## Housing as a Redevelopment Tool – Outline/Agenda

9:00 – WELCOME AND INTRODUCTION

9:15 – STEP 1: UNDERSTAND CAPACITY AND CONSTRAINTS

* Community Redevelopment Agencies (CRA)
* Property Acquisition/Disposal
* Assessing Your Agency's Capacity and Constraints
* Public Funding Sources for Housing
* Challenge of Mixed Income Housing Development
* Context/Partnerships

9:45 – STEP 2: IDENTIFY AREA HOUSING ISSUES, NEEDS & MARKET DEMAND

* The Real Estate and Housing Cycle
* Housing Trends in Florida
* The “Healthy Mix”
* Housing Issues, Needs & Market Demand Analysis
* University of Florida Shimberg Center
* Communicating Results – Sharing the Story

10:15 – STEP 3: PLAN FOR MARKET RATE, WORKFORCE & AFFORDABLE HOUSING

* Agency’s Objectives for Housing
* Constraints to Housing Development
* Housing Policies & Procedures
* Strategic Planning/Community Involvement
* Land Development Regulations
* Creative Innovations
* Anticipating the Impact of Housing Programs

10:45 – BREAK

11:00 – GROUP EXERCISE

* Breakout Groups
* 30 minutes working
* 30 minutes presentation

LUNCH BREAK/ WORKING LUNCH

OUTLINE/AGENDA CONTINUED ON NEXT PAGE

HOUSING AS A REDEVELOPMENT TOOL OUTLINE/AGENDA (CONTINUED)

1:00pm – STEP 4: IDENTIFY RESOURCES, GAP-FILLING SUBSIDIES AND INCENTIVES

* Public/Private Partnerships
* Why is the Public Sector Concerned?
* Investor’s and Lender’s Perspectives
* Community Reinvestment Act (CRA)
* Redevelopment Agency’s Job
* Incentives: Filling the Gap
* Disposal of Property
* Public Funding Sources for Affordable & Workforce Housing

1:30 – STEP 5: AQUIRE PROPERTY

* Objectives for Acquisition
* Acquisition Issues
* Property Title
* Property Deeds
* Methods for Acquiring Property

2:15 – STEP 6: REHABILITATE OR DEMOLISH SUB-STANDARD HOUSING

* Rehabilitation & Demolition – Objectives & Constraints
* Housing Rehabilitation – Agency-Owned Property
* Housing Rehabilitation – Privately Owned Property
* Demolition – Agency-Owned Property
* Demolition – Privately Owned Property

2:30 – STEP 7: FACILITATE NEW HOUSING CONSTRUCTION

* Why CRA's are Involved in New Housing Construction?
* Objectives for New Housing
* *Build It If You Have To!*
* Constraints to Housing Development
* Project Delivery & The Development Process
* Borrowing to Finance a Project
* Processes for Procurement
* Monitoring the Construction Project
* Marketing the Project

3:00 – GROUP EXERCISE

* Breakout Groups
* 30 minutes working
* 30 minutes presentation

4:00 – DISCUSSION, QUESTIONS, & TEST

5:30 – ADJOURNMENT