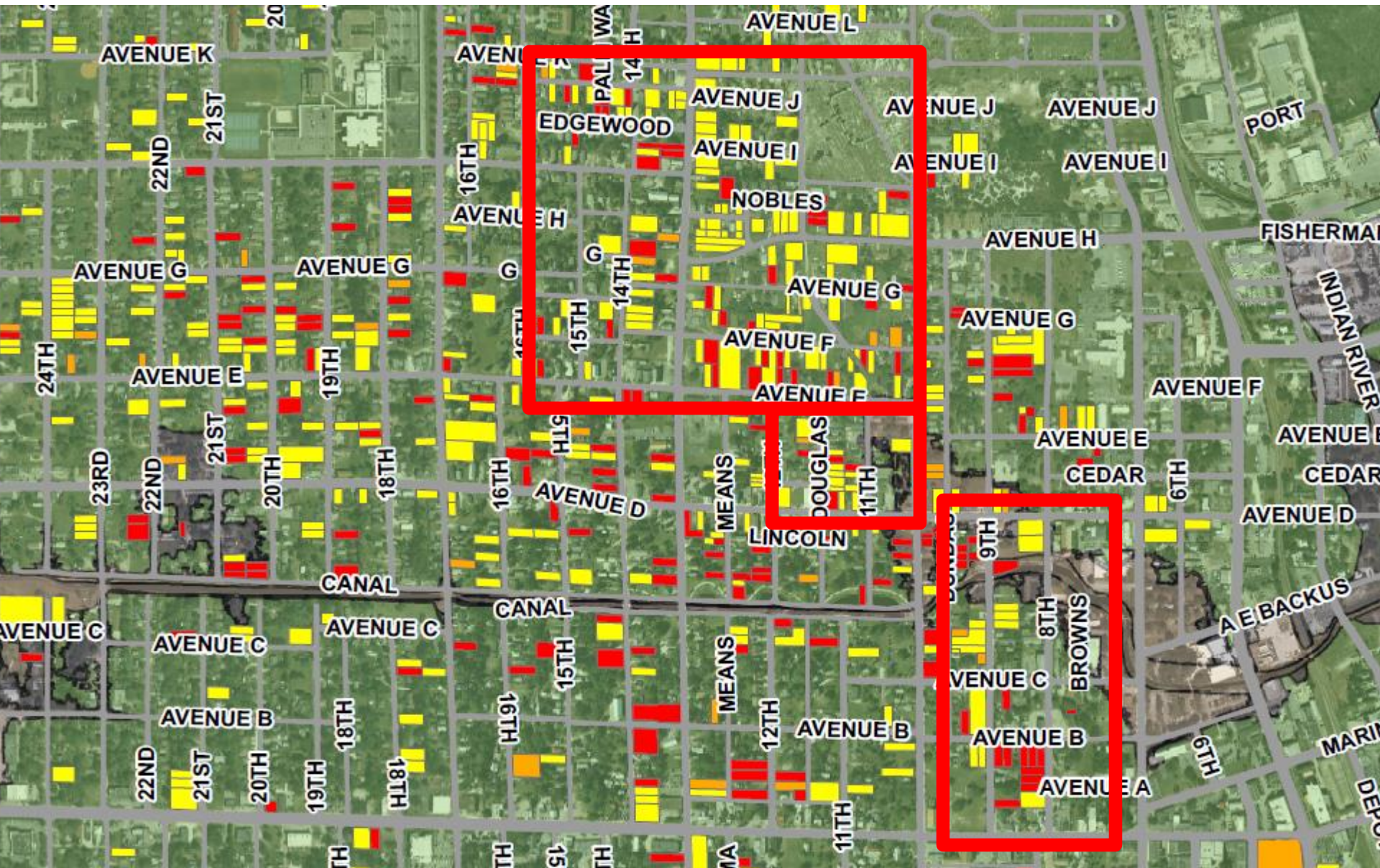
Community Land Trust

- ▶ A Community Land Trust (CLT) is:
 - A nonprofit organization in partnership with the City.
 - Tasked with the oversight of the program;
 - Tasked with establishing the means to permanently preserve the quality and affordability of infilled housing.

Selection of Land

- ▶ City staff will identify parcels of land eligible for acquisition to donate or lease to the CLT.
 - A manageable amount of properties will be selected as to not create a burden on the City or CLT.
 - Priority will be given to identified properties within close proximity of each other to create an impactful visual improvement.

Areas of Interest



Example– Delray Beach CLT



Delray Beach CLT



Example- Palm Beach County CLT



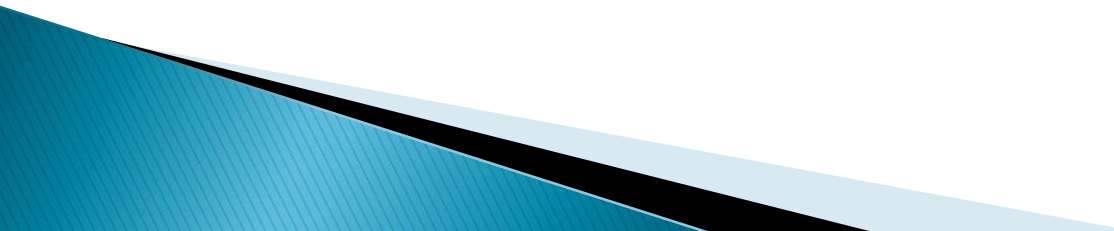
Palm Beach County CLT




Palm Beach County CLT




Land Acquisition

- ▶ Funds must be appropriated for the foreclosure of properties and transfer to the CLT upon forgiveness of liens.
 - ▶ The CLT legally separates ownership of the homes from the land.
 - ▶ The CLT will be responsible for property upkeep until the homes have been developed and sold.
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Homebuyers

- ▶ Homebuyers purchase only the house and enter into a long term lease agreement for the land.
 - ▶ Long term land lease makes the home more affordable.
 - ▶ Land lease restricts who the house can be sold to and provides a resale formula to protect permanent affordability.
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Implementation

- ▶ Adopt an Ordinance establishing the CLT.
 - ▶ Appoint a Board of Directors comprised of community residents, public and private community stakeholders.
 - ▶ Retain funding for the program.
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Possible Funding Sources

- ▶ FPRA Funds
 - ▶ Grant from Franciscan Ministries
 - ▶ Sale of foreclosed properties
 - ▶ Community stakeholder donations
 - ▶ Loans
 - ▶ Density bonus program
 - ▶ Various grants
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