

Affordable Housing Strategies
developed by Alachua County Affordable Housing Workgroup

in response to Board Direction from June 5, 2018 County Commission Meeting
on the Alachua County Comprehensive Plan Update

for Board of County Commissioners Meeting
September 4, 2018

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Background

At the June 5, 2018, Board of County Commissioners workshop on the Comprehensive Plan Update, staff presented information related to affordable housing income and cost levels and the supply and dispersal of housing opportunities in Alachua County (see Appendix B. Affordable Housing Informational Materials, which includes information previously provided at County Commission meetings related to household affordable income and cost levels, supply, and needs associated with affordable housing). At that workshop, various stakeholders who were in attendance from the public, nonprofit, and development community made comments and discussed ideas related to affordable housing. The Board then discussed directing staff to work with and gather input on a wide variety of affordable housing strategies from the perspectives of various stakeholders, and bring that information back to the Board for discussion and review. The Board made a motion including the following:

1. To request over the next 90 days that Staff continue to work with the various stake holders to build on the ideas discussed today and develop specific strategies and recommendations to conserve and extend the useful life of the existing housing stock and public housing development opportunities.
2. The focus should be on citizens classified in the extremely and very low income brackets.
3. Staff should send a letter to invite all the stake holders on the Evaluation and Appraisal Report (EAR) list inviting them to provide input on affordable housing during a work group.

Per the Board motion, staff sent an email invitation to a list of approximately five hundred Comprehensive Plan Update and housing community citizen contacts on June 11th, including nonprofit, development, real estate, business, civic, academic (including UF and Santa Fe College), healthcare and medical, and local government entities and individuals. The email invited participation in an Affordable Housing Workgroup to develop recommendations for discussion by the County Commission on strategies to preserve, improve, and expand affordable housing opportunities in our community. Recipients were also asked to forward the invitation to others who might be interested. Seventy-seven people responded, who were then invited to the initial kickoff meeting on June 25th, 2018, at the Alachua County Health Department (see Appendix C. Workgroup Process for information on Workgroup meetings, including a list of participants).

Consistent with the intent of the Board as discussed at the June 5, 2018 meeting to gather a wide range of input, the list of affordable housing strategies included here (pages 4-12) consists of a diverse range of ideas reflecting the diversity of the Workgroup participants. These strategies may be used as a menu of ideas for review, discussion, and Board direction on the update of the Housing Element of the Comprehensive Plan. Those strategies the Board chooses in the Comprehensive Plan/Housing Element can be translated into draft policy language and brought back for review (see page 25 for a potential policy template for incorporating affordable housing strategies and programs into the Housing Element).

AFFORDABLE HOUSING STRATEGIES

Twenty-three affordable housing strategies were identified through the Workgroup process for consideration by the County Commission, covering the areas of Maintain & Preserve, Improve Access to, and Develop New Affordable Housing. This list includes strategies developed from Workgroup discussions as well as strategies identified in written submissions from Workgroup participants (see Appendix A. Supplemental Information Submitted by Participants). Each strategy is numbered, followed by significant components, such as overall Objective, Income Level Served as identified in Workgroup discussions, and Existing and/or Potential New Funding Sources. A summary in table format of this information is provided on page 13. Information on existing and potential funding sources begins on page 16. Many of the strategies are conceptual in nature and if the Board chooses to include these in the Housing Element, further work would be needed on both policy and operational details as part of their implementation regulations and programs.

As a funding strategy, the following is supported by general consensus of all Workgroup participants:

Alachua County shall coordinate with the City of Gainesville and all its municipalities to lobby for restoration of dedicated State and Federal funds being restored to serve its citizens.

[from letter of August 16, 2018, provided by BANCf, see Appendix A. Supplemental Information Submitted by Participants]

MAINTAIN & PRESERVE AFFORDABLE HOUSING

1. **Pilot program utilizing matching grants for landlords to improve energy and water efficiency and weatherization, with stipulation that unit(s) remain affordable to low-income renters for a certain timeframe.**

Additional considerations: Incorporate energy efficiency requirements; link with landlord licensing, annual inspection; mechanism for enforcement; marketing campaign for benefits (less turnover, etc.)

Objective: Preserve existing affordable housing, Assistance to households in need

Income Level Served: Extremely-low, Very-low, Low

Tenure: Rental

Structure Type: Single family, Multi-family

Entities: Public agencies, Nonprofits, Major employers (e.g., UF)

Existing Funding Sources: Weatherization (grant funded), SHIP, City of Gainesville, Alachua County

Potential New Funding Sources: Community Reinvestment Act (Banks), USDA, GRU, landlord licensing/permit fee

2. Use of revenues from sales of escheated/acquired property to Housing Trust Fund to develop affordable housing, ownership, and rental opportunities.

Objective: Preserve existing affordable housing, Development of new affordable housing

Income Level Served: Extremely-low, Very-low, Low

Special Category: Senior, other

Tenure: Rental, Owner-occupied

Structure Type: Single Family attached & detached, Multi-family

Entities: Housing Authorities, Nonprofit, Community Land Trust

Potential New Funding Sources: Use of revenues from sales of escheated/acquired property

3. Preservation and expansion of subsidized and public housing supply, including:

a. addressing maintenance needs for aging units

b. reducing loss of inventory due to expiring subsidies and sales

Objective: Preserve existing affordable housing

Income Level Served: Extremely-low, Very-low, Low

Tenure: Rental

Structure Type: Single Family attached & detached, Multi-family

Entities: Participating jurisdictions' Housing Authorities, private owners of subsidized housing

Existing Funding Sources: HUD and FL Housing Finance Corp

Potential New Funding Sources: see Information on Potential Funding Sources; Foundation funds

4. Incentive to rehab older homes

Additional considerations: Incentives (example: break on fees or requirements in exchange for improvements to older homes); direct relationship between incentives and improvements; provide breaks/rebates to builders that home-owners receive; involve training component (Santa Fe College, YouthBuild).

[Note: per Alachua County Fee Schedule, building permit fee reduced 50% for homestead properties with Total Just Value < \$50,000]

Objective: Preserve existing affordable housing, Assistance to households in need

Income Level Served: Extremely-low, Very-low, Low

Tenure: Rental, Owner-occupied

Structure Type: Single family, Multi-family

Entities: Housing Authorities, Nonprofit, For profit developer, Partnership: UF/Santa Fe College/YouthBuild, Community Land Trust

Existing Funding Sources: SHIP, County, Community Development Block Grant (CDBG)

Potential New Funding Sources: UF, GRU

IMPROVE ACCESS TO AFFORDABLE HOUSING

5. Strategies to address continuum of needs

a. Homeless

- Permanent supportive housing for the homeless
- Housing for residents with mental health or substance abuse issues at nominal rent levels
- Assist households that may need help with security deposits for landlords to take risk
- Strategies and/or incentives to landlords take on high-risk renters

Additional considerations: Interest exists in the community for building permanent supportive housing (e.g., Ability Housing and Arbour Valley); see Strategy 10. providing for concept plan review to facilitate timely submission of housing project proposals for consideration for eligibility under programs such as the Low-Income Housing Tax Credit program; compare costs of addressing to costs of not addressing homeless needs

Objective: Development of new affordable housing, Assistance to households in need

Income Level Served: Extremely-low

Special Category: Various as described above

Tenure: Rental

Structure Type: Multi-family

Entities: Public agencies, Nonprofits, For Profit developers, Community Land Trust, Community Redevelopment Agency, Shands

Existing Funding Sources: Low Income Housing Tax Credits, Sadowski Trust Fund (FL), Challenge Grants, Emergency Solutions Grants (rapid rehousing), Temporary Assistance for Needy Families (TANF)/Department of Children & Families (DCF), HUD

b. Renters

- Work with owners to promote rentals to Section 8, HUDVASH (veterans), and other voucher program recipients
- Provide households with stable lower incomes assistance with utilities, transportation, child care, other costs (recurring cycle of challenges)

Objective: Assistance to households in need

Income Level Served: Extremely-low, Very-low, Low

Tenure: Rental

Structure Type: Single Family attached & detached, Multi-family

Entities: Housing Authorities, St Francis House, Landlords

Existing Funding Sources: Voucher programs, Challenge grants, Emergency Solutions grants (rapid rehousing), Temporary Assistance for Needy Families (TANF)/Department of Children & Families (DCF), HUD

c. Homeowner

- Existing federal and state funding insufficient; County-funded home-buyer assistance program needed to augment federal and state funding

- **People with steady stream of income - need to improve access to and assist with all costs of homeownership**
- **Different types of support needed such as for emergencies, utilities**

[Note: per Alachua County Fee Schedule, building permit fee reduced 50% for homestead properties with Total Just Value < \$50,000]

Objective: Assistance to households in need

Income Level Served: Very-low, Low, Moderate

Tenure: Owner-occupied

Structure Type: Single Family attached & detached, Multi-family

Entities: NHDC, Habitat for Humanity, Rebuilding Together, Community Land Trust

Existing Funding Sources: Bank loans, SHIP

Potential new funding source: see Information on Potential Funding Sources

6. **Establish public-private partnership between entities such as County, municipalities, UF, Santa Fe College, Shands, School Board, builders, and realtors to coordinate and increase efficiency of programs, strategies, initiatives, and educational efforts promoting and providing affordable housing; leverage Opportunity Zones; work collectively to ensure new Comprehensive Plan Goals, Objectives, and Policies and Land Development Regulations are aligned to create and implement affordable housing stock for our most at-risk citizens and communities.**

[based on information provided July 31, 2018, by Susan McQuillan, President, GACAR; memo provided August 8, 2018, by Alyssa Brown, Gainesville Area Chamber of Commerce; letter provided August 16, 2018, by BANCf; see Appendix A. Supplemental Information Submitted by Participants]

DEVELOP NEW AFFORDABLE HOUSING

7. **Use escheated, tax seized, acquired property for low income households for development of affordable housing using Urban Homesteading.**

[see pilot project/strategy concept for Urban Homesteading provided July 24, 2018, by Claudia Frese, Appendix A. Supplemental Information Submitted by Participants]

Objective: Development of new affordable housing

Income Level Served: Various *[see proposal]*

Tenure: Owner-occupied

Structure Type: Single Family detached

Entities: Nonprofit

Existing Funding Sources: Special District Bonds; SHIP; HUD, Veterans Affairs, or Federal Housing Administration housing loan

- 8. Inclusionary affordable housing requirement. Workgroup noted need for availability of necessary services.**

No consensus among the Workgroup

Additional considerations: Must be tailored to local circumstances; nexus study required

Objective: Development of new affordable housing

Income Level Served: varies

Tenure: Rental, Owner-occupied

Structure Type: Single Family attached & detached, Multi-family

Entities: Nonprofit and For profit developers

- 9. Facilitate repurposing of existing structures / development, e.g., change shopping center into affordable housing (example – Safety Harbor project for seniors with special needs, Tampa area).**

Objective: Development of new affordable housing, Assistance to households in need

Income Level Served: Extremely-low, Very-low, Low, Moderate

Special Category: Senior, other

Tenure: Rental

Structure Type: Multifamily, other

Entities: Public Agency, Nonprofit, For profit developer

Existing Funding Sources: Low Income Housing Tax Credits, Community Development Block Grant (CDBG)

Potential New Funding Sources: Surtax (1/2-cent sales tax), Linkage fee, Code Enforcement fee

- 10. Establish procedure, such as a concept plan review, to facilitate timely submission of housing project proposals for consideration for eligibility under programs such as Low-Income Housing Tax Credit program.**

[Note: per Alachua County Fee Schedule, development review application fees and charges may be waived for not-for-profit corporations that submit affordable housing projects.]

Objective: Development of new affordable housing

Income Level Served: Extremely-low, Very-low, Low, Moderate

Tenure: Rental, Owner-occupied

Structure Type: Single Family attached & detached, Multi-family

Entities: Nonprofit, For profit developer

- 11. Employer-provided voucher for workforce living near employment, e.g., proposed Tech City in City of Alachua.**

Objective: Attraction of and assistance to workforce

Income Level Served: Very-low, Low, Moderate

Entities: Major employers, e.g., Shands

12. Streamline new development approval process to reduce procedural impediments:

- a. As part of the update of the Comprehensive Plan, special procedural requirements for Activity Centers, such as requiring approval by Planned Development, are being eliminated.
- b. To reduce procedural impediments, consider eliminating the requirement in the Comprehensive Plan that Multi-Family housing in the Low Density Land Use category be part of a Planned Development or Traditional Neighborhood Development/Transit-Oriented Development.

Objective: Development of new affordable housing

Income Level Served: Extremely-low, Very-low, Low, Moderate

Tenure: Rental, Owner-occupied

Structure Type: Single Family attached & detached, Multi-family

Entities: Nonprofit, For profit developer

13. Impact fee reduction for accessory dwelling units by applying the 2,600 square feet floor area cap for the principal home to include the accessory dwelling unit.

Additional considerations: no current income-based restriction in current accessory dwelling units program

Objective: Development of new affordable housing

Income Level Served: Extremely-low, Very-low, Low, Moderate (could limit rental to specific income levels)

Special Category: Senior

Tenure: Rental

Structure Type: Single Family detached

Entities: Private homeowner

14. a. Cohousing: Review Land Development Code to ensure can accommodate alternative models (eg, shared kitchens, similar to a dormitory or hostel).

Objective: Development of new affordable housing

Income Level Served: Extremely-low, Very-low

Tenure: Rental; co-operative ownership

Structure Type: Multi-family

Entities: Varies

Existing Funding Sources: SHIP, Housing Authorities, For-profit housing corporation, Low-Income Housing Tax Credits (LIHTC)

Potential New Funding Sources: Linkage fees

- b. Intentional community where a group of people choose to live together and share some common facilities.

Objective: Development of new affordable housing

Income Level Served: could vary
Tenure: Rental; co-operative ownership
Structure Type: Single family, Multi-family
Entities: Varies

15. **Cottage neighborhoods: need incentives, eg, minimize infrastructure (driveways vs roadways standards), open space still excessive (contrast with City of Gainesville's focus on proximity to offsite open space vs onsite).**

Additional considerations: Remove open space requirement in conjunction with provision of 20 percent of development supplying affordable units

Objective: Development of new affordable housing

Income Level Served: Low, Moderate

Tenure: Rental, Owner-occupied

Structure Type: Single Family, Multifamily

Entities: Public agency, Nonprofit, For profit developer, Partnership, Community Land Trust, Community Redevelopment Agency

16. **Allow reduction of open space if providing affordable units, with shared open/green space on a reduced level for all of the housing units. Incentivize the set aside of land and actively pursue funding sources for the establishment of new and protection of existing housing units.**

a. **Residential development that proposes affordable or attainable housing may reduce their common open space requirements and commit an equal amount of acreage, beginning at a two (2) acre minimum, for the provision of affordable or attainable housing within new or redeveloped residential communities.**

b. **Set aside lands shall be documented and, those not being constructed by the dedicator or their assigns, made available to agencies including, but not limited to: Habitat for Humanity, the Alachua County and Gainesville Housing Authorities, Community Land Trusts, etc.**

[a. and b. from letter of August 16, 2018, provided by BANCf, see Appendix A. Supplemental Information Submitted by Participants]

see also Strategy 15. Cottage Neighborhoods

Objective: Development of new affordable housing

Income Level Served: Very-low, Low

Tenure: Rental, owner-occupied

Structure Type: single family attached and detached; multi-family

Entities: Non-profit and for-profit developer; (eg Community Land Trust/related entities)

17. **Residential development that proposes affordable or attainable housing may increase its residential land use density to the next highest classification, on up to 25% of the gross land area, to be**

implemented either internally within the development or along collector and/or arterials roads or transit corridors.

[from letter of August 16, 2018, provided by BANCf, see Appendix A. Supplemental Information Submitted by Participants]

Objective: Development of new affordable housing

Tenure: Rental, owner-occupied

Structure Type: single family attached and detached; multi-family

Entities: Non-profit and for-profit developer

- 18. Impact fee alternative funding sources for Multi-Modal Transportation Mitigation (MMTM) fees for developments providing affordable units, e.g., SHIP funding potentially available for approved nonprofit developers. (Supplemental funding in addition to limited SHIP funds would be needed for broader application beyond nonprofits.)**

Objective: Development of new affordable housing

Income Level Served: Extremely-low, Very-low, Low

Tenure: Rental, Owner-occupied

Structure Type: Single Family attached & detached, Multi-family

Entities: Nonprofit, For profit developer, Community Land Trust

Existing Funding Sources: previously General Fund; no current source

Potential New Funding Sources: various for broader application, see Information on Potential Funding Sources

- 19. Developments supplying affordable or attainable housing within the dedicating project are exempt from Multi-Modal Transportation Mitigation Program fees (MMTM) for those specific units. Roadways, sidewalks, and utility service shall be provided to the specific units to lower the entry cost of bringing housing stock online. [Note: Funding source would be needed for exemption of MMTM fees.]**

[from letter of August 16, 2018, provided by BANCf, see Appendix A. Supplemental Information Submitted by Participants]

- 20. Dedication of land for affordable or attainable housing, which occurs within the development, shall be credited the net land area's appraised value towards Multi-Modal Transportation Mitigation Program fees (MMTM), otherwise collected on the project. [Note: Funding source would be needed for exemption of MMTM fees.]**

[from letter of August 16, 2018, provided by BANCf, see Appendix A. Supplemental Information Submitted by Participants]

- 21. Increased access to developable land – consider expansion of Urban Cluster – some properties outside Cluster that are adjacent to newer developments in the Cluster could more easily connect to available stub-outs/turnouts than vacant land in Cluster (cost-prohibitive due to necessary infrastructure costs). Tied to percentage of affordable housing (eg 20%)**

Objective: Development of new affordable housing
Income Level Served: Low
Tenure: owner-occupied
Structure Type: single-family detached, multi-family
Entities: Private developers

22. The County shall enact policies that address Land Use and Zoning along its Municipalities' boundaries to ensure opportunities for future Activity Centers and Employment Centers are realized, creating greater opportunities for live/work communities and residential housing choices that are not solely reliant on single-occupant vehicles. [Note: Municipal boundaries other than City of Gainesville and part of Alachua are adjacent to Rural/Agriculture.]

[from letter of August 16, 2018, provided by BANCF, see Appendix A. Supplemental Information Submitted by Participants]

23. The County shall coordinate with the City of Gainesville during the course of annexations to ensure that the conversion of lands from the Urban Cluster, when proximate to Activity Centers, Arterial and Collector Roadways, and existing or planned Transit, includes higher density and/or mixed use Land Use Classifications that are supportive of multi-modal transportation systems and pedestrian access to essential elements such as healthcare, employment, recreation, and social offerings.

[from letter of August 16, 2018, provided by BANCF, see Appendix A. Supplemental Information Submitted by Participants]

AFFORDABLE HOUSING WORKGROUP STRATEGIES & COMPONENTS

STRATEGY	OBJECTIVE			INCOME LEVEL SERVED				SPECIAL CATEGORY	TENURE		STRUCTURE TYPE		ENTITY					FUNDING SOURCE	
	Preserve Existing Affordable Housing	Develop New Affordable Housing	Assistance to Households in Need	Extremely Low	Very Low	Low	Moderate		Rental	Owner-occupied	Single Family	Multi-Family	Public Agency	Nonprofit	For Profit Developer	Community Land Trust	Other	Existing	New
1. Program for landlords to improve energy efficiency	●		●	●	●	●			●		●	●	●	●			●	●	●
2. Use of escheated / acquired property	●	●		●	●	●		●	●	●	●	●	●	●		●			●
3. Preserve & Expand Subsidized Rental Housing Supply	●			●	●	●			●		●	●	●					●	●
4. Incentive to rehab older homes	●		●	●	●	●		●	●	●	●	●	●	●	●	●	●	●	●
5. Continuum of Needs a. Homeless		●	●	●				●	●			●	●	●	●	●	●	●	
b. Renters			●	●	●	●			●		●	●	●	●			●	●	
c. Homeowner			●		●	●	●			●	●	●		●		●		●	●
6. Public-private partnership to coordinate efforts													●	●	●	●	●		
7. Urban Homestead		●								●	●			●				●	

AFFORDABLE HOUSING WORKGROUP STRATEGIES & COMPONENTS

STRATEGY	OBJECTIVE			INCOME LEVEL SERVED				SPECIAL CATEGORY	TENURE		STRUCTURE TYPE		ENTITY					FUNDING SOURCE	
	Preserve Existing Affordable Housing	Develop New Affordable Housing	Assistance to Households in Need	Extremely Low	Very Low	Low	Moderate		Rental	Owner-occupied	Single Family	Multi-Family	Public Agency	Nonprofit	For Profit Developer	Community Land Trust	Other	Existing	New
8. Inclusionary affordable housing requirement		●							●	●	●	●		●	●				
9. Repurpose existing structures / development		●	●	●	●	●	●	●	●			●	●	●	●			●	●
10. Concept plan review		●		●	●	●	●		●	●	●	●		●	●				
11. Employer-provided voucher			●		●	●	●										●		
12. Streamline new development approval process		●		●	●	●	●		●	●	●	●		●	●				
13. Impact fee reduction for accessory dwellings		●		●	●	●	●	●	●		●						●		
14. Cohousing a. Alternative models		●		●	●				●	●		●						●	●
b. Intentional communities		●							●	●		●							
15. Cottage neighborhoods incentives		●				●	●		●	●	●	●	●	●	●	●	●		

AFFORDABLE HOUSING WORKGROUP STRATEGIES & COMPONENTS

STRATEGY	OBJECTIVE			INCOME LEVEL SERVED				SPECIAL CATEGORY	TENURE		STRUCTURE TYPE		ENTITY					FUNDING SOURCE	
	Preserve Existing Affordable Housing	Develop New Affordable Housing	Assistance to Households in Need	Extremely Low	Very Low	Low	Moderate		Rental	Owner-occupied	Single Family	Multi-Family	Public Agency	Nonprofit	For Profit Developer	Community Land Trust	Other	Existing	New
16. Allow reduced open space requirements		●			●	●			●	●	●	●		●	●	●	●		
17. Allow increased density		●							●	●	●	●		●	●				
18. Impact fee alternative funding		●		●	●	●			●	●	●	●		●	●	●		●	●
19. MMTM exemption																			
20. MMTM land value credit																			
21. Increased access to developable land		●				●				●	●	●			●				
22. Opportunities along municipal boundaries																			
23. Coordinate annexations with City of Gainesville																			

Information on Existing and Potential Funding Sources

Bond Financing: a type of long-term borrowing that state and local governments frequently use to raise money, primarily for long-lived infrastructure assets. They obtain this money by selling bonds to investors. In exchange, they promise to repay this money, with interest, according to specified schedules. The interest the state has to pay investors on the bonds it issues for public infrastructure is exempt from their federal and state income taxes, which makes the state's interest cost on the bonds less than it otherwise would be.

Source: https://lao.ca.gov/2007/bond_financing/bond_financing_020507.aspx

Community Challenge Grants: The Department of Housing and Urban Development's \$28 million Community Challenge Planning Grant Program fosters reform and reduces barriers to achieving affordable, economically vital, and sustainable communities. Such efforts may include amending or replacing local master plans, zoning codes, and building codes, either on a jurisdiction-wide basis or in a specific neighborhood, district, corridor, or sector to promote mixed-use development, affordable housing, the reuse of older buildings and structures for new purposes, and similar activities with the goal of promoting sustainability at the local or neighborhood level. This Program also supports the development of affordable housing through the development and adoption of inclusionary zoning ordinances and other activities to support planning implementation.

Source: https://www.hud.gov/program_offices/economic_development/HUD-DOT_Community_Challenge_Grants

Code Enforcement fee: A percentage of fees collected from liens resulting from code violations could be deposited in an affordable housing trust fund.

Community Development Block Grant (CDBG): a flexible program that provides communities with resources to address a wide range of unique community development needs. The program, administered by the United States Department of Housing and Urban Development (HUD), consists of two components:

- Entitlement Program – funds are provided directly to urban communities
- State Program – funds are allocated to the states for distribution to eligible non-entitlement communities. Alachua County is under the State program

The CDBG program provides annual grants on a formula basis to 1,209 general units of local government and States. HUD determines the amount of each grant by using a formula comprised of several measures of community need, including the extent of poverty, population, housing overcrowding, age of housing, and population growth lag in relationship to other metropolitan areas.

Florida's Small Cities CDBG Program, for Non-Entitlement communities such as Alachua County, is:

- Funded by the U.S. Department of Housing and Urban Development (HUD)
- Administered by the State of Florida's Department of Economic Opportunity (DEO)

- Available on a competitive basis to cities with less than 50,000 residents and counties with less than 250,000 residents not including residents in entitlement cities: (Non-Entitlement Communities)
- Two year cycle at best from application to completion

Alachua County has received \$5.5 million in Community Development Block Grant Funds for Housing Rehabilitation since Federal Fiscal Year (FFY) 1987. The grants the County has received have been used for very low-income and low-income households in unincorporated Alachua County who were served with home repair assistance or in severe cases, housing replacement. County currently has a CDBG grant of \$750,000 to serve approximately 11 very low-income and low-income households.

Over a 1, 2, or 3-year period, as selected by the grantee, not less than 70 percent of CDBG funds must be used for activities that benefit low- and moderate-income persons. In addition, each activity must meet one of the following national objectives for the program: benefit low- and moderate-income persons, prevention or elimination of slums or blight, or address community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community for which other funding is not available.

Community Investment Fund (CIF): allows community members to invest in a community fund which in turns invests in ventures, revitalization projects, or other mission driven enterprises. CIFs allow communities to build wealth through a cycle of investment, growth, profit (returned to community investors), and reinvestment.

Source: <https://www.cuttingedgecapital.com/community-investment-funds-page/>

Community Reinvestment Act: a US federal law designed to encourage commercial banks and savings associations to help meet the needs of borrowers in all segments of their communities, including low- and moderate-income neighborhoods. Affordable housing is a core component of community development under the Community Reinvestment Act (CRA) regulations. National banks and federal savings associations (collectively, banks) may receive CRA consideration for loans, qualified investments, and community development services with a primary purpose of providing affordable housing, including multifamily housing for low- or moderate-income (LMI) individuals.

Source: <https://www.occ.treas.gov/publications/publications-by-type/other-publications-reports/cdi-newsletter/affordable-housing-march-2017/article-04-eanes.html>

Doc Stamps: Per Florida Statute [201.031](#), the governing authority in each county, as defined by s. [125.011](#)(1), is authorized to levy a discretionary surtax on documents for the purpose of establishing and financing a Housing Assistance Loan Trust Fund to assist in the financing of construction, rehabilitation, or purchase of housing for low-income and moderate-income families. Includes specific requirements for amounts to be used for things such as the benefit of low-income families and to help finance new construction. The proceeds of the surtax shall not be used for rent subsidies or grants.

[Note: according to the June 2017 Report of the Florida Legislature Office of Program Policy Analysis and Government Accountability ('OPPAGA') report on Miami-Dade's Discretionary Surtax in Support of Affordable Housing, "Hillsborough and Monroe are the only other counties eligible to levy the discretionary surtax" in

addition to Miami-Dade County, and “they would have to make significant changes to their Home Rule Charters to do so.”] <http://www.oppaqa.state.fl.us/MonitorDocs/Reports/pdf/1708rpt.pdf>

Donor Advised Fund (DAF): a philanthropic vehicle maintained and operated by a 501c3 public charity. Donations are invested in philanthropically-targeted “impact portfolios” and grow tax free while contributors use the money to grant out to charities of their choice over time.

Source: <http://www.impactcharitable.org/donor-advised-funds-101/>

Emergency Solutions Grants: provides funding to:

1. Engage homeless individuals and families living on the street;
2. Improve the number and quality of emergency shelters for homeless individuals and families;
3. Help operate these shelters;
4. Provide essential services to shelter residents;
5. Rapidly re-house homeless individuals and families; and
6. Prevent families and individuals from becoming homeless.

ESG funds may be used for five program components: street outreach, emergency shelter, homelessness prevention, rapid re-housing assistance, and HMIS; as well as administrative activities (up to 7.5% of a recipient’s allocation can be used for administrative activities). Metropolitan city and urban county recipients must match grant funds with an equal amount of contributions, which may include cash, donated buildings or materials, and volunteer services.

Source: <https://www.hudexchange.info/programs/esg/esg-requirements/>

Per information from Affordable Housing Workgroup discussion, the Emergency Solutions Grant from HUD for 5 county region is approximately \$600k per year total, and is able to serve limited number of persons or for a limited time period.

Escheated Property: proceeds from property sold go into the local housing trust fund.

Florida Statutes 125.379 Disposition of county property for affordable housing.—

- (1) By July 1, 2007, and every 3 years thereafter, each county shall prepare an inventory list of all real property within its jurisdiction to which the county holds fee simple title that is appropriate for use as affordable housing. The inventory list must include the address and legal description of each such real property and specify whether the property is vacant or improved. The governing body of the county must review the inventory list at a public hearing and may revise it at the conclusion of the public hearing. The governing body of the county shall adopt a resolution that includes an inventory list of such property following the public hearing.
- (2) The properties identified as appropriate for use as affordable housing on the inventory list adopted by the county may be offered for sale and the proceeds used to purchase land for the development of affordable housing or to increase the local government fund earmarked for affordable housing, or may be sold with a restriction that requires the development of the property as permanent affordable housing, or may be

donated to a nonprofit housing organization for the construction of permanent affordable housing. Alternatively, the county may otherwise make the property available for use for the production and preservation of permanent affordable housing.

Federal Grant Opportunities: HUD, DOT, EPA, and several other agencies have made available millions of dollars in funding to support the planning and implementation of projects that promote sustainable communities. Funding is available for a variety of uses, including community planning, affordable housing finance, technical assistance, research, and capital infrastructure investments.

Source: <http://www.reconnectingamerica.org/resource-center/federal-grant-opportunities/>

Florida's Primary Sources of State Funding for Homeless Programs:

- **Sadowski State & Local Affordable Housing Trust Fund**
 - Challenge Grants – current level \$5,000,000
 - Homeless Training and Technical Assistance – current level \$200,000
 - Provides over \$100 million annually to create and preserve affordable housing
- **State General Revenue**
 - Continuum of Care (CoC) Staffing Grants – current level \$3,000,000
 - Member Projects – varies by project
- **Federal Pass-Through**
 - Emergency Solutions Grant
 - TANF Homeless Prevention
- **Special Focus Grants**
 - Some projects have been funded through DEO SEED
 - Others through funding streams for education, healthcare, workforce, SAMH, etc.

Source: <http://www.flhousing.org/wp-content/uploads/2015/10/Legislative-Wrap-Up-Homeless-Programs-June-2017.pdf>

General Revenue Contribution

GRU ConnectFree Program: Provides financial assistance for the cost of extension and connection to the city's water and wastewater systems to eligible properties located within the Gainesville Regional Utilities' (GRU) service area. Priority will be given to low-income households and/or properties located in low-income areas, and properties with qualified public health, safety and environmental issues, as determined by the City of Gainesville. Households with incomes at or below the 80 percent of the area median income level for Gainesville qualify as low-income households, and may be eligible to receive additional funding to assist with any necessary on-site plumbing modifications. Other program criteria may apply, as determined by the City of Gainesville. (8/10/2016)

Source: <http://www.cityofgainesville.org/Newsroom/tabid/805/PostID/908/ConnectFree-Applications-Accepted-Starting-Aug-15.aspx>

Health & Human Services (HHS) Grants: US Dept of Health & Human Services grants include delivery of treatment and services to persons experiencing homelessness. Targeted homeless assistance programs are specifically designed for individuals or families who are experiencing homelessness. Supportive Services: Non-targeted or Mainstream programs are designed to serve those who meet a set of eligibility criteria, which is often established by individual states, but are generally for use in serving low-income populations. Very often, persons experiencing homelessness may be eligible for services funded through these programs.

Source: <https://www.hhs.gov/programs/social-services/homelessness/grants/index.html>

Housing Trust Fund: distinct funds established by city, county or state governments that receive ongoing dedicated sources of public funding to support the preservation and production of affordable housing and increase opportunities for families and individuals to access decent affordable homes. Housing trust funds systemically shift affordable housing funding from annual budget allocations to the commitment of dedicated public revenue.

There are now 47 states with housing trust funds, as well as the District of Columbia, and more than 700 city and county housing trust funds in operation. They dedicate an excess of \$1.2 billion annually to help address critical housing needs throughout the country.

Source: <https://housingtrustfundproject.org/our-project/about/>

HUD: US Department of Housing and Urban Development. HUD's mission is to create strong, sustainable, inclusive communities and quality affordable homes for all. HUD is working to strengthen the housing market to bolster the economy and protect consumers; meet the need for quality affordable rental homes; utilize housing as a platform for improving quality of life; build inclusive and sustainable communities free from discrimination, and transform the way HUD does business.

"Programs of HUD 2017", Major Mortgage, Grant, Assistance, and Regulatory Programs –
<https://www.hud.gov/sites/dfiles/Main/documents/HUDPrograms2017.pdf>

Linkage fee: "a way for local governments to collect funds from developments, both residential and commercial, and place those monies in a housing trust fund for others to use to build affordable housing units. Linkage fees reflect the recognition that all commercial, industrial, and up-scale residential construction increase the need for low wage employment in a community. These workers will need affordable housing. Linkage fees will help offset the impact of new development on a community."

Source: *Affordable Housing Linkage Fee Programs*, by Wendell C. Lawther, The UCF Team, Department of Public Administration, University of Florida, 2005

<https://www.volusia.org/core/fileparse.php/4554/urlt/8-Affordable-Housing-Linkage-Fees-a-UCF-Team-Working-Paper.pdf>

“Linkage programs begin with a nexus study...that establishes the nexus, or linkage, between new developments and the need for housing for the additional employees of those establishments. ... A completed linkage or nexus study will show work-force housing units needed per unit of new development, thus validating an inclusionary housing percentage and the amount of assistance that would be required to make some defined level of housing affordable. A linkage ordinance could then require workforce housing to be provided at those ratios or that a fee in lieu be paid if actual housing is not provided... The City of Winter Park has had a linkage fee ordinance for more than fifteen years.”

Source: “Is There Linkage in Florida’s Future?”, by Dr. James C. Nicholas, undated, probably 2007

<http://www.flhousing.org/wp-content/uploads/2012/06/Is-There-Linkage-in-Florida%E2%80%99s-Future.pdf>

“Model Linkage Fee Ordinance” included in Appendix 4 of The Florida Affordable Housing Study Commission: Final Report <https://www.volusia.org/core/fileparse.php/4554/urlt/28-Affordable-Housing-Linkage-Program-Model-Winter-Park-F.pdf>

Additional information on linkage fees is available at –

“Market Affordable (Workforce) Housing” by Strategic Planning Group, Inc., 2009

<http://www.spginc.org/pdfs/Affordable%20Housing%2009-%20for%20web.pdf>

January 2015 presentation by Innovative Housing Institute prepared for Jupiter FL on “Workforce Housing” options <https://www.jupiter.fl.us/DocumentCenter/View/7269/IHI-Workforce-Housing-Program-PowerPoint-Presentation-01-15-15>

Local Option Food and Beverage Taxes: Any county, as defined in Section 125.011(1), Florida Statutes (F.S.), may impose two separate taxes:

- A tax of 2% may be imposed on the sale of food, beverages, and alcoholic beverages in hotels and motels. The funds are used to promote the county and its municipalities as a destination for conventions, trade shows, and pleasure travel.
- A tax of 1% may be imposed on the sale of food, beverages, and alcoholic beverages in certain establishments. The county must use at least 15% of the funds to build and operate domestic violence centers. The remainder is used to help the homeless or those about to become homeless.

Currently, only Miami-Dade County is eligible to levy these taxes. Miami-Dade County administers, collects, and enforces this tax.

Reference: Section 212.0306, F.S.

Low Income Housing Tax Credits: Created by the Tax Reform Act of 1986, the LIHTC program gives State and local LIHTC-allocating agencies the equivalent of nearly \$8 billion in annual budget authority to issue tax credits for the acquisition, rehabilitation, or new construction of rental housing targeted to lower-income households.

Source: <https://www.huduser.gov/portal/datasets/lihtc.html>

Sadowski Trust Fund: The Sadowski Coalition is a nonpartisan collection of more than 30 diverse statewide Organizations. The Sadowski Act passed in 1992, creating a dedicated revenue source to fund Florida's affordable housing programs and funding the Catalyst Program for Training and Technical Assistance.

How are Florida's housing programs funded?

- Doc stamp tax paid on all real estate transactions was increased in 1992.
- Those monies were dedicated to the state and local housing trust funds.
- 70% of monies to the Local Government Housing Trust Fund for the State Housing Initiatives Partnership (SHIP) program which funds housing programs in all 67 counties and larger cities.
- 30% of monies to the State Housing Trust Fund for Florida Housing Finance Corporation programs such as the State Apartment Incentive Loan (SAIL) program.

What do these programs do? Who do they serve?

- SHIP funds can be used for rehabilitation/renovation of existing housing stock to allow seniors to age in place or to provide retrofitting for persons with special needs;
- SHIP funds can be used to move the existing housing stock and provide first time homeownership with down payment and closing cost assistance, as well as rehabilitation and retrofit;
- SAIL funds can be used to rehabilitate existing apartments in dire need of repair or to build new units where needed; apartments that house Florida's most vulnerable populations, such as the frail elderly and persons with disabilities;
- SAIL and SHIP programs span from homelessness to the moderate income essential workforce;
- The beauty of both SHIP and SAIL is that they are flexible and can meet changing needs and priorities within the same program framework.

Source: <http://www.sadowskicoalition.org/wp-content/uploads/2017/01/Sadowski-Coalition-Materials-with-Monopoly-1.9.17.pdf>

SHIP: State Housing Initiatives Partnership Program provides funds to local governments as an incentive to create partnerships that produce and preserve affordable homeownership and multifamily housing. The program was designed to provide very low, low and moderate income families with assistance to purchase a home, money to repair or replace a home and many other types of housing assistance.

Source: <http://www.flhousing.org/programs/ship/>

Surtax (One cent – half cent sales tax): may be used for

- Land acquisition
- Weatherization
- Workforce housing
- Economic development

Florida Statutes 212.055

Local Government Infrastructure Surtax —

To provide loans, grants, or rebates to residential or commercial property owners who make energy efficiency improvements to their residential or commercial property, if a local government ordinance authorizing such use is approved by referendum;

Any land acquisition expenditure for a residential housing project in which at least 30 percent of the units are affordable to individuals or families whose total annual household income does not exceed 120 percent of the area median income adjusted for household size, if the land is owned by a local government or by a special district that enters into a written agreement with the local government to provide such housing. The local government or special district may enter into a ground lease with a public or private person or entity for nominal or other consideration for the construction of the residential housing project on land acquired pursuant to this sub-subparagraph.

3. Notwithstanding any other provision of this subsection, a local government infrastructure surtax imposed or extended after July 1, 1998, may allocate up to 15 percent of the surtax proceeds for deposit into a trust fund within the county's accounts created for the purpose of funding economic development projects having a general public purpose of improving local economies, including the funding of operational costs and incentives related to economic development. The ballot statement must indicate the intention to make an allocation under the authority of this subparagraph.

May be used to repay bond debt.

Temporary Assistance for Needy Families (TANF)/Florida Department of Children & Families (DCF): TANF program is designed to help needy families achieve self-sufficiency. States receive federal block grants to design and operate programs that accomplish one of the purposes of the TANF program. The four purposes of the TANF program are to:

- Provide assistance to needy families so that children can be cared for in their own homes
- Reduce the dependency of needy parents by promoting job preparation, work and marriage
- Prevent and reduce the incidence of out-of-wedlock pregnancies
- Encourage the formation and maintenance of two-parent families

Source: <https://www.acf.hhs.gov/ofa/programs/tanf/about>

The Home Depot Foundation's (THDF) Veteran Housing Grants Program: awards grants to nonprofit organizations for the new construction or rehabilitation of permanent supportive housing and transitional facilities for veterans. Awards typically range from \$100,000 to \$500,000.

Source: <https://corporate.homedepot.com/grants/veteran-housing-grants>

USDA: USDA provides homeownership opportunities to rural Americans, and home renovation and repair programs. USDA also provides financing to elderly, disabled, or low-income rural residents in multi-unit housing complexes to ensure that they are able to make rent payments. USDA works with public and nonprofit organizations to provide housing developers with loans and grants to construct and renovate rural multi-family housing complexes. Eligible organizations include local and state governments, nonprofit groups, associations, nonprofit private corporations and cooperatives, and Native American groups. USDA improves rural community economic health by working with private lenders to guarantee loans to borrowers for the construction of rural multi-family housing units and individual homes.

Source: <https://www.usda.gov/topics/rural/housing-assistance>

Housing Choice Voucher Program Section 8: Federal government's major program for assisting very low-income families, the elderly, and the disabled to afford decent, safe, and sanitary housing in the private market. Since housing assistance is provided on behalf of the family or individual, participants are able to find their own housing, including single-family homes, townhouses and apartments. The participant is free to choose any housing that meets the requirements of the program and is not limited to units located in subsidized housing projects.

Housing choice vouchers are administered locally by public housing agencies (PHAs). The PHAs receive federal funds from the U.S. Department of Housing and Urban Development (HUD) to administer the voucher program.

A family that is issued a housing voucher is responsible for finding a suitable housing unit of the family's choice where the owner agrees to rent under the program. This unit may include the family's present residence. Rental units must meet minimum standards of health and safety, as determined by the PHA.

A housing subsidy is paid to the landlord directly by the PHA on behalf of the participating family. The family then pays the difference between the actual rent charged by the landlord and the amount subsidized by the program. Under certain circumstances, if authorized by the PHA, a family may use its voucher to purchase a modest home.

Source: https://www.hud.gov/topics/housing_choice_voucher_program_section_8

Weatherization Assistance Program (WAP): enables low-income families to reduce their energy bills by making their homes more energy efficient. The U.S. Department of Energy (DOE) provides funding to states which manage the administration of the program. These governments, in turn, fund a network of local community action agencies, nonprofit organizations, and local governments that provide these weatherization services.

Multifamily Weatherization of Public and Assisted Housing is a partnership between HUD and DOE aimed at streamlining the use of Recovery Act weatherization funds in HUD-assisted buildings. If a public housing, assisted multi-family building is identified by HUD and included on a list published by DOE, that building meets DOE's weatherization program income requirements without the need for further evaluation or verification - and may also meet certain other program requirements.

Sources: https://www.hud.gov/program_offices/economic_development/eeqb/programs/huddoepartnership
<https://www.benefits.gov/benefits/benefit-details/580>

**General Template
for Translating Affordable Housing Strategies
into Comprehensive Plan Objectives & Policy**

OBJECTIVE XX: Support & Protect Affordable Housing The County shall establish programs and activities intended to discourage loss of existing affordable housing and to support construction of new affordable housing for Very-Low, Extremely-Low, etc Income Households.

Policy XX: Affordable Housing Program The County shall establish programs and activities intended to discourage loss of existing affordable housing and to support construction of new affordable housing through existing County Affordable Housing programs where warranted and consistent with broader comprehensive plan policies. The County Affordable Housing Program includes, but is not limited to, the following activities intended to improve and protect the County's supply of affordable housing as well as to link qualified households with affordable housing assistance:

Strategy:

Strategy:

Strategy:

Strategy:

Strategy:

Strategy:

APPENDIX A. SUPPLEMENTAL INFORMATION SUBMITTED BY PARTICIPANTS

- Pilot project/strategy concept for Urban Homesteading using escheated property provided July 24, 2018, by Claudia Frese
- Solutions, warning, and data provided by email July 31, 2018, by Susan McQuillan, President, Gainesville Alachua County Realtors Association (GACAR)
- Recommendation memo provided by email August 8, 2018, by Alyssa Brown, Gainesville Area Chamber of Commerce
- Letter with proposals provided by email August 16, 2018, by Builders Association of North Central Florida (BANCf)

Alachua County Affordable Housing Work Group Strategy Refinement Meeting July 24, 2018

Strategy Concept #3

Use escheated, tax seized, acquired property for low income households for development of affordable housing to own using Urban Homesteading.

Additional Comments and Clarification of Idea.

Concept Abroad:

In very poor areas of the third world, in Africa and South America, local governments have gotten significant amounts of affordable housing built for low income families by awarding individual city or rural lots with utilities to qualifying families to build their own homes on using pre-approved stock building plans. Home owners are awarded the land with the stipulation that structures are to be built within a given period of time, and that the homes must be inspected by government agencies for safe construction. If this does not occur, the lots are returned and given to others. The families are allowed to sell the homes and lots or give them to children after a certain period of time. To discourage speculation, if homes are sold/rented before the minimum occupancy time requirements-the government then gets a percentage of sale proceeds to use for more housing. Homes are built using the hundred block program. One "borrows" one hundred concrete blocks with mortar bags...from a nonprofit and then repays the hundred blocks and mortar within 6 months so others can get materials at steeply discounted rates. Homeowners are taught how to build with concrete blocks in free classes...and often trade help with fellow members of the community where one family helps another build the first home...then returns the favor helping others do the same. This program eliminates interest and allows quick erecting of homes with few carrying costs. Interest, high land cost, and high and excessive labor costs would otherwise make affordable housing impossible. Building materials using available natural resources nearby are affordable. Community based development has eliminated the worst slums, and life.

Urban Homesteading from Overseas applied to Alachu:

In the recent past , Urban American cities, have used policies of urban homesteading to encourage citizens to occupy and rebuild vacant properties Policies by the U.S Department of Housing and Urban Development allowed for federally owned properties to be sold to homesteaders for nominal sums as low as \$1, financed otherwise by the state, and inspected after a one-year period. This program has had a mixed history of success as it was often used to transfer abandoned or vacant homes to private ownership. The problem was many of the properties were in such deteriorated condition, rehab was economically unfeasible and the costs of demolition, abatement of hazmat, and location in crime prone areas caused many properties to revert to government ownership.

A modified program blending ideas from the third world to HUD style Urban Homesteading is outlined below.

- 1) The City, Town, or County awards lots in urban renewal or agricultural areas which have been completely cleared of trash or hazmat, and have working utilities, streets, and drainage in place. Such improvements are paid for using Special District Bonds to allow improvements to be constructed and paid for over a 30 to 50 year period using low interest bonds. Lots are grouped together to allow construction of multiple dwellings at once to gain economies of scale.
- 2) In areas with high crime, police stations are built near low income neighborhood to eliminate gangs, or criminal enterprises (e.g. drugs, prostitution, etc.) and make areas safe for families and children.
- 3) Affordable housing is located in areas with good quality schools.
- 4) Home owners are given lots with a shell house already built...i.e. walls, roof, windows, doors, concrete floor and roughs for kitchens, baths, etc. in place. The shell is up to the current Florida Building Code for critical items such as hurricane protection, wiring and plumbing. Homes are insulated
- 5) Home owners are given classes in how to build nonbearing interior partitions, install drywall, hang cabinets, install finish materials etc.
- 6) A do it yourself building permit is issued at the time of buying the lot with shell structure. Said do it yourself improvements must be finished within a given period of time or title would revert to the agency. To discourage speculation, if homes are sold/rented before the minimum occupancy time

requirements-the government then gets a percentage of sale proceeds to use for more housing.

- 7) Home improvement materials could be purchased thru a local housing coop to allow large scale purchases and reduction in costs.
- 8) Initial financing of the lot and shell building program would be done thru the Florida SHIP Program. Upon completion of the do it yourself interior finishes and landscaping, a HUD, VA or FHA Housing Loan would be approved using the land and completed home as collateral for financing.

An example of a simple to build affordable house plan is enclosed for consideration by Alachua County Officials. This home is 1400sf with garage.

It is proposed that an initial roll of 30 to 40 homes be used as pilot project to assess the long term feasibility of this type of development.

Submitted by

Claudia Frese and Mark Soroko

Lifelong Designs, Gainesville FL

850-545-5335 or email at : cwfrese@gmail.com

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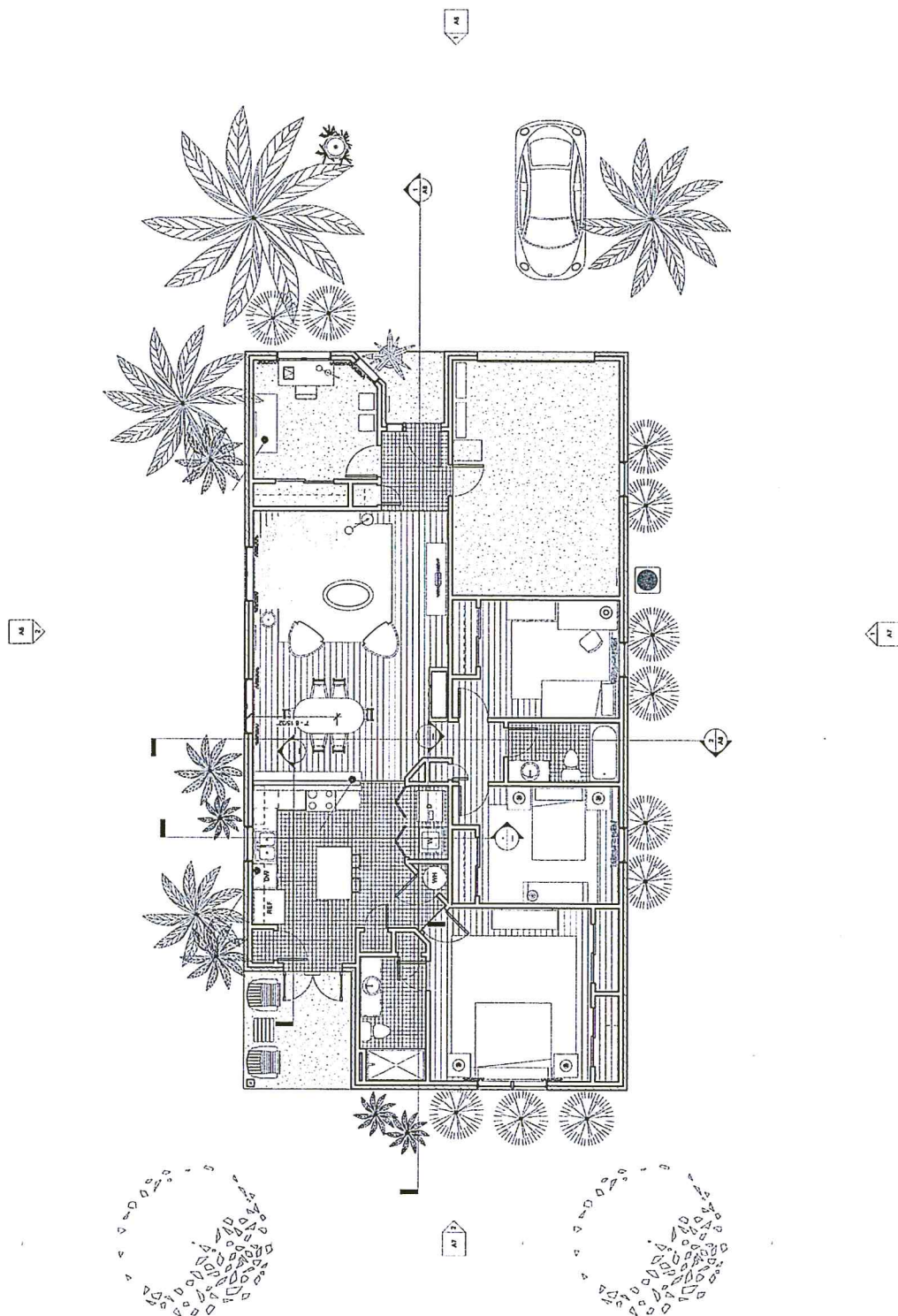
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Gainesville

Affordable Housing First Floor Plan

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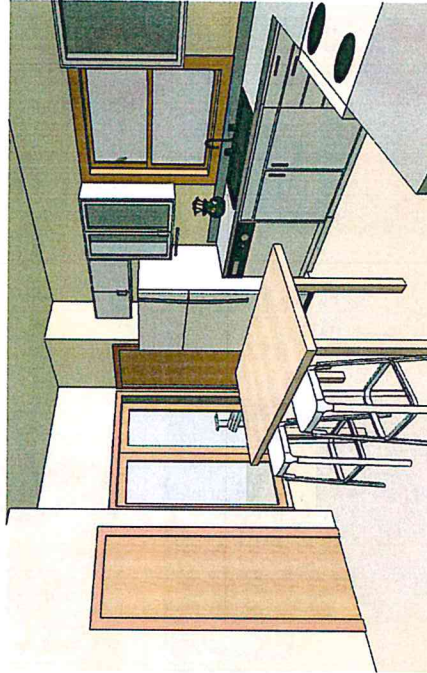
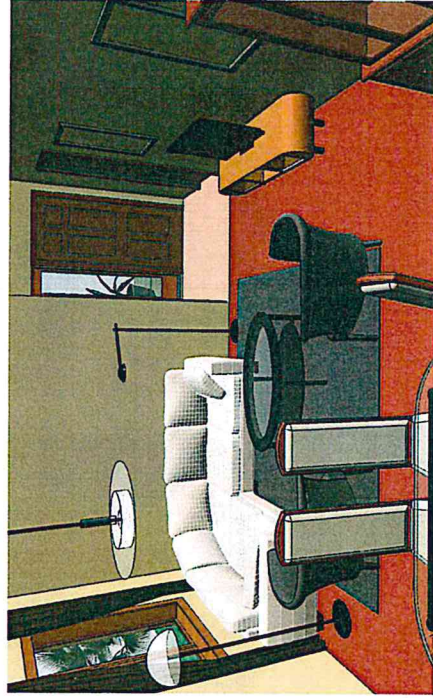
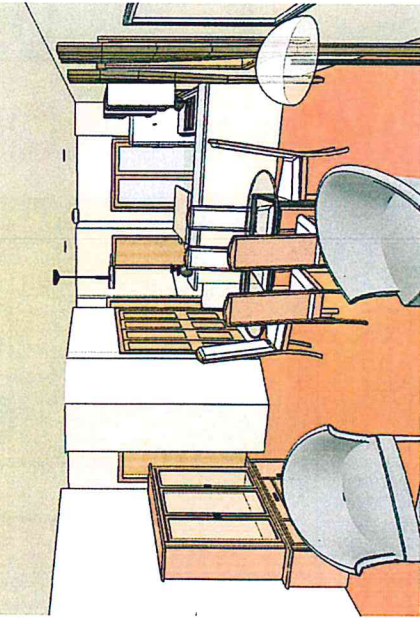
① First Floor
1/4" = 1'-0"

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Gainesville Affordable Housing Interior Perspectives

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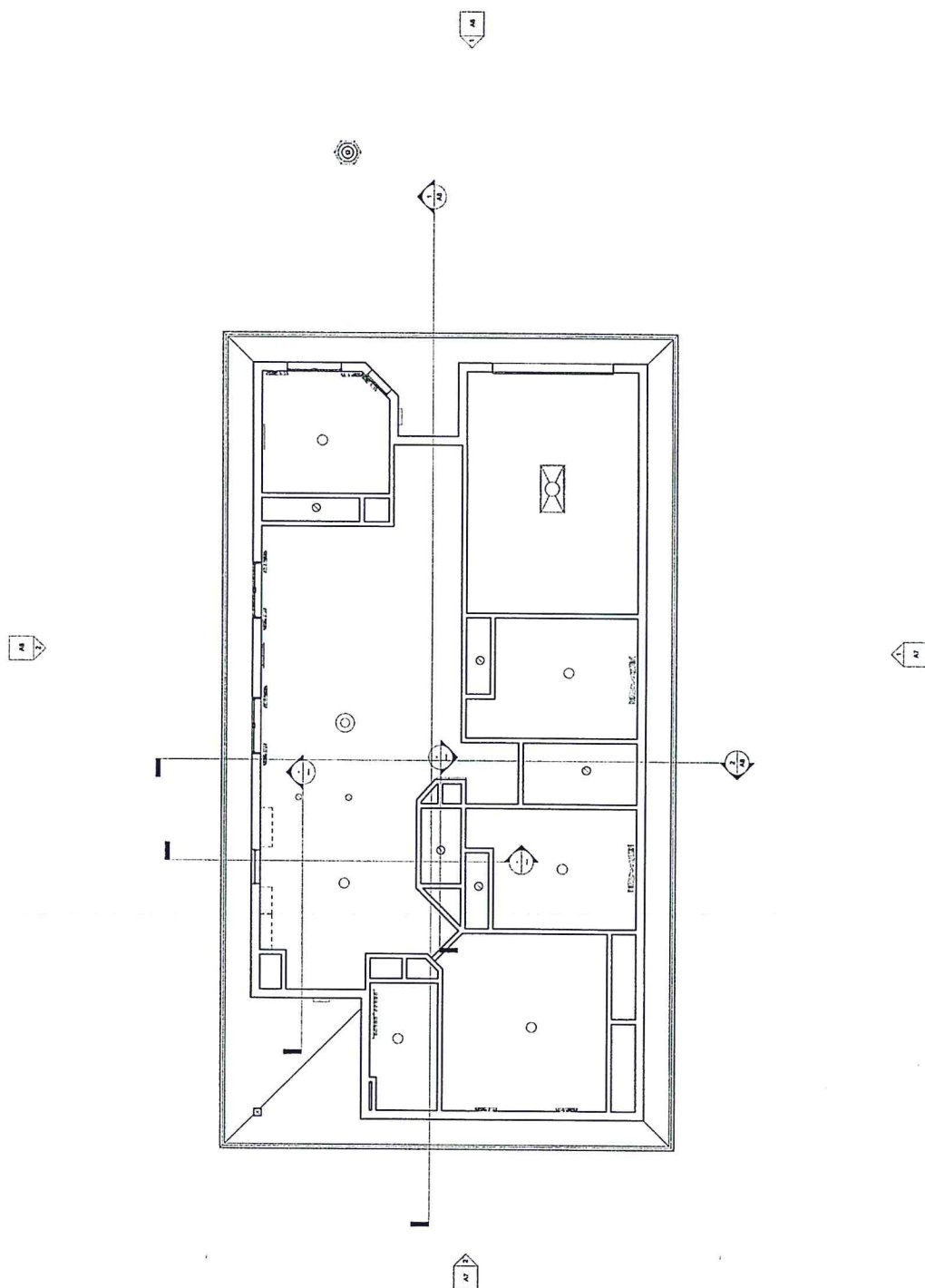
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Gainesville

Affordable Housing
First Floor Reflected
Ceiling Plan

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by	Issue Date
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A4

 $1/4" = 1'-0"$ 

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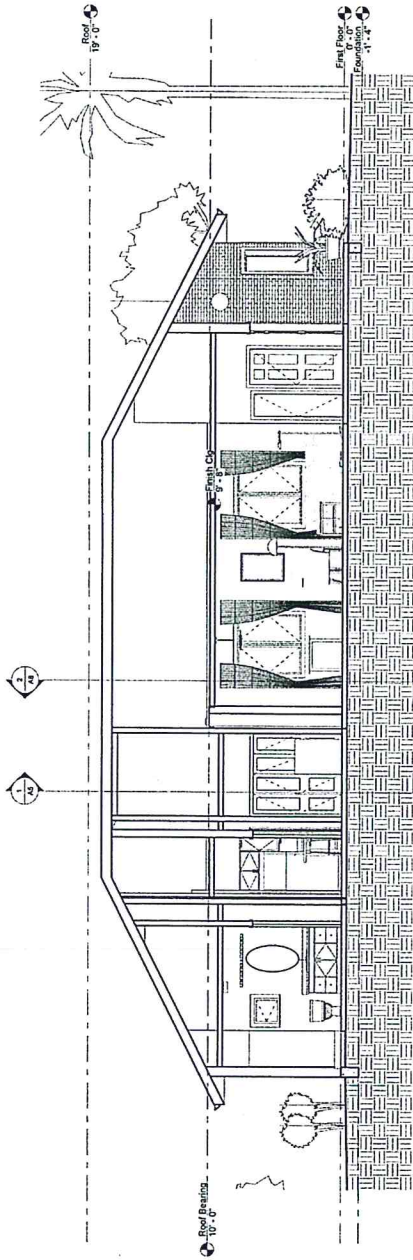
**Gainesville
Affordable Housing
Building Sections**

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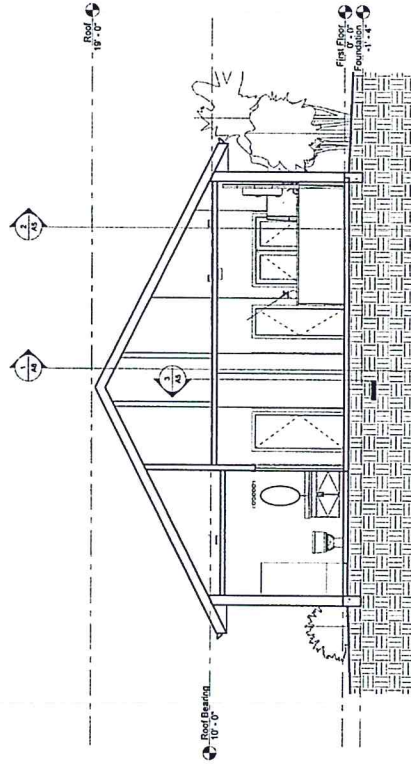
A8

Scale 1/4" = 1'-0"

A8

$$\underline{1/4" = 1'-0"}$$


① Long Section
 $1\frac{1}{4}" = 1'-0"$



2 Short Section
6.148 - 6.158



Workforce Hsg. in Ohio
circa 1920's

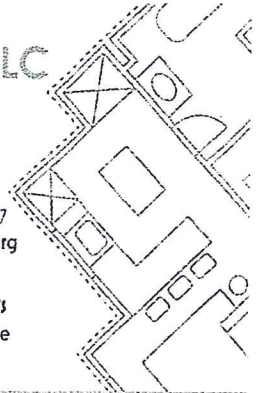
built by kits/owner finishing

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Possible Solution: More Education

We believe more education is needed at all levels. A segment in High School curriculum can be worked into an existing course. Maybe have our local colleges promote and partner with local non-profits to bring more educational opportunities to the community, but the city/county also needs to do a better job promoting and partnering with local non-profits that have overlapping goals. We need to find more opportunities to educate and elevate citizens on how to become a home owner or a reputable tenant.

It would be great to have a full course in high school, but we are not sure how likely that would be or even how to go about getting that kind of curriculum integrated into our system. We can offer to find volunteers to go to schools and give advice on how to prepare to buy a house, what to expect when renting, and how to be a reputable tenant. We would be able to find experts (REALTORS, Property Managers, Loan Officers, and other GACAR members) to speak from real word experiences. This could be offered for any age level.

We really want to focus educational efforts on those 18-25. It seems as though this is when these matters really hit home. One suggestion is to have local colleges as well as city and county promote local non-profit affordable housing efforts. For instance, local institutions could help promote NHDC programs and special offers. Another suggestion is offering local non-profits more time on the show "community talks". We also think highlighting more local housing efforts on "community talks" show would be very educational as to availability and needs. For instance, highlighting a Family Promise of Gainesville success story with a family getting off the street, or a Rebuilding Together of NCF project build day.

More education will only be one aspect to address affordable housing. There is no magic bullet to provide housing for all. Inventory has been below year-earlier levels each month since 2015. Rising home prices and tight inventory equals affordability challenges for many buyers.



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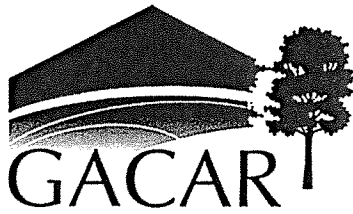
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Possible Solution: More Public/Private Partnerships to Address Affordable Housing

We believe that public/private partnerships are another piece of the solution to provide more affordable housing to various income levels. Maybe have our local colleges promote and partner with local non-profits to bring more educational opportunities to the community, but the city/county also needs to do a better job promoting and partnering with local non-profits that have overlapping efforts, i.e. home ownership educational courses are already offered by several local non-profits. We need to find more ways to utilize and expand the public/private partnerships that are within our community.

Several local non-profits deal with affordable housing on a day to day basis and should be consulted and heavily involved in this process. They have a first-hand knowledge of what programs have worked and what programs have not worked at the various income levels. More public/private partnerships would help stretch government budgets while providing more assistance to those engrossed with affordable housing. This strategy may provide better focus on specific income levels and affordability limits depending the specializations of the non-profits i.e. more attention and resources for the extremely low, very low, and low income levels.

Another expansion of the partnership could be the reduction or elimination of county controlled building costs, i.e. tree mitigation costs, infrastructure costs, etc. When any non-profit is building affordable housing the county should reduce or eliminate county controlled building costs.



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Warning: Inclusionary Zoning

Inclusionary zoning is not a solution to more affordable housing in Alachua County. The term "affordable housing" is very broad. We will explain why we believe inclusionary zoning is not an answer to affordable housing in our area.

One of the first questions is "What is affordable housing"? It can be defined as housing that can be obtained for 30% or less of the income to that household as per HUD. Or it could be those whose income is at or below median income for that specific area. In 2016, the US Census data provided the median income for Alachua County residents to be at \$45,304. This would mean that a family can afford a home up to \$160,000 (given their monthly debt is average).

The market is a big factor in the current housing environment. The median price of a single family home in Alachua County in 2017 was \$212,500. Median income resident in Alachua County can only afford \$160,000. Inventory has been below previous year levels each month since 2015. Rising home prices and tight inventory equals affordability challenges for many buyers. When the entire single family residential market is lacking inventory, "affordable housing" is impacted the most. Additionally, there is still a large investor presence because there is a high demand for rentals. The affordable housing rental market must be considered in conjunction with impacts from numerous students and transitioning hospital employees.

Here are the closed sales numbers from 2017 correlating the above mentioned income levels. 987 single family residences closed in Alachua County under \$160,000. Another 838 under this same amount sold that were attached or condos.

At the May 1st comprehensive planning meeting, several commissioners commented that they were trying to address the shortage of affordable house options for those that can't downsize and/or trying to stay off the streets. That sounds like a different problem than affordable housing since it is geared to the extremely low income bracket. Generally speaking, inclusionary zoning has not been used to solve this issue.

It should be considered whether some are able to purchase a home and maintain it. Air Conditioners, roofs, general maintenance can be costly. Further, there are some out there that do not wish to own a home and enjoy the privilege of contacting a property manager. Rentals must be considered in the affordable housing conversation.

Inclusionary zoning would also require a whole new department or at least one more full time employee in order to service and maintain the program. This would mean another full time employee on a budget that is already stretched to the limits. Inclusionary zoning is a regulation that will place the burden of producing affordable housing on the individual developer rather than the community as a whole.

Inclusionary zoning is not the appropriate method to address affordable housing especially for the extremely low income levels.



Gainesville-Alachua County Association of Realtors

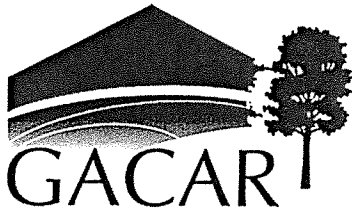
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Association of REALTORS®, Inc.
1750 NW 80 Boulevard * Gainesville, Florida 32606
Telephone: (352) 332-8850 * Fax: (352) 331-7911*

Warning: Landlord Permits

Landlord permits should not be considered a source of government revenue. It is unfair to single out landlords as the funding source for affordable housing. This is an effort to tax one segment of the community for redistribution to another while the perceived "getting is good."

The City of Gainesville does charge a landlord permit fee for all rented single family residences, but the cost of the permit is only to cover administration costs. The fee was never intended to be a revenue generator, but rather a better communication vehicle to landlords for code enforcement and the large student population impact on local neighborhoods. Gainesville charges roughly \$175 just for administration costs. A \$175/year fee is already a significant impact on an investment.

Rented homes are non-homesteaded, this means more tax revenue which means a higher tax bill for the land owner. Adding another cost does not incentivize becoming a landlord, while current landlords will be faced with passing that fee or absorbing which takes away from possible improvement funding. Landlords are good for a community. They provide housing to those that may not otherwise be able to afford a house, they have invested in the community by purchasing property, most keep their property in good shape as that is what renters request, but also contribute additional funds to the city through taxes.



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Warning: Linkage Fees

Linkage fees of any kind would be more harmful than helpful. It is our understanding that linkage fees are typically requirements placed on developers of office and commercial space; however, in a workgroup meeting it was suggested to be placed on all development in Alachua County. If linkage fees are applied on all development, the cost will be passed along to buyers or tenants of units in affected developments which will only drive market prices up further making it more difficult for developers to build affordable units. It is unfair to single out new commercial or residential development as the funding source for affordable housing. This is an effort to tax one segment of the community for redistribution to another while the perceived "getting is good."

If the housing linkage exaction fees are set too low, then revenue generated will be insufficient to provide enough of the facilities or services to meaningfully address the problems ostensibly caused by the development. If the housing linkage fees are set too high, the resulting increase in development costs and commercial rents may deflect development to other counties.



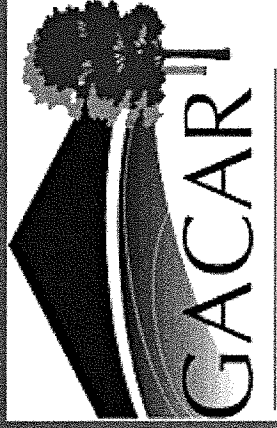
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Warning: Vacant Property Registry (VPR)

A vacant property registration would not be beneficial in our county and would be a detriment to affordable housing. The addition of such a registry would add another layer of bureaucracy and cost. Every area has isolated examples of vacant properties in disrepair; however, our county already has an effective system in place to deal with these issues through Code Enforcement. Property owners have an inherent financial incentive to protect their asset. If a VPR requires a registration fee and further requirements (inspection, maintenance, etc) will impose a significant financial burden for affected property owners. The high cost of the complying with a VPR can have the unintended effect of discouraging investment in and rehabilitation of vacant properties.

2018 Alachua County Affordable Housing Snapshot



Information provided by Gainesville/Alachua County
Association of Realtors and the Gainesville Multiple
Listing Service

Let's break this down!

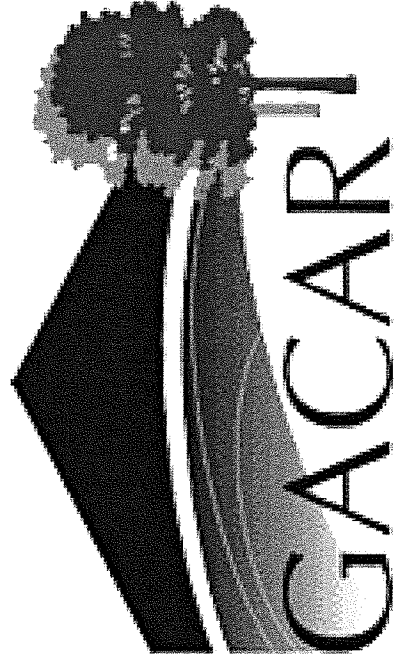
Type	Price	Closed in 2017	Closed in 2018	Residential Available As of 7-30-18
Residential	\$50k-\$100K	436	221	101
	\$100k-\$150k	714	326	138
	\$150k-\$200k	861	499	181
		Total-2,011	Total-1046	Total-420
Attached	\$50k-\$100k	288	188	40
	\$100k-\$150k	358	249	48
	\$150k-\$200k	83	78	29
		Total-729	Total-515	Total-117

Rentals

# Bedrooms	Rent Price Range	# of Rentals Available As of 7-30-18 (2018 Total: 345 leases under \$1,242)
0 bedroom	\$375-\$750	0
1 bedroom	\$401-\$803	9
2 bedroom	\$481-\$963	14
3 bedroom	\$556-\$1,484	4
4 bedroom	\$621-\$1,242	1
Leased in 2017 (2017 Total: 536 leases under \$1,242)		
0 bedroom	\$375-\$750	7
1 bedroom	\$401-\$803	60
2 bedroom	\$481-\$963	206
3 bedroom	\$556-\$1,484	98
4 bedroom	\$621-\$1,242	13
*Section figures are based on bedrooms and price specifications from Florida Housing Rent Limits		

Questions? Need more info?

GACAR strives to be your resource for housing information. Please feel free to contact us anytime.



1750 NW 80th Blvd., Gainesville, FL 32606
Phone: 352-332-8850 (M-F) Fax: 352-331-7911



To: Alachua County Growth Management Staff
From: Alyssa Brown, Vicki Gervickas
Date: 8/8/2018
Re: Affordable Housing Strategy Recommendations

We appreciate the effort undertaken by Alachua County and Growth Management to engage the community in exploring new strategies to address our community's Affordable Housing needs.

Our understanding immediately prior to this summer's series of Affordable Housing workshops is that the County wants to ultimately focus its efforts on addressing the needs of citizens with very low incomes, or who are at risk of homelessness.

As participants in the County's series of Affordable Housing Workgroup meetings, we have found value in the multitude of perspectives from many groups in relation to this specific focus and beyond. After careful initial discussion, we offer the following recommendations for consideration by the County, and welcome any feedback or questions.

Strategies

- Advocate for the Sadowski Affordable Housing Trust Fund
 - Florida Chamber of Commerce is a member of the Sadowski Housing Coalition
 - Urge the Florida Legislature to use Florida's housing trust fund monies solely as intended
 - Since its inception in 1992, the Sadowski Fund has generated \$6 billion, but since 2003, \$2 billion has been diverted by the Legislature
 - In 2018, Senate reversed its position to not sweep Sadowski funds in order to fund school safety measures.
- Support education programs for financial literacy, including prospective renter and homeowner training
 - Beginning at the high school level, support and collaborate with programs that help consumers make informed financial and credit decisions
 - Ensure all students have the opportunity to learn and understand the connection between today's actions/decisions and tomorrow's rewards or consequences



- Support the donation of escheated properties to local, non-profit organizations for their use in developing, or supporting the development of, affordable housing units
- Advocate for increasing County staff support to oversee local, state and federal affordable housing grants and programs to ensure all funds available to our area are being captured and disseminated appropriately
- Fully leverage the Federal Opportunity Zones program through outreach and education, including development and maintenance of a list of parcels in Opportunity Zones that are permitted or can be permitted for development
- Support economic development opportunities that will elevate local citizens' ability to afford housing
 - Support the creation of high-skills, high-wage jobs through economic development
 - Support the success of existing businesses
 - Identify key, high-volume "skills gap" industry areas and create opportunities for underemployed/unemployed people to receive training to fill empty positions within those areas

August 16, 2018

Alachua County
Board of County Commissioners
Lee Pinkoson, Chair
Via email: bocc@alachuacounty.us

Dear Chair Pinkoson & Commissioners:

On behalf of the Builders Association of North Central Florida (BANCF), thank you for your leadership in developing community input on Affordable Housing for our residents. BANCF respectfully submits the following proposed language for the Alachua County Comprehensive Plan:

Alachua County shall coordinate with the City of Gainesville and all its municipalities on the creation of Affordable and Attainable Housing throughout the County.

Alachua County shall coordinate with the City of Gainesville and all its municipalities to lobby for restoration of dedicated State and Federal funds being restored to serve its citizens and work collectively to ensure new Comprehensive Plan Goals, Objectives, and Policies and Land Development Regulations are aligned to create and implement Affordable or Attainable Housing stock for our most at-risk citizens and communities.

The County shall enact policies that address Land Use and Zoning along its Municipalities' boundaries to ensure opportunities for future Activity Centers and Employment Centers are realized, creating greater opportunities for live/work communities and residential housing choices that are not solely reliant on single-occupant vehicles.

The County shall coordinate with the City of Gainesville during the course of annexations to ensure that the conversion of lands from the Urban Cluster, when proximate to Activity Centers, Arterial and Collector Roadways, and existing or planned Transit, includes higher density and/or mixed use Land Use Classifications that are supportive of multi-modal transportation systems and pedestrian access to essential elements such as healthcare, employment, recreation, and social offerings.

The County shall, in the interest of providing Affordable or Attainable Housing throughout the County, incentivize the set aside of land and actively pursue funding sources for the establishment of new and protection of existing housing units.

Residential development in Alachua County that proposes Affordable or Attainable Housing may reduce their Common Open Space requirements and commit an equal amount of acreage, beginning at a two (2) acre minimum, for the provision of Affordable or Attainable housing within new or redeveloped residential communities.

Residential development that proposes Affordable or Attainable Housing may increase its Residential Land Use Density to the next highest Classification, on up to 25% of the gross land area, to be implemented either internally within the development or along Collector and/or Arterials Roads or transit corridors.

Developments supplying Affordable or Attainable housing within the dedicating project are exempt from Multi-Modal Transportation Mitigation Program fees (MMTM) for those specific units. Roadways, sidewalks, and utility service shall be provided to the specific units to lower the entry cost of bringing housing stock online.

Set aside lands shall be documented and, those not being constructed by the dedicator or their assigns, made available to agencies including, but not limited to: Habitat for Humanity, the Alachua County and Gainesville Housing Authorities, Community Land Trusts, etc.

Dedication of land for Affordable or Attainable housing, which occurs within the development, shall be credited the net land area's appraised value towards Multi-Modal Transportation Mitigation Program fees (MMTM), otherwise collected on the project.

Thank you again for the opportunity to participate in the update of the Comprehensive Plan. Please feel free to contact me at (352) 318-1259, Eric.Drummond@CPPI.com if you have questions or want to discuss.

Sincerely,



Eric Drummond, President
Builders Association of North Central Florida

cc: Jason Robinson
Missy Daniels

APPENDIX B. AFFORDABLE HOUSING INFORMATIONAL MATERIALS

- SHIP Income, Rent Limits, Buying Power charts
- Households by Income & Cost Burden, Alachua County 2016
- Households by Tenure & Cost Burden – Including & Excluding Students, Alachua County 2016
- Selected Maps & Table from June 5, 2018 Presentation to BoCC on Supply & Dispersal of Affordable Housing
 - Housing Sales within Gainesville and Urban Cluster, 2015-2017
 - Extremely-Low Income Housing Opportunities & Extreme Cost-Burden Renters by Zip Code, Alachua County
 - Percentage of Occupied Households Paying \$500 or Less for Monthly Housing Costs
- Shimberg Center Data on Affordable Housing Need & Supply in Alachua County from Alachua County Affordable Housing Lending Forum, May 23, 2018
- City of Gainesville/Alachua County Existing Housing Programs from City of Gainesville and Florida Housing Coalition Housing Forum, July 16, 2018
- Summary of Selected Alachua County Comprehensive Plan and Unified Land Development Code Provisions Relating to Residential Land Use and Development
- Summary of Affordable Housing Programs & Initiatives from Other Areas (Identified by Workgroup)

2018 Income Limits Florida Housing Finance Corporation SHIP Program

	Income Limit by Number of Persons in Household				
Percent of Area Median Income (AMI)	1	2	3	4	5
30%	\$15,000	\$17,150	\$20,780	\$25,100	\$29,420
50%	\$25,000	\$28,550	\$32,100	\$35,650	\$38,550
80%	\$39,950	\$45,650	\$51,350	\$57,050	\$61,650
120%	\$60,000	\$68,520	\$77,040	\$85,560	\$92,520
140%	\$70,000	\$79,940	\$89,880	\$99,820	\$107,940

Florida Housing Rent Limits, 2018 Alachua County					
Percent of Area Median Income (AMI)	0 Bedroom Limit	1 Bedroom Limit	2 Bedroom Limit	3 Bedroom Limit	4 Bedroom Limit
30%	\$375	\$401	\$481	\$556	\$621
50%	\$625	\$669	\$802	\$927	\$1,035
60%	\$750	\$803	\$963	\$1,113	\$1,242
80%	\$1,000	\$1,071	\$1,284	\$1,484	\$1,656
120%	\$1,500	\$1,606	\$1,926	\$2,226	\$2,484

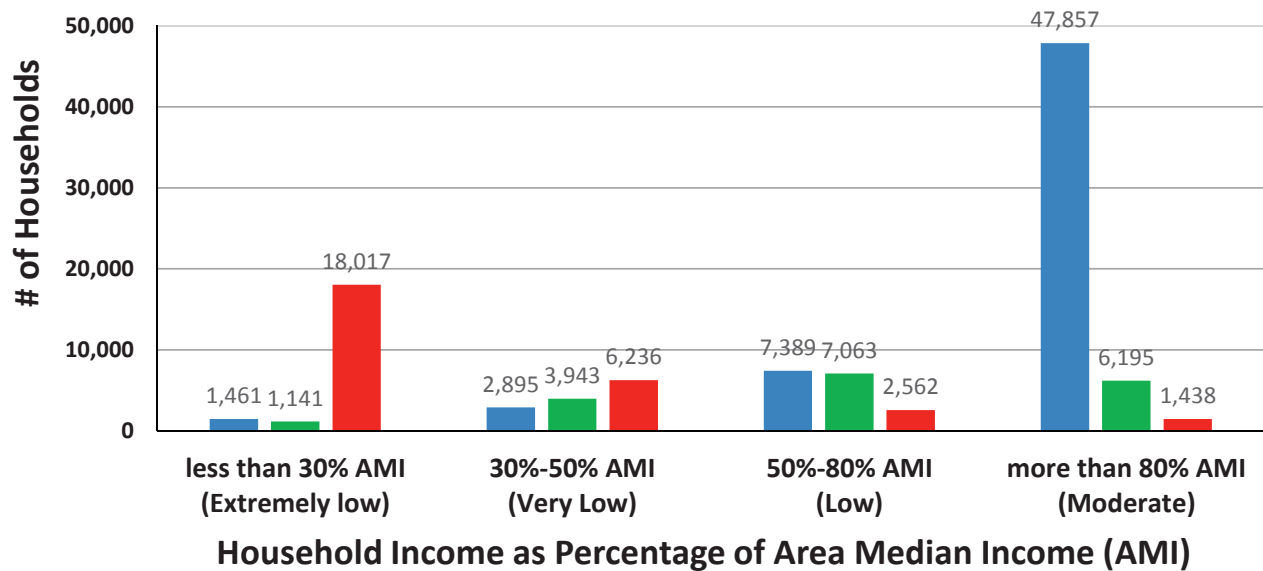
Sources: Florida Housing Finance Corporation, 2018 Combined Income and Rent Limits by County

Home Sales Affordable to Lower-Income Households		
Percent of Area Median Income (AMI) (Family of 3)	Annual Household Income	Buying Power
30% (Extremely Low)	\$20,780	\$62,340
50% (Very Low)	\$32,100	\$96,300
80% (Low)	\$51,350	\$154,050
100% (Moderate)	\$64,200	\$192,600



AFFORDABLE HOUSING

**Households by Income and Cost Burden
Alachua County 2016**





AFFORDABLE HOUSING

Households by Tenure and Cost Burden – Including and Excluding Students Alachua County, 2016								
ALACHUA COUNTY HOUSEHOLDS	ALL HOUSEHOLDS			EXCLUDES STUDENT-HEADED HOUSEHOLDS			STUDENT-HEADED HOUSEHOLDS	
	Total in County	Cost Burdened > 30%	Percent Cost Burdened > 30%	Total in County	Cost Burdened > 30%	Percent Cost Burdened > 30%	Total	Percent of County
RENTER	44,507	23,202	52.1 %	34,955	18,301	52.4 %	9,552	21.5 %
OWNER	49,920	9,936	19.9 %	49,502	9,645	19.5 %	418	0.8 %
TOTAL HOUSEHOLDS	94,427	33,138	35.1 %	84,457	27,946	33.1 %	9,970	10.6 %

Data source: Shimberg Center analysis of U.S. Census Bureau, American Community Survey 2016 1-Year Estimates

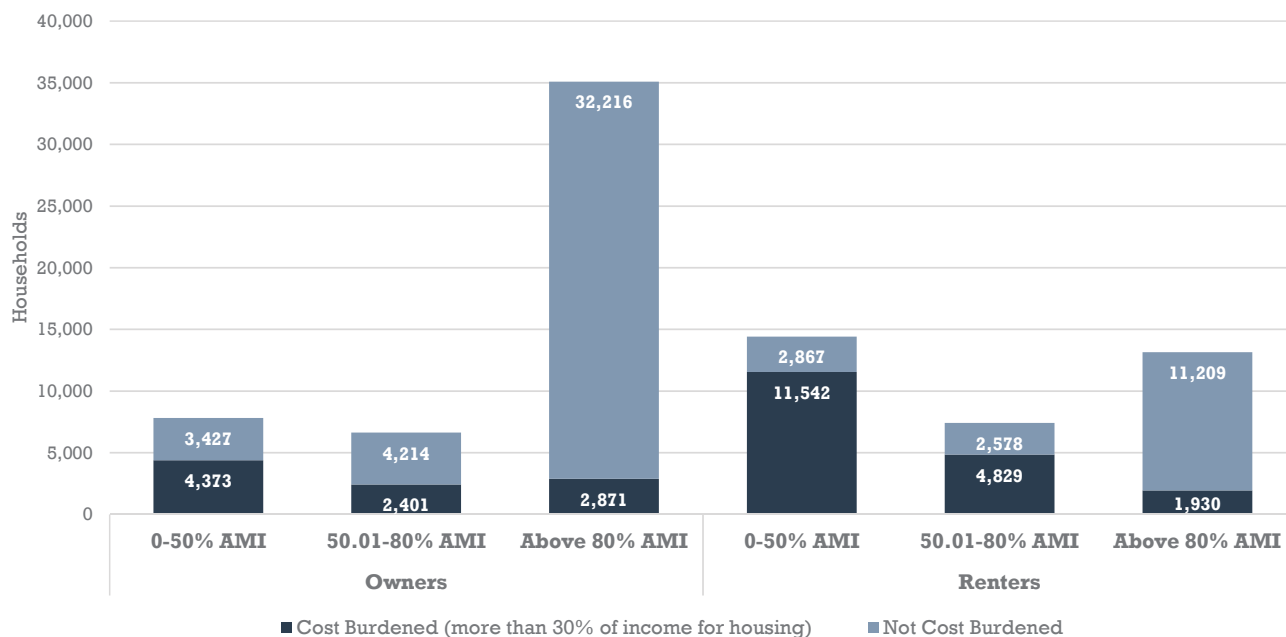


Alachua County Affordable Lending Forum

Shimberg Center for Housing Studies
May 23, 2018

Thousands of low-income households in Alachua County are cost burdened—even without counting students.

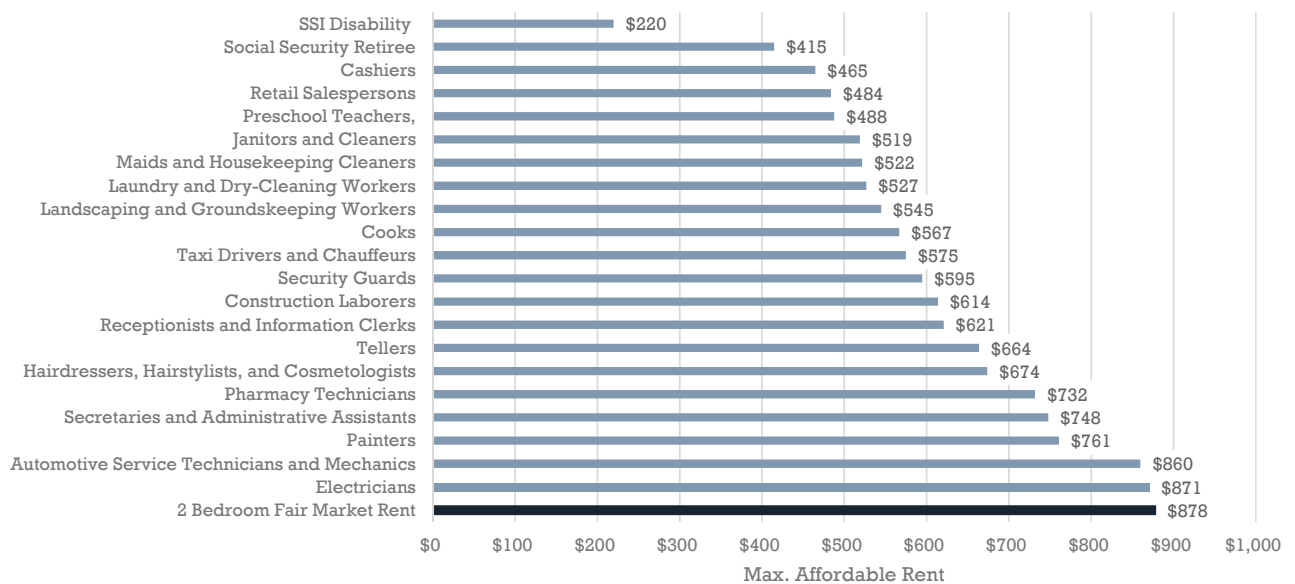
Cost Burdened Households by Income as a Percentage of Area Median Income (AMI), Alachua County, 2016 (Excluding Student-Headed Households)



Source: Shimberg Center analysis of U.S. Census Bureau, 2016 American Community Survey. Excludes student-headed, non-family households.

Rents outpace wages for many occupations in the Gainesville metropolitan area

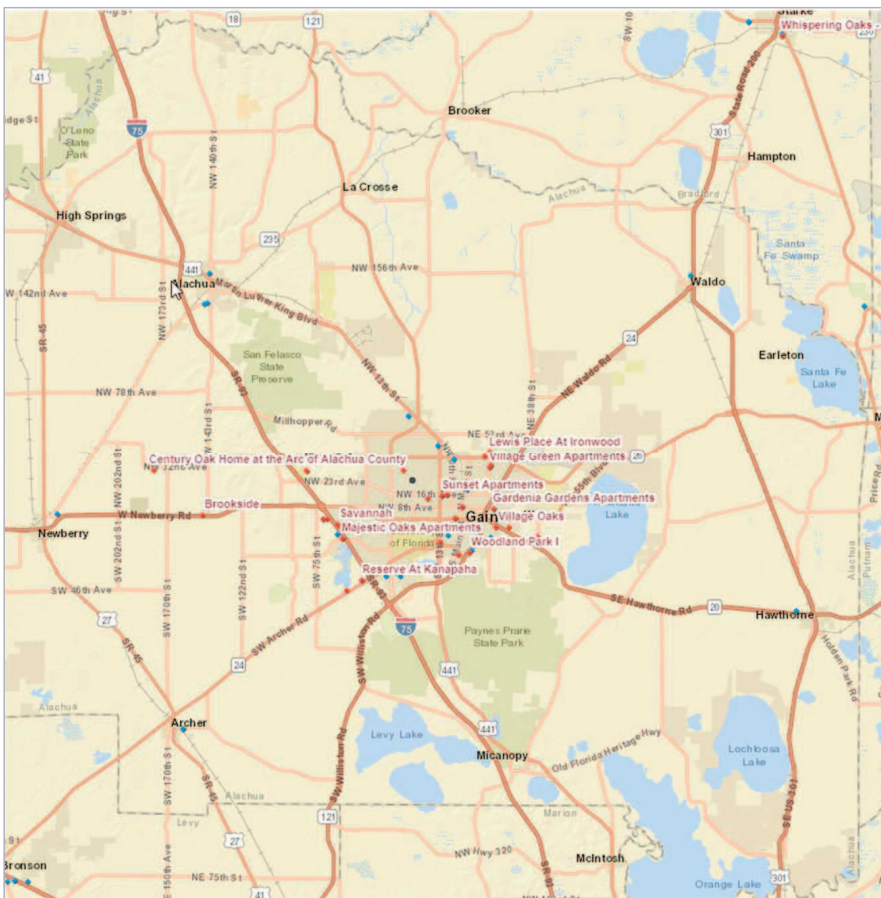
Affordable Rents for Median-Wage Workers vs. 2-Bedroom Fair Market Rent, Gainesville Metropolitan Area, 2017



- ▶ Based on median wage for occupation
- ▶ Maximum rent = 30% of monthly salary
- ▶ Compared to HUD Fair Market Rent for 2-bedroom unit

Sources: Florida Agency for Workforce Innovation, 2017 Occupational Employment Statistics and Wages; U.S. Department of Housing and Urban Development, 2017 Fair Market Rents; U.S. Social Security Administration

Assisted and Public Housing



- ▶ **Funders**
 - ▶ Florida Housing Finance Corporation
 - ▶ HUD (Multifamily and Public Housing)
 - ▶ USDA Rural Development
 - ▶ Local Housing Finance Authority
- ▶ 49 developments
- ▶ 3,894 affordable units

Who are assisted housing residents in Alachua County?

- ▶ Average income: \$16,857 (32% AMI)
- ▶ Average household size ~2 people
- ▶ 19% elderly
- ▶ 63% of households have children

Assisted Housing: Need for Preservation

- ▶ 8 developments with 581 affordable units lost since 1999
 - ▶ Expiring subsidies
 - ▶ Deterioration & default
- ▶ Older properties in the current inventory may need preservation
 - ▶ 14 developments, 433 units
 - ▶ Built before 1989
 - ▶ No additional capital subsidies in last 20 years

City of Gainesville/ Alachua County Existing Housing Programs



Alachua County Department of Community Support Services - Housing Programs Division

Program

- Down Payment Assistance
- Owner Occupied Home Repair Assistance
- Housing Rehab/Replacement
- Foreclosure/Eviction Prevention

Funding

- SHIP (State Housing Initiative Partnership)
- CDBG (Community Development Block Grant)
- HFA (Housing Finance Authority-revenue bonds)

Populations Served

- Very low, low, and moderate income households
- Certain programs only apply for citizens of Alachua County, outside the city limits of Gainesville

Alachua County – Division of Social Services

Program

- One time Move-In Services: Rental security deposit, utility deposit
- Prevention Services: One-time assistance with rental, mortgage, and/or utility arrears.
- Rapid Rehousing : Short to medium term rapid housing services (up to 12 mos). Provide case management, deposits, rental assistance, and utility assistance (in partnership with The City of Gainesville)

Funding

- SHIP
- General Revenue (Alachua County & City of Gainesville)

Populations Served

- Alachua County Residents
- Low-Income Households (150% Federal Poverty Level for General Revenue & 50% AMI for SHIP Funding)
- Households at-risk for and experiencing homelessness

Alachua County Housing Authority

Program

- Housing Choice Voucher (Section 8)
- HUD-VASH (Veterans Affairs Supportive Housing)
- Public Housing

Funding

- HUD (Dept. of Housing and Urban Development)

Populations Served

- Extremely Low Income, Very Low Income, and Low Income families and individuals

Alachua Habitat for Humanity

Program

- Homeownership
- Neighborhood Revitalization
- Critical Home Repair
- A Brush with Kindness Program

Funding

- Grants (public and private)
- Mortgage principal payments
- Donations
- Thrift Store

Populations Served

- Extremely Low Income, Very Low Income, and Low Income families and individuals

Center for Independent Living of North Central Florida (CILNCF)

Program

- **Building Ramps: Building Lives**, is a wheel chair ramp building program for people who need a wheel chair ramp to access their home due to disability

Funding

- CDBG
- Fundraising / donations

Populations Served

- Persons with disabilities (all disabilities and all ages)

**Central Florida Community
Action Agency, Inc**

Program

- Home Weatherization
- Aging in place for senior homes

Funding

- Department of Energy for Weatherization
- City of Gainesville CDBG for Aging in Place for seniors

Populations Served

- Low income residents in Alachua, Levy and Marion Counties

**City of Gainesville
Housing & Community
Development**

Program

- Homeowner Rehab
- Roof Replacement
- Connect Free (Water/Waste Water)
- Down Payment Assistance
- Mortgage Foreclosure Intervention

Funding

- HOME
- SHIP
- Surcharge Fees
- CDBG

Populations Served

- Extremely Low Income, Very Low Income, and Low Income families and individuals

**Gainesville Housing
Authority**

Program

- Housing Choice Voucher Program
- Job Training
- Public Housing
- Entrepreneurial Program

Funding

- HUD
- COCC (Central Office Cost Center) Reserves Rental Income
- Low Income Tax Credit SAIL (State Apartment Incentive Loan)

Populations Served

- Extremely Low Income, Very Low Income, and Low Income families and individuals

**Gainesville Housing Development
and Management Corporation**

Program

- Housing for low and very low income people

Funding

- HUD
- COCC Reserves Rental Income
- SAIL
- Low Income Tax Credit

Populations Served

- Extremely Low Income, Very Low Income, and Low Income families and individuals

**Neighborhood Housing &
Development Corporation**

Program

- Pre-Homeownership Counseling & Education Seminars
- Asset/Property Management- 66 rental unit portfolio
- Foreclosure Intervention/Mortgage Default Counseling & Home Repair Services
- Real Estate Development-new construction & acquisition/rehab

Funding

- NeighborWorks America
- Fee generated income
- HUD Counseling funds
- CDBG/HOME

Populations Served

- 10 County Region: Alachua, Bradford, Citrus, Clay, Columbia, Dixie, Gilchrist, Levy, Marion and Putnam

**Rebuilding Together North
Central Florida**

Program

- Critical Home Repair Program
- Veteran Home Repair Program
- Senior Home Repair Program

Funding

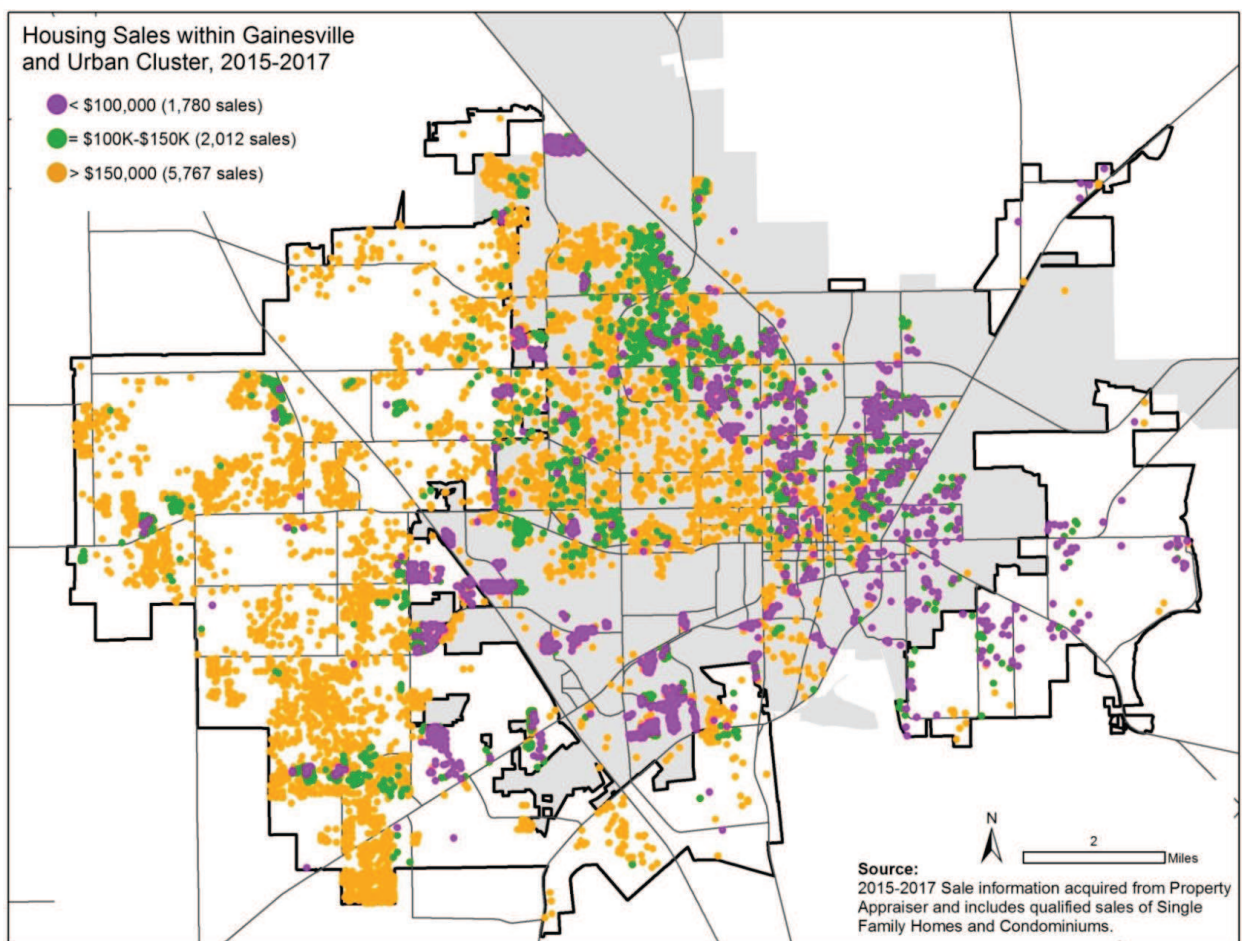
- Individual donors
- Corporate sponsors
- Federal, state, county, and foundation grants

Populations Served

- Owner-occupied homes within Alachua County with critical health and safety repair needs
- Seniors, veterans, persons with disabilities, families with children



AFFORDABLE HOUSING





AFFORDABLE HOUSING

EXTREMELY-LOW INCOME HOUSING OPPORTUNITIES & EXTREME COST-BURDEN RENTERS BY ZIP CODE - ALACHUA COUNTY 2017

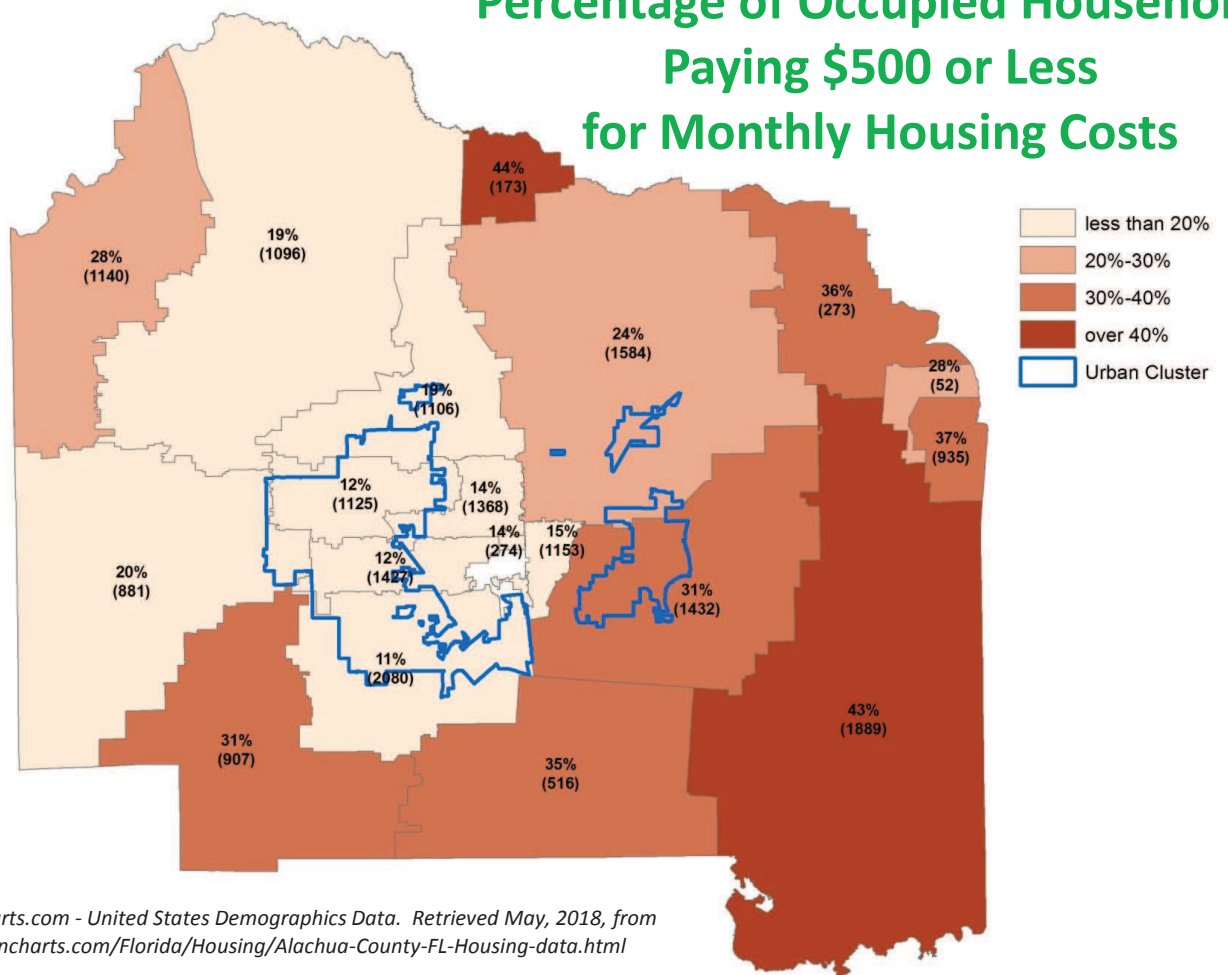
ZIP	Total Occupied Households	All Occupied Households Paying \$500 or Less for Monthly Housing Costs		Total Renter-Occupied Households	Renter-Occupied Households Paying \$500 or Less for Rent		Renter-Occupied Households Extremely Cost-Burdened (Pay $\geq$ 50% of Household Income for Rent)	
32601	7,686	15 %	1,153	5,569	6 %	334	37 %	2,061
32603	1,956	14 %	274	1,598	11 %	176	40 %	639
32605	9,768	14 %	1,368	2,745	2 %	55	29 %	796
32606	9,379	12 %	1,125	4,539	7 %	318	19 %	862
32607	11,895	12 %	1,427	7,973	8 %	638	31 %	2,472
32608	18,905	11 %	2,080	11,651	6 %	699	29 %	3,379
32609	6,601	24 %	1,584	2,973	13 %	386	35 %	1,041
32615	5,767	19 %	1,096	1,380	11 %	152	18 %	248
32618	2,926	31 %	907	524	12 %	63	36 %	189
32622	394	44 %	173	76	47 %	36	3 %	2
32631	185	28 %	52	0	0 %	0	0 %	0
32640	4,392	43 %	1,889	951	14 %	133	27 %	257
32641	4,619	31 %	1,432	1,791	27 %	484	23 %	412
32643	4,073	28 %	1,140	639	7 %	45	34 %	217
32653	5,820	19 %	1,106	1,398	7 %	98	29 %	405
32666	2,526	37 %	935	647	20 %	129	13 %	84
32667	1,475	35 %	516	328	23 %	75	11 %	36
32669	4,406	20 %	881	773	8 %	62	22 %	170
32694	759	36 %	273	188	35 %	66	13 %	24
TOTAL	103,532	19%	19,411	45,743	9%	3,949	29%	13,294

Source: Towncharts.com - United States Demographics Data. Retrieved May, 2018, from <http://www.towncharts.com/Florida/Housing/Alachua-County-FL-Housing-data.html>



AFFORDABLE HOUSING

Percentage of Occupied Households Paying \$500 or Less for Monthly Housing Costs



Source: Towncharts.com - United States Demographics Data. Retrieved May, 2018, from <http://www.towncharts.com/Florida/Housing/Alachua-County-FL-Housing-data.html>

Summary of Selected Comprehensive Plan and Unified Land Development Code Provisions Relating to Residential Land Use and Development for Reference by the Alachua County Affordable Housing Workgroup

July 11, 2018

1. **Mixed housing types** (eg, single-family detached, duplex, townhouse, and multi-family) **and mixed lot sizes** are allowable within Urban Residential future land use designations (this includes most of the Urban Cluster).
2. **Cottage Neighborhood** standards provide for infill residential development on smaller parcels within existing developed areas. See design standards in ULDC Chapter 407, Article 16. Key concepts include:
 - Density up to twice the maximum number of units per acre (e.g. up to 8 units/acre in Low Density Residential areas and up to 16 units/acre in Medium Density Residential areas)
 - Single-family, duplex, or triplex buildings allowable by right
 - Common parking areas allowable
 - Reduction of minimum amount of tree canopy retained from 20% to 5%
 - Common green within the development and open covered porches required for all homes.
3. **Traditional Neighborhood Developments (TND) and Transit Oriented Developments (TOD)** provide for higher-density mixed-use developments, within which, single-family and multi-family residences, or a combination of both, are allowed by right. See design standards for TNDs and TODs in ULDC Chapter 407, Article 7.
 - May be located in areas with Urban Residential future land use designations within the Urban Cluster, or located in an Activity Center.
 - Allowable within any residential zoning district except RE (Estate Residential).
 - TND minimum density of 4 units per acre in “transit supportive area”; TOD minimum density of 7 units per acre in “transit supportive area”.
4. **Multi-family residential development** is allowable within areas designated Medium, Medium-High, and High Density Residential on the Future Land Use Map, and within areas designated as Low Density Residential through the use of Planned Development zoning. Multi-family residential is also allowable as part of mixed use Traditional Neighborhood Developments (TND) and Transit Oriented Developments (TOD).
5. **Designated Activity Centers** provide opportunities for mixed use development (including residential and non-residential land uses) in order to increase the variety of housing opportunities in close proximity to existing or future commercial and employment areas.
 - Residential uses of various types are allowable within areas designated on the Future Land Use Map for residential or non-residential uses within Activity Centers.
 - Policies for specific Activity Centers are being reviewed and revised as part of the update of the County’s Comprehensive Plan to streamline the development approval process and better facilitate mixed uses by removing special requirements regarding land uses and procedures.

Summary of Selected Comprehensive Plan and Unified Land Development Code Provisions Relating to Land Use and Development for Reference by the Alachua County Affordable Housing Workgroup

July 11, 2018

6. **Accessory Dwelling Units** are allowable in areas designated on the Future Land Use Map for Estate, Low, and Medium Density Residential in the Urban Cluster, and within Rural/Agriculture areas.
 - One accessory dwelling unit is allowable on single-family residential lots, and is not included in the calculation of the maximum gross residential density
 - Specific requirements relating to homestead status and occupancy, and requirements for provision of water and wastewater service, are provided in ULDC Section 404.23.
7. **Flexibility in development design requirements of the ULDC for redevelopment** in the Urban Cluster is provided in ULDC Chapter 407, Article 15.
8. **Expedited building permit processing available for specified affordable housing construction.** See ULDC Section 402.03.5.
9. **Proposed affordable housing developments may have phasing schedules that exceed the typical development approval period of one year.** See ULDC Section 402.47.

The Workgroup process included participants' identification of a variety of affordable housing initiatives, in Florida and the nation. The following summaries are provided for information and reference. There are specific local contexts for these initiatives and programs and components may or may not be applicable to Alachua County.



Review of Affordable Housing Programs & Initiatives for July 11, 2018 Affordable Housing Workgroup

Affordable housing initiatives in Florida and the nation that participants identified at June 25 meeting:

- **Winter Park, FL** Affordable Housing Program/linkage fee
- **Jacksonville, FL** Ability Housing
- **Miami, FL** Program to address long-term affordability
- **Miami Beach, FL** Workforce housing
- **Lexington, KY** Quality Public Housing
- **Madison, WI** Redevelopment
- **Portland, OR** Housing for Homeless Persons
- **Iowa City, IA** Riverfront Crossings Inclusionary Zoning



Review of Affordable Housing Programs & Initiatives

Winter Park, FL

Objectives and policies supporting programs and activities to discourage loss of existing affordable housing and to support construction of new affordable housing

1. Affordable Housing Partnerships
2. Explore a Land Bank Program
3. Affordable Housing Linkage Fee
4. Affordable Housing Construction
5. Affordable Housing Rehabilitation Program
6. Winter Park Housing Authority
7. Promote Private Sector Investment in Affordable Housing
8. Technical Assistance, Information & Referral Services



Review of Affordable Housing Programs & Initiatives

Winter Park, FL

Implementation components include:

- Funds to nonprofit groups including Habitat for Humanity, Hannibal Square Community Land Trust, and Winter Park Housing Authority to help implement affordable and workforce housing programs
- Linkage fee or building permit surcharge of 50 cents / square foot assessed to non-residential and certain residential development



Review of Affordable Housing Programs & Initiatives

Winter Park, FL *Hannibal Square Community Land Trust*

Accomplishments include:

- Hannibal Square Community Land Trust, est. 2004
- **GOAL:** Create and preserve quality and affordability of housing in Winter Park and other Central Florida communities
- **TARGET POPULATION:** Low, very low, and moderate-income families
- Leases real property to qualified buyers on a 99-year ground lease
- **RESULTS:** 21 homes, including:
 - 10 homes in craftsman architectural style
 - 4 modular homes built to Green building standards



Review of Affordable Housing Programs & Initiatives

Jacksonville, FL *Ability Housing*

- **GOAL:** To develop and operate quality rental housing affordable to persons with extremely limited incomes
- Administers rental assistance to help chronically homeless households access market rate housing
- **TARGET POPULATION:** Most residents very low-income earning $\leq 50\%$ AMI; average annual income is \$8,465.

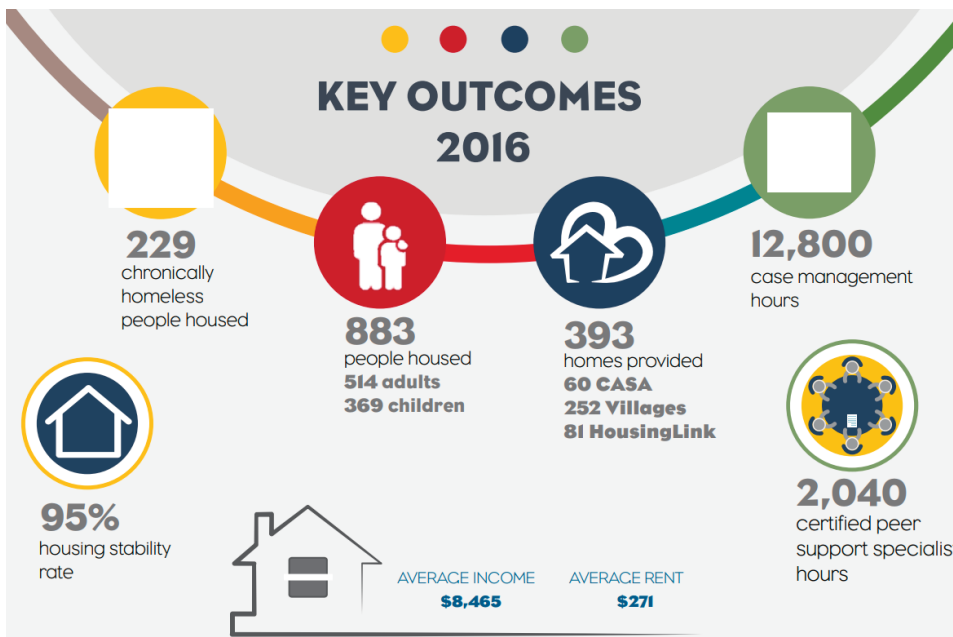
FINANCIALS					
	Program Revenue	1,838,408		Program Expense	4,804,135
	Community Support	705,920		Management & General	246,957
	Grants	1,192,110		Fundraising Expenses	101,890
	Other Income	855,657		Total Expense	5,152,982
	Total Revenue	4,592,095			
Assets		36,726,792			
Liabilities		22,775,959			
Net Assets		13,950,833			



Review of Affordable Housing Programs & Initiatives

Jacksonville, FL *Ability Housing – Results*

- Manages approximately 400 housing units currently
- 100 additional units in progress





Review of Affordable Housing Programs & Initiatives

Miami, FL

“Pathway to Greater Preservation”

- **Issue:** 22% of Miami Dade County’s (MDC) assisted housing stock at risk of affordability loss
- **Initiative:** Joint effort between agencies to preserve MDC existing assisted housing stock
 - Miami Homes for All
 - National Housing Trust
 - Shimberg Center for Housing Studies
- **Process**
 - assess the region’s existing assisted housing stock
 - identify local barriers to preservation of this stock
 - make tailored **recommendations** on how to advance preservation in the City of Miami and MDC





Review of Affordable Housing Programs & Initiatives

Miami, FL

“Pathway to Greater Preservation”

1. Increase availability of gap financing
Implement two enhancements to current funding processes to make preservation projects better able to compete and win more funding
 - a. Preservation set aside in county surtax program
 - b. Dedicate portion of Miami-Dade’s Affordable Housing Trust Fund and Miami’s \$100 million affordable housing bond to preservation initiatives
2. Require recipients of local financing to commit to long term affordability
3. Increase availability of weatherization and energy efficiency programs for multifamily rental properties
4. Create City and County ordinances to require increased notice and notice of intended sale of subsidized housing



Review of Affordable Housing Programs & Initiatives

Miami Beach, FL *Affordable Housing Initiatives*

- Incorporation of workforce housing into new municipal garage projects
- Conversion of surface parking lot into artist housing with ground floor studio space
- LDRs allow for development of smaller units (400 sf) for affordable (up to 80% AMI) and workforce (up to 140% AMI) housing
- Elimination of parking requirements for affordable housing developments & reduction of parking requirements for workforce housing developments



Review of Affordable Housing Programs & Initiatives

Lexington, KY *Quality Public Housing*

Bluegrass-Aspendale: Revitalization of Kentucky's oldest public housing project in 2005 by the Lexington Housing Authority (LHA)

- **GOAL:** Connect to and make indistinguishable from surrounding urban area
- **FUNDING:** Initial \$20 million HUD Hope VI grant
LHA acted as its own developer
- **RESULTS:** 450 units
 - Apartments
 - Townhomes
 - Single-family



Bluegrass Aspendale III
Lexington, Kentucky





Review of Affordable Housing Programs & Initiatives

Madison, WI *Redevelopment*

- **City of Madison Affordable Housing Strategy**
 - **Goal:** Support the development of approximately 750 additional units of affordable rental housing
 - 1/3 units Permanent Supportive Housing
 - 2/3 units affordable to at or below 60%, 50% and 30% AMI
 - Down payment assistance & rehab programs
 - **Funding:** \$20 million Affordable Housing Fund
 - Leverage federal Low-Income Housing Tax Credits to finance new housing development
- **Truax Park Apartments:** redeveloped mixed-income community
 - 147 public housing units
 - City-owned and administered



Review of Affordable Housing Programs & Initiatives

Portland, OR *Housing for Homeless Persons*

- **Portland Affordable Housing Bond**
 - City's first affordable housing bond passed November 8, 2016 by 62% vote
 - \$258 million
 - Raised property taxes 42 cents per \$1,000 of assessed value
 - Build and preserve 1,300 units of affordable housing
 - Administered by the Portland Housing Bureau
- **Target Population:** Households between 30-60% AMI (\$22,000 - \$43,080 for family of four)



Review of Affordable Housing Programs & Initiatives

Iowa City, IA *Riverfront Crossings Inclusionary Zoning*

- **Riverfront Crossings:** 76 acre downtown mixed-use, pedestrian-friendly, redevelopment area
- The Downtown and Riverfront Crossings Master Plan guide public and private investment
- **Inclusionary Zoning:** adopted 2016
 - Development with 10 or more dwelling units must provide minimum 10% affordable dwelling units
 - Rezoning to riverfront crossings zoning designation, property owner shall enter into an affordable housing agreement with the city



Review of Affordable Housing Programs & Initiatives

Iowa City, IA *Affordable Housing Requirement*

- Build-out projection 900 dwelling units / 76 ac = 11.8 du/ac
- Min and max building heights; No max density
- **Incentives:** 5 floor building height bonus for 15% affordable housing
- **Methods**
 - On-site owner occupied units
 - On-site rental units
 - Fee in lieu
 - Off-site units (if the above are shown infeasible)
 - Contribution of land (if the above are shown infeasible)
- **Term of Affordability:** No less than 10 years
 - Sale price may not exceed purchase price or HUD limit
- Fair Market Rent – 3BR \$1,473
- **Income eligibility:**
 - Owner-occupied household $\leq$ 110% AMI - \$95,480 for family of 4
 - Rental household $\leq$ 60% AMI \$52,080 for family of 4

Appendix C. Workgroup Process and Meeting Materials

- Affordable Housing Workgroup Participants
- Workgroup Process
- Meeting Agendas – June 25, July 11 (including some meeting notes on Observations, Principles, and Other Ideas from Breakout Groups), July 24, August 13
- Workgroup invitation and meeting information emails

AFFORDABLE HOUSING WORKGROUP PARTICIPANTS

(attended one or more meetings)

NAME	AFFILIATION
Drew Hunter	Alachua County Housing Authority
Sheldon Packer	Alachua County Housing Authority (ACHA), Chair
Kali Blount	Alachua County Housing Authority, Career Source, etc.
Jason Fults	Alachua County Labor Coalition
Pete Taylor	Alachua County Labor Coalition
Sheila Payne	Alachua County Labor Coalition
Scott Winzeler	Alachua Habitat for Humanity
David Hilman	Alachua Habitat/BANCF
Scott Buchanan	AMJ
Steve Lowitz	Arbour Valley Development
Eric Drummond	BANCF/Charles Perry Partners, Inc. (CPPI)
Rory Causseaux	CHW
Gerry Dedenbach	CHW/BANCF
Tanya Pogue	Citizen
Helen Harris	City of Gainesville
Helen Warren	City of Gainesville
John Wachtel	City of Gainesville Neighborhood Improvement Dept.
Ralph Hilliard	Coldwell Banker
Gary Hankins	Community Land Trust (Communities That Care CLT)
Alane Humrich	Community Weatherization Coalition (CWC)
Luis Diaz	Dibros Design & Construction
Tim Rockwell	EDA
Jayne Moraski	Family Promise
Pat Abbitt	Family Promise
Gia Arvin	GACAR
Matt Umanos	GACAR
Susan McQuillan	GACAR
Alyssa Brown	Gainesville Chamber
Vicki Gervickas	Gainesville Chamber
Shawn Moss	Gainesville Community Redevelopment Agency
Michelle Beans	Gainesville Housing Authority

NAME	AFFILIATION
Pamela Davis	Gainesville Housing Authority
Thomas Harrington	Gainesville Housing Development & Management Corp. (GHDMC)
Ellen Allen	Good Neighbor Society
Allison Megrath	Kimley-Horn
Nick Torrance	Kimley-Horn
Anne D'Amico	League of Women Voters
Beverly Magee	League of Women Voters
Mary Hawks	League of Women Voters
Susan Johnson	League of Women Voters
Sue Hatch	League of Women Votes
Gilbert Barber	Lender
Claudia Frese	Lifelong Designs
Barbara Berry	Meridian Behavioral Healthcare
Karen Brown	Meridian Behavioral Healthcare
Keanna Johnson	Meridian Behavioral Healthcare
Peter Dannenhoffer	NCF Alliance for the Homeless & Hungry, Gov. Board
Corey Harris	NHDC
Davonda Brown	Realtor
RD Bonnaghan	Rebuilding Together
Mitch Glaeser	Retired
Adam Bolton	Robinshore, Inc.
Jason Robinson	Robinson Renovation & Custom Homes, Inc. (RRCH)
Scott Hesch	Self/Homeless
Bryan Harrington	Trimark Properties
Laura Dedenbach	UF College of Design Construction & Planning
Teina Phillips	UF Health Street
Anne Ray	UF Shimberg Center
Lauri Schiffbauer	United Way/NCF Alliance
Mona Gil de Gibaja	United Way/NCF Alliance
Bill O'Dell	
Dave Duncan	
John Skelly	
Rosanne Cottone	

ALACHUA COUNTY STAFF

(facilitating at one or more meetings)

Missy Daniels	Growth Management
Stephen Weeks	Community Support Services
Ken Zeichner	Growth Management
Holly Banner	Growth Management
Ivy Bell	Growth Management
Jerry Brewington	Growth Management
Mike Castine	Growth Management
Ben Chumley	Growth Management
Chris Dawson	Growth Management
Ken McMurry	Growth Management
Regina Williams	Growth Management

WORKGROUP PROCESS

The Affordable Housing Workgroup met a total of four times:

- Monday June 25, 2018
- Wednesday July 11, 2018
- Tuesday July 24, 2018
- Monday August 13, 2018

The general format of the meetings included sharing initial introductions and meeting information with the large group of all participants, followed by dividing into smaller Breakout Groups for focused work, and ending with these small groups reconvening for a review of their work and discussion of next steps. In addition to the description of the Workgroup process below, also included in this Appendix are meeting agendas, a list of Observations, Principles, and Other Ideas from the Breakout Groups, and copies of emails inviting participation and providing information and materials for the meetings. A webpage was created to post and provide information to participants prior to meetings – <https://growth-management.alachuacounty.us/Planning/ahwg>

June 25, 2018

At their first meeting on June 25, Workgroup participants reviewed information on affordable housing, including the potential strategies presented at the May 25, 2018, BoCC Comprehensive Plan Update workshop, the list of accomplishments from the 2016 Housing Summit, current Alachua County housing programs, and current data on affordable housing in Alachua County. The participants then divided into two breakout groups for initial scoping of strategies in the areas of:

- Preserve/expand existing affordable housing & public housing
- Development of new affordable housing

Results of these breakout groups were shared with the entire group and a proposed schedule of upcoming meeting dates was discussed.

July 11, 2018

For the second meeting on July 11, staff organized the results of the Breakout Groups of the initial scoping meeting into three focus areas for further development of strategies:

- Maintain & preserve inventory of affordable housing
- Improve access to affordable housing
- Comprehensive plan / land development regulations

A set of factors to address in developing strategies was also included to help structure the Breakout Group discussions.

A range of affordable housing initiatives in Florida and the nation, which may or may not be applicable to Alachua County, were identified by participants at the initial meeting; staff researched these and provided information to participants for review (see Appendix B. Affordable Housing Informational Materials, Review of Affordable Housing Programs and Initiatives). The participants divided into Breakout Groups corresponding to the three focus areas to further development of strategies, then gathered to present their work to the large group.

July 24, 2018

For the third meeting on July 24, staff County staff consolidated and integrated the strategy concepts identified by participants at the July 11 meeting and created worksheets to help the participants further develop the strategy components. These worksheets were made available prior to the meeting for participants' review. Participants met and divided into the three Breakout Groups to discuss and complete the worksheets.

August 13, 2018

The final meeting on August 13 focused on reviewing and finalizing the Affordable Housing Strategies that the Workgroup identified and developed. To assist with this, County staff compiled a Draft Affordable Housing Strategies Working List drawing from the information gathered on the worksheets at the July 24th meeting. Additional information that had been submitted by Workgroup participants was also included. Participants met as a large group and reviewed and gave their final input on the strategies for inclusion in this report.

Alachua County Affordable Housing Workgroup

Monday, June 25, 2018

6:00 pm

Meeting Agenda

- I. Welcome & Introductions
- II. Overview of Local Affordable Housing Issues
- III. Workgroup Task: Initial Scoping of Categories and Topics for Strategy Development
 - a. Breakout Group(s) #1 – Preserve and Expand Existing Affordable Housing and Public Housing
 - b. Breakout Group(s) #2 – Development of New Affordable Housing
- IV. Reports from Breakout Groups
- V. Schedule of Upcoming Meetings
 - a. Wednesday, July 11
 - b. Monday, July 16
 - c. Tuesday, July 24
 - d. Monday, August 13
- VI. Next Meeting: Wednesday, July 11, 2018 at 6 pm

All meetings will be held at 6 pm at the Alachua County Health Department, located at 224 SE 24th Street, Gainesville, FL.

Alachua County Affordable Housing Workgroup

Wednesday, July 11, 2018

6:00 pm

Meeting Agenda

- I. Welcome & Introductions
- II. Overview/Recap of Initial Workgroup Meeting
- III. Review of Affordable Housing Programs & Initiatives
- IV. Workgroup Task: Refine Strategies
 - a. Breakout Group(s) #1 – Maintaining & Expanding an Inventory of Affordable Housing
 - b. Breakout Group(s) #2 – Improving Access to Affordable Housing
 - c. Breakout Group(s) #3 – Comprehensive Plan & Land Development Regulations
- V. Reports from Breakout Groups
- VI. Next Steps
- VII. Schedule of Upcoming Meetings
 - a. Tuesday, July 24
 - b. Monday, August 13
- VIII. Next Meeting: Tuesday, July 24th at 6 pm

All meetings will be held at 6 pm at the Alachua County Health Department, located at 224 SE 24th Street, Gainesville, FL.

AFFORDABLE HOUSING WORKGROUP
ALACHUA COUNTY AFFORDABLE HOUSING WORKGROUP
July 11, 2018 Meeting Notes
Observations, Principles, Other Ideas from Breakout Groups

Incentives & Development Regulations

- Existing incentives of little value
- Get rid of requirement for Planned Developments in some Activity Centers
[note: currently being addressed as part of County Comprehensive Plan Update]
- Land prices may be disincentive

Continuum of Needs

- Homeless – Lack of access to affordable housing
 - About 300 chronically homeless in Alachua, Levy, and Gilchrist Counties
 - Need to look at costs of not addressing homeless needs / Shands as a potential donor for affordable housing needs
- Emergency Solutions Grant from HUD for 5 county region (\$600k per year total); able to serve limited number of persons or for a limited time period
- Delray Beach Affordable Housing efforts (Community Land Trust)
 - CRA owns the housing units and the land trust manages them, and uses rental income for operations and development of other affordable housing units (160k – 200k price range)
[website of [Delray Beach Community Land Trust](#)]

Potential Funding Sources

- Need funding streams (donations, County, City)
- Local funding mechanism needed (more broad community support is necessary); need to fund housing for full range of needs
- State legislative priority
- Lobby Florida to return Sadowski funding redistributed to counties

Distribution

- Accessibility – 2 aspects: Funding/assistance and geographical proximity to daily needs (work, school, shopping, etc)
- Colocation within and adjacent to activity centers and lands where transit service(s) are within walking distance
- Low density in unincorporated area makes it difficult
[note: County Comprehensive Plan and Land Development Regulations currently provide for higher densities in residential zoning districts in the Urban Cluster through Cottage Neighborhoods, Traditional Neighborhood Developments, and Transit Oriented Developments, as well as higher density residential within Activity Centers.]

Alachua County Affordable Housing Workgroup

Tuesday, July 24, 2018

6:00 pm

Meeting Agenda

- I. Welcome & Introductions
- II. Workgroup Discussion: Refine Affordable Housing Strategies Identified at July 11th Workgroup Meeting
- III. Next Steps: Working Document for Report to Board of County Commissioners
- IV. Next Scheduled Meeting: Monday, August 13th at 6 pm

All meetings will be held at 6 pm at the Alachua County Health Department, located at 224 SE 24th Street, Gainesville, FL.

Alachua County Affordable Housing Workgroup

Monday, August 13, 2018

6:00 pm

Meeting Agenda

- I. Welcome & Introductions
- II. Workgroup Discussion: Finalize Affordable Housing Strategies to County Commission
- III. Next Steps: County Commission Meeting – Tuesday, September 4th @ 10 am

**Email invitation to participate in Affordable Housing Workgroup
sent to a list of approximately five hundred Comprehensive Plan Update
and housing community citizen contacts**

From: Alachua County Growth Management
<planning=alachuacounty.us@mail248.suw101.mcdlv.net> on behalf of Alachua County
Growth Management <planning@alachuacounty.us>
Sent: Monday, June 11, 2018 3:08 PM
To:
Subject: Invitation to Participate in Affordable Housing Work Group - Please RSVP by Wed 6/13

[View this email in your browser](#)

Alachua County is forming a Work Group to develop strategies to preserve, improve, and expand affordable housing opportunities in our community. The Work Group will have several meetings over the next 60-90 days to develop recommendations to the County Commission on the Housing and related Elements as part of the [update of the County's Comprehensive Plan](#).

If you are interested in participating in meetings of this Affordable Housing Work Group, please reply by Wednesday June 13 to:
planning@alachuacounty.us.

If you know of others who might be interested, please share this information with them so that they can respond as well.

County staff will follow up with respondents with information on the initial meeting.

Thank you for your interest and participation.



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Thank you for your interest in Alachua County's Comprehensive Plan Update.

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From: Alachua County Growth Management
<planning=alachuacounty.us@mail140.sea22.mcdlv.net> on behalf of Alachua County Growth Management <planning@alachuacounty.us>
Sent: Friday, June 15, 2018 3:15 PM
To:
Subject: Affordable Housing Workgroup - kickoff meeting Monday June 25, 2018 @ 6 pm at Alachua County Health Dept, 224 SE 24th Street

[View this email in your browser](#)

Thank you for your interest in participating in the Alachua County Affordable Housing Workgroup. A wide range of citizens have responded to the invitation to participate; we look forward to a productive group that will develop and recommend strategies to the County Commission for the update of the Housing Element of the County's Comprehensive Plan.

The initial kickoff meeting of the Affordable Housing Workgroup will be Monday June 25 @ 6 pm at the Alachua County Health Department, 224 SE 24th Street, Gainesville, FL 32641. The kickoff meeting will include an introduction and context on local affordable housing issues, and your participation in outlining the work plan and issue focus areas for future meetings. We'll also go over the schedule of future meetings.

Some informational resources on local affordable housing issues are available for your review on this [Affordable Housing Workgroup page](#).

We look forward to your participation as we develop strategies to address one of our community's most pressing issues, affordable housing.

If you need any further information, please contact Ivy Bell, Senior Planner, Growth Management, at 352-374-5249 or imb@alachuacounty.us.



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From: Alachua County Growth Management <planning=alachuacounty.us@mail126.sea21.rsgsv.net>
on behalf of Alachua County Growth Management <planning@alachuacounty.us>
Sent: Thursday, July 05, 2018 2:45 PM
To:
Subject: July 11, 2018 Alachua County Affordable Housing Workgroup meeting @ 6 pm

[View this email in your browser](#)

The next meeting of the Alachua County Affordable Housing Workgroup will be Wednesday July 11 @ 6pm at the Alachua County Health Department, 224 SE 24th Street, Gainesville, FL 32641. Your participation in the Affordable Housing Workgroup to develop recommended strategies for affordable housing for consideration by the Alachua County Board of County Commissioners is greatly appreciated.

County staff has taken the initial ideas for strategies identified by participants at the June 25th meeting and grouped them into three broad categories, or focus areas, shown [here](#). For the meeting on July 11th, please be prepared to further elaborate on and refine these strategies.

Staff has compiled information on other affordable housing initiatives in Florida and the nation that were identified by participants at the first meeting, as well as additional suggestions and information emailed by participants to staff. A summary of this information on other initiatives is available for your review [here](#).

If you need further information or have questions in preparation for the upcoming meeting, please email staff at planning@alachuacounty.us.



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From: Alachua County Growth Management <planning=alachuacounty.us@mail25.atl111.rsgsv.net>
on behalf of Alachua County Growth Management <planning@alachuacounty.us>
Sent: Thursday, July 19, 2018 8:55 AM
To:
Subject: July 24, 2018 Alachua County Affordable Housing Workgroup meeting @ 6 pm

[View this email in your browser](#)

The next meeting of the Alachua County Affordable Housing Workgroup will be Tuesday July 24 @ 6 pm at the Alachua County Health Department, 224 SE 24th Street, Gainesville, FL 32641. Your participation in the Affordable Housing Workgroup to develop recommended strategies for affordable housing for consideration by the Alachua County Board of County Commissioners is greatly appreciated.

For the July 24th meeting, the focus will be to refine and provide additional detail about the potential affordable housing strategies that were identified by the Workgroup at the July 11th meeting. To assist with this, County staff has consolidated and integrated the strategy concepts identified by participants at the July 11 meeting and created **worksheets to help fully develop the strategy components**, including the objective, household incomes served, housing types, entities involved, existing funding sources where applicable, and potential new funding sources where they might be appropriate or needed. The set of **Strategy Refinement Worksheets** is available [here](#). **Please review these worksheets in preparation for the meeting on July 24th where the Workgroup will refine and clarify the strategies.**

For reference, a summary of **City of Gainesville/Alachua County Existing Housing Programs**, which was distributed at the City of Gainesville Housing Forum on July 16, is available [here](#). In addition, **information on potential new funding sources**, including state statutory material as a basis for those, is available [here](#). The **household income level charts** distributed at the last meeting are available [here](#).

All the above are also posted on the Affordable Housing Workgroup [webpage](#), along with the original Breakout Group notes from the July 11 meeting; those aspects of the notes that didn't seem to be strategy concepts, such as statements of observations regarding problems or issues, or general considerations or principles, are compiled and listed

separately for reference.

If you need further information or have questions in preparation for the upcoming meeting, please email staff at planning@alachuacounty.us.



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From: Alachua County Growth Management
<planning=alachuacounty.us@mail249.suw121.mcdlv.net> on behalf of Alachua County Growth Management <planning@alachuacounty.us>
Sent: Wednesday, August 08, 2018 3:04 PM
To:
Subject: August 13, 2018 Alachua County Affordable Housing Workgroup meeting @ 6 pm

[View this email in your browser](#)

The next meeting of the Alachua County Affordable Housing Workgroup will be Monday August 13 @ 6 pm at the Alachua County Health Department, 224 SE 24th Street, Gainesville, FL 32641. Your participation in the Affordable Housing Workgroup to develop recommended strategies for affordable housing for consideration by the Alachua County Board of County Commissioners is greatly appreciated.

For the August 13th meeting, the focus will be to review and finalize the Affordable Housing Strategies that the Workgroup has developed, for inclusion in a report to the County Commission. To assist with this, County staff has compiled a **Draft Affordable Housing Strategies Working List** drawing from the information gathered on the worksheets at the July 24th meeting, and including some additional information submitted by two Workgroup participants. The **Draft Affordable Housing Strategies Working List is available [here](#).** Please review this Draft in preparation for the meeting on August 13th where the Workgroup will review and finalize the strategies. As noted on page 6 in the Draft, some of the strategies need further clarification, including specific linkages to affordable housing. Any clarifying information that Workgroup participants have can be emailed to staff by Monday morning August 13th at planning@alachuacounty.us.

The **Draft Affordable Housing Strategies Working List**, along with **Information on Potential Funding Sources**, a **Strategies Matrix**, and the **information submitted by the two Workgroup participants**, is available on the [Affordable Housing Workgroup webpage](#).

If you need further information or have questions in preparation for the upcoming meeting, please email staff at planning@alachuacounty.us.



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