Image: Orlando Business Journal

'THEY CAN'T AFFORD TO LIVE HERE'

HOUSING COSTS PERVADE THE REGION'S CHALLENGES AND OPPORTUNITIES AMID ITS STAGGERING GROWTH

By Steven Ryzewski – Staff Writer, Orlando Business Journal
Mar 3, 2023   **Updated** Apr 6, 2023 9:56am EDT

LOCAL NEWS ›

Florida has some of the most overvalued housing markets in the country

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U.S.

Florida's Housing Crisis Leaves Residents Suffering

BY **GIULIA CARBONARO** ON 8/5/23 AT 3:00 AM EDT

Orlando Sentinel

Orlando median home price rises to $385,000 in June, report says

By **AUSTIN FULLER** | afuller@orlandosentinel.com | Orlando Sentinel
PUBLISHED: July 17, 2023 at 6:00 a.m. | UPDATED: July 17, 2023 at 1:56 p.m.
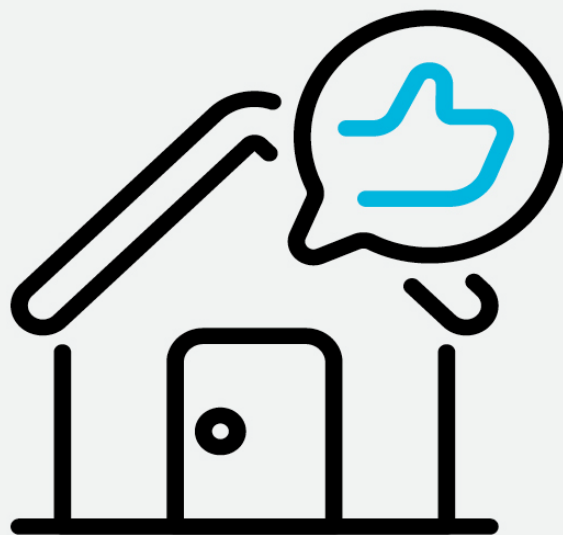
The median sales price for an **"entry-level"** house in the Orlando metro area more than doubled, from

$140,000 to **$316,000**

SOLD

in the 10 years between 2012 and 2022.[1]

High school teachers in Orange and Osceola County make annual, median wages of $52,618.46.

At this wage, a teacher could afford a home selling at $157,855.38 without becoming cost-burdened.
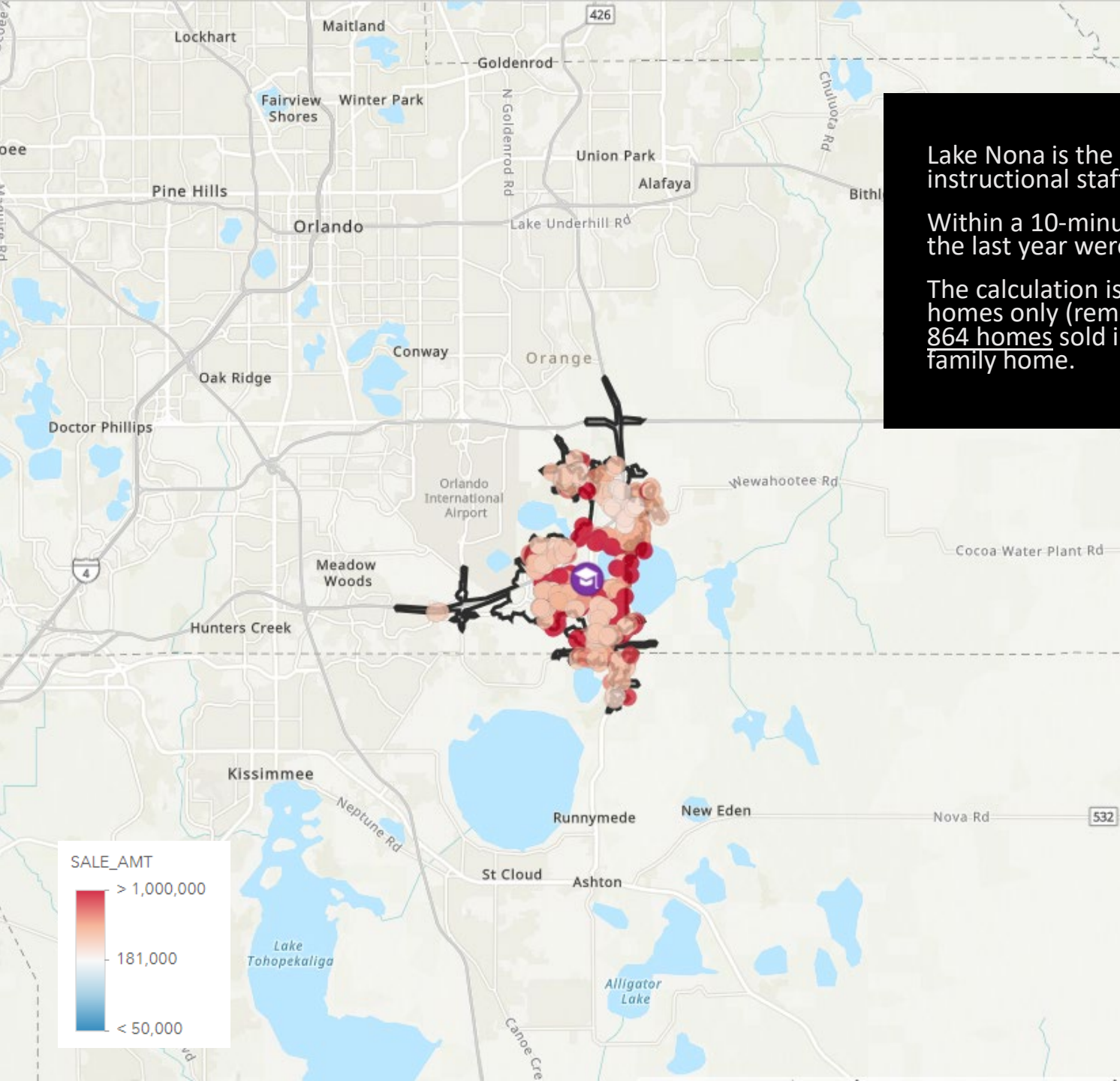
Lake Nona is the largest high school in Orange County, with roughly 200 instructional staff (196) and an additional 53 support staff.

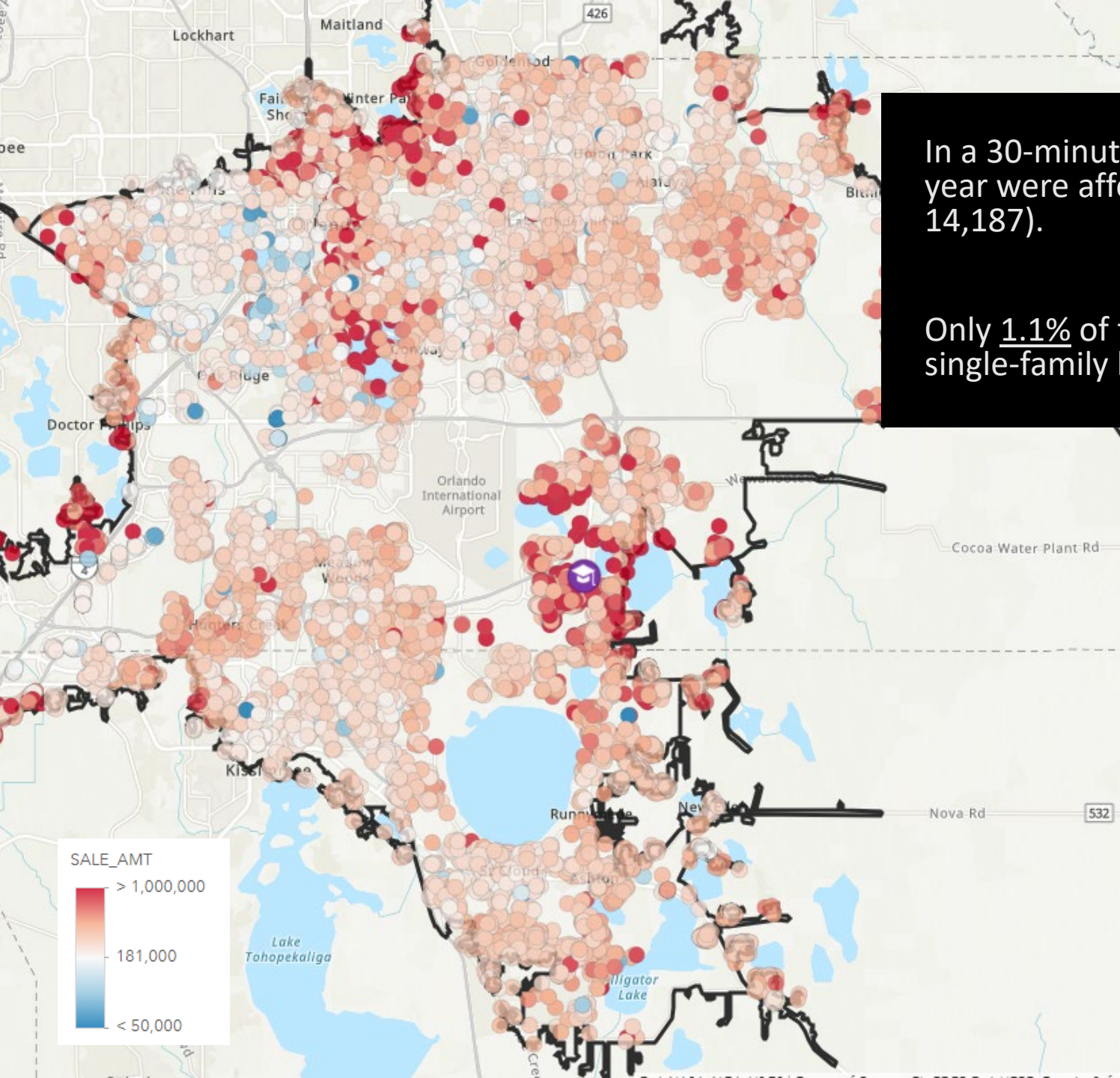Within a 10-minute drive of Lake Nona High, 0.1% of the homes sold in the last year were affordable for a high school teacher (1 of 864).

The calculation is the same when looking at detached, single-family homes only (removing condominiums from the analysis). Only 1 of the 864 homes sold in the last year was an affordable, detached single-family home.

SALE_AMT

> 1,000,000

181,000

< 50,000

In a 20-minute drive, only <u>2.9%</u> of recently sold homes were affordable to a high school teacher (160 of 5,503).

Of all these homes sold in the last year, only <u>0.6%</u> were affordable, detached single-family homes (33 of 5,503).

SALE_AMT

> 1,000,000

181,000

< 50,000

In a 30-minute drive, <u>4.8%</u> of the homes sold in the last year were affordable to a high school teacher (676 of 14,187).

Only <u>1.1%</u> of these homes were affordable, detached single-family homes (152 of 14,187).

SALE_AMT

> 1,000,000

181,000

< 50,000

> The saying 'cutting the Gordian Knot' is associated with a creative solution to complex or seemingly impenetrable problems.
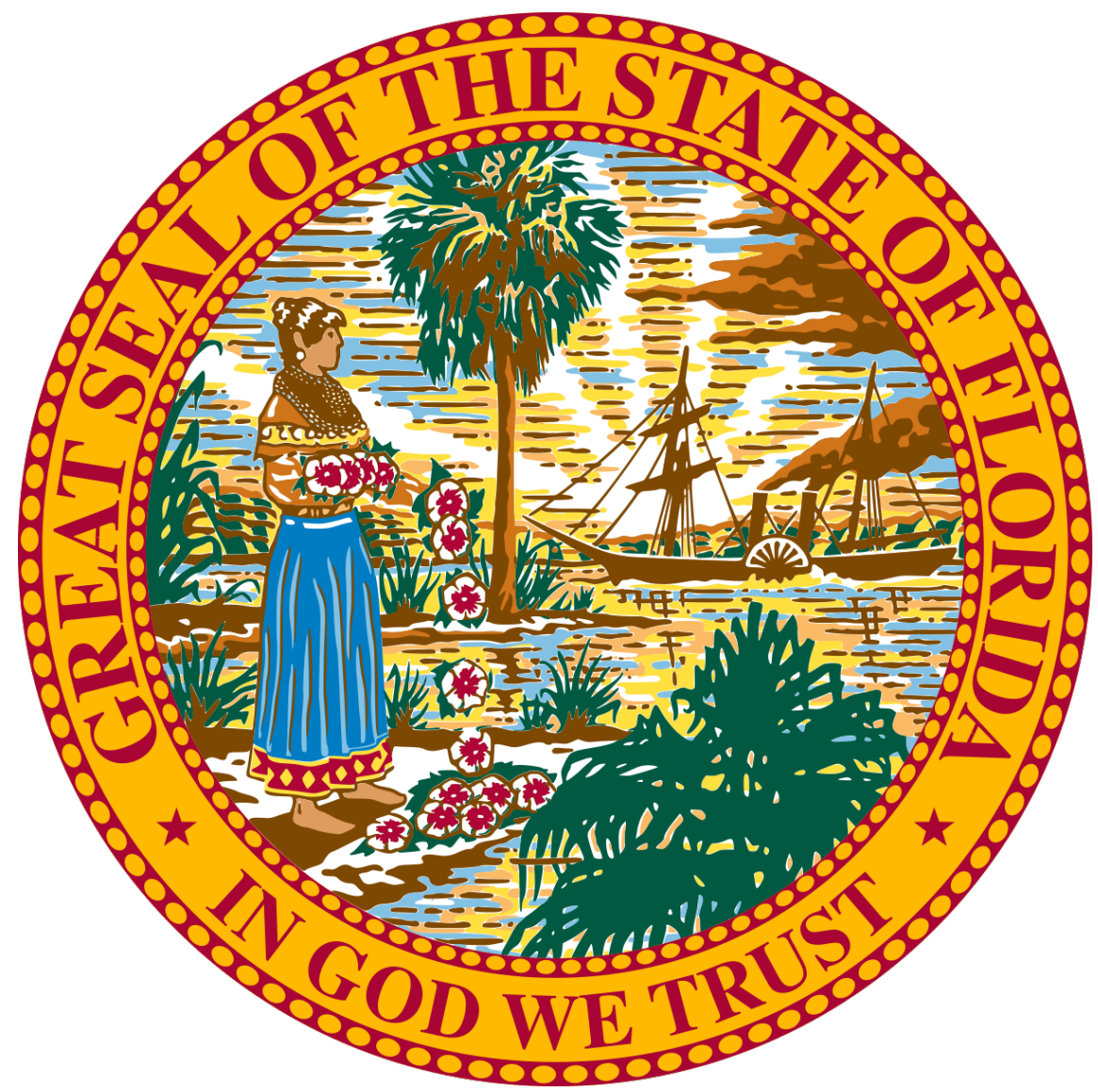
Building on Momentum

FACE THE HOUSING CRISIS™

Objectives

To serve as a catalyst

To raise awareness

To establish and propel a multi-stakeholder partnership

CORNERSTONE HOUSING™ FRAMEWORK:
A COLLECTIVE IMPACT MODEL
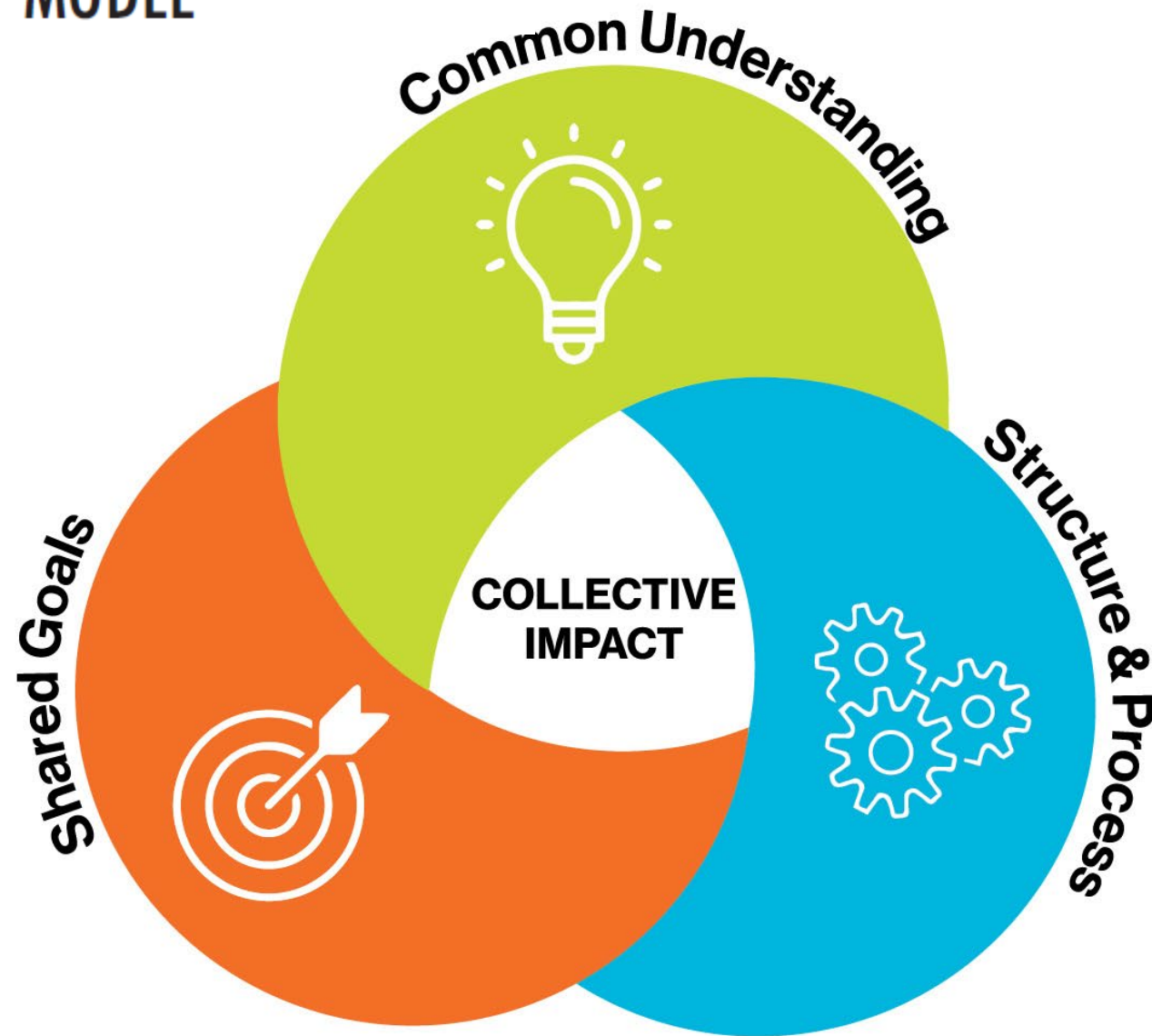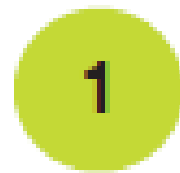
Cornerstone Housing Framework

LOGIC & STRUCTURE

A **Housing Supply Ladder:** Restoring balance in the housing market with adequate supply across the tiers of housing, facilitating progression from entry-level to aging in place

B **Capable Demand:** Enabling sustainable demand from buyers each with the financial capacity and self-sustaining capability to secure and maintain decent housing that fits their needs

C **Reflexive Safety Net:** Integrating an evolved social service model to provide a rapid and coordinated response that breaks the cycle of dependency and builds capable demand

PROCESS: Policy Framing—The Imperative
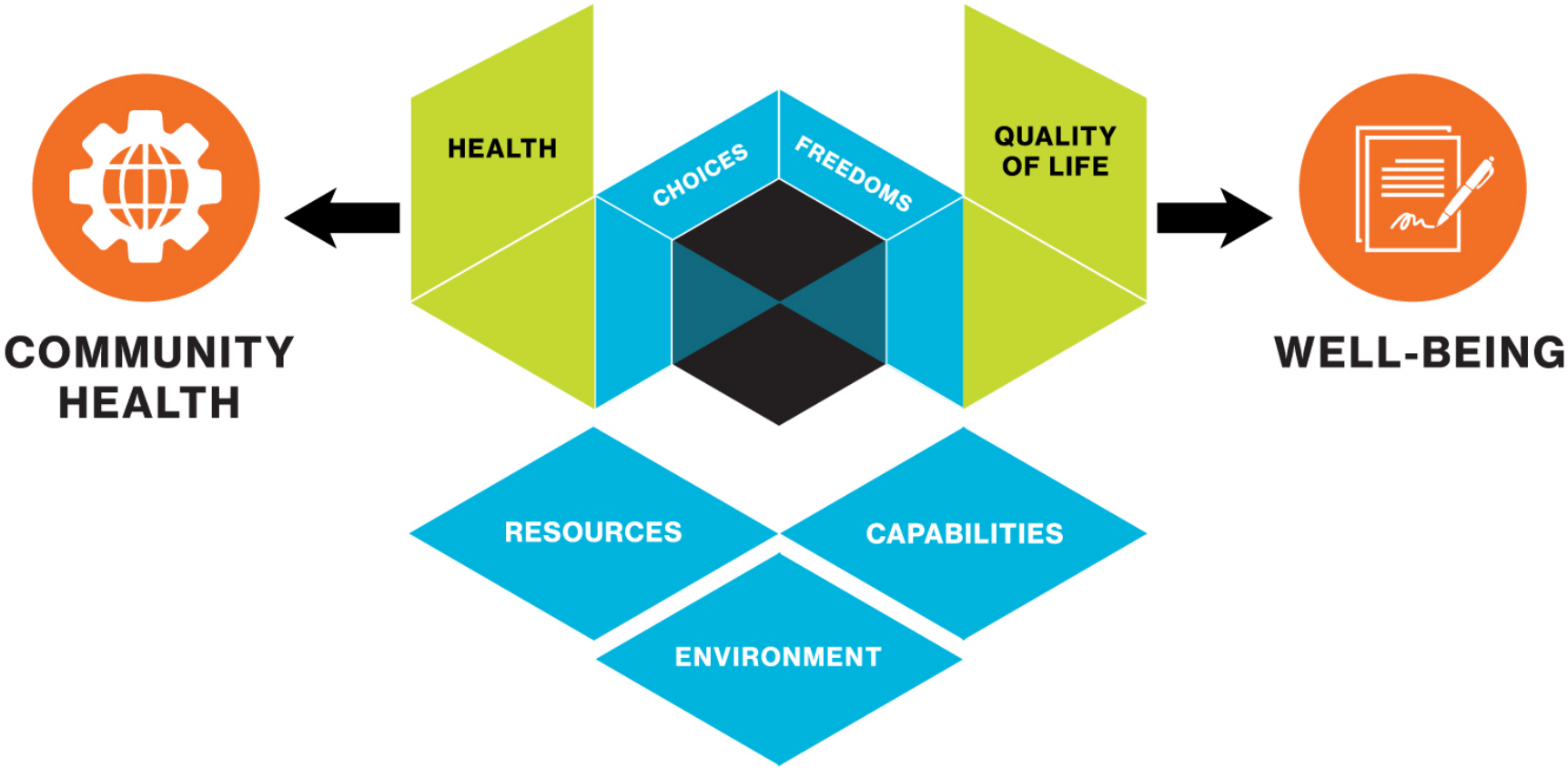
PROCESS: Call to Collective Leadership—We are HERE.

Phase 1
POLICY FRAMING

Phase 2
COLLECTIVE LEADERSHIP
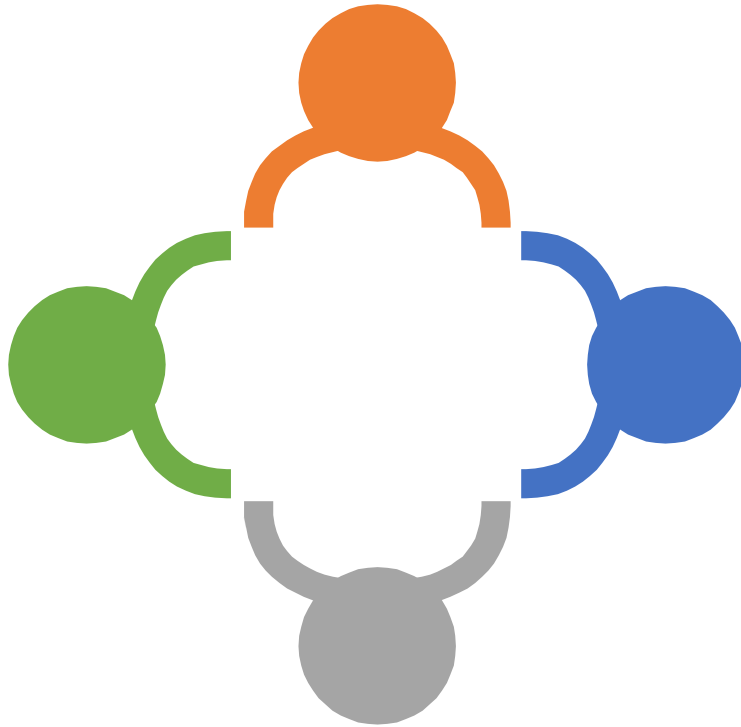
REDEFINING COLLABORATION

1. Shared vision.
2. Diverse skills sets.
3. Flexibility.
4. Empowerment.
5. Interdependence
6. Open communication.
7. Collaborative decision-making.
8. Shared responsibility.
9. Feedback & reflection.
10. Trust.

PROCESS: Building Shared Understanding

Phase 1	Phase 2	Phase 3
POLICY FRAMING	COLLECTIVE LEADERSHIP	SHARED UNDERSTANDING

Facilitated Workgroups

Policy Innovation	Needs Assessment & Development	Safety Net Transformation
Housing Supply Ladder	**Capable Demand**	**Reflexive Safety Net**

Stakeholder Analysis   Dialogue Mapping   Root Cause Analysis

PROCESS: Targeted Community Alignment

Phase 1	Phase 2	Phase 3	Phase 4
POLICY FRAMING	COLLECTIVE LEADERSHIP	SHARED UNDERSTANDING	ALIGNMENT

Community Values Integration

Impact Prioritization

PROCESS: Solution Path Planning

Phase 1	Phase 2	Phase 3	Phase 4	Phase 5
POLICY FRAMING	COLLECTIVE LEADERSHIP	SHARED UNDERSTANDING	ALIGNMENT	PLANNING

Delphi Method   Scenario Planning

PROCESS: Implementation & Impact

Phase 1	Phase 2	Phase 3	Phase 4	Phase 5	Phase 5
POLICY FRAMING	COLLECTIVE LEADERSHIP	SHARED UNDERSTANDING	ALIGNMENT	PLANNING	IMPLEMENTATION & IMPACT

COLLECTIVE IMPACT

Policy Integration

Advocacy Agenda

Redefined Collaboration [Perpetual Action]

THE COLLECTIVE IMPACT JOURNEY

Phase 1 POLICY FRAMING	Phase 2 COLLECTIVE LEADERSHIP	Phase 3 SHARED UNDERSTANDING	Phase 4 ALIGNMENT	Phase 5 PLANNING	Phase 5 IMPLEMENTATION & IMPACT

Phase 1 — Policy Framing

A. Crises/policy failure. Disconnected demands and proposals offered.

B. Policy issues recognized as a "wicked problem" needing a response by organization with board support to spend brand capital championing Phases 2 – 5.

C. Baseline public opinion measurement.

D. Campaign development.

Phase 2 — Collective Leadership

A. Convening call for community prioritization and action as collective leadership.

B. Campaign briefings.

C. Kick-Off Event + Campaign Launch

Phase 3 — Shared Understanding

A. Facilitated workgroups establish critical shared understanding of the wicked problem(s) & orient stakeholders to common goals. Conflicts recognized.

B. Root cause analysis reveals system dynamics:
- Bias
- Fragmented Policies or Regulations
- Inefficiencies
- Siloed Operations
- Structural Barriers
- Missing Feedback Loops
- Bottlenecks
- Information Gaps
- Emergent Properties
- Levers of Change

Phase 4 — Alignment

A. Targeted engagement to ensure alignment with community priorities.

B. Readiness assessments.

C. Pre-planning to manage expectations and formalize community voice integration in planning activities.

Phase 5 — Planning

A. Scenario planning documents potential future state from current state with corresponding outputs & outcomes.

B. Policy integration leads to advocacy agenda.

C. Pilot opportunities for coordinated programs & services are scoped with short-term, small-scale wins AND long-term horizons.

D. Action plans emerge with resource needs, roles, responsibilities, & evaluation plan.

E. Mutual commitments (MOUs) reflect political will and braided resources to demonstration projects.

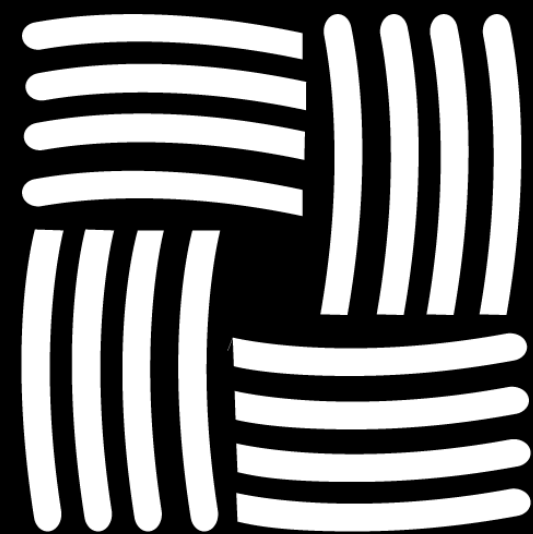**Phase 5 — Implementation & Impact**

A. Initial coordination structure and process drive implementation with emphasis on feedback loops and adaptation.

B. Multi-year advocacy agenda.

C. Accountability and transparency established & maintained through public reports.

D. Measurement and frequent communication provides transparency and accountability between participating org's.

E. Stakeholder governance evolution for sustainability: Structure and process evolve to perpetuate collaboration & coordination.
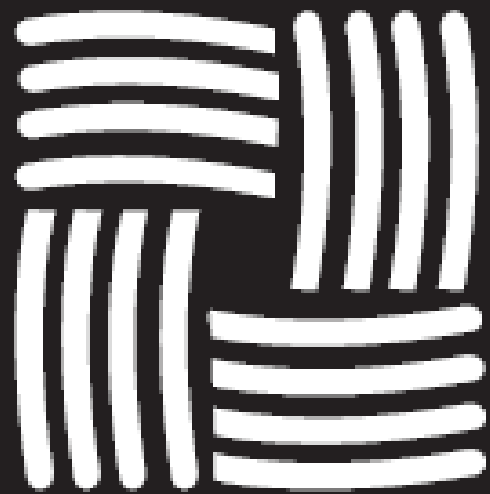
Meet The Faces

Rhonza

Kenneth

Donya

Anesu

Robert