



Update of Alachua County Comprehensive Plan: 2011-2030

Strategies for Affordable Housing

Growth Management Department
September 4, 2018



Recommendation

Receive the presentation and report on affordable housing strategies

Provide direction to staff on drafting policy updates to the Housing Element of the Comprehensive Plan.



Presentation Outline

- Previous Board direction
- Background information on affordable housing definition and related data in Alachua County
- Outline of Strategies from Affordable Housing Workgroup
- Funding Options



Previous Board Direction

May 1, 2018:

- Refocus Housing policy on providing assistance to extremely low and very low income persons and ensure those housing opportunities are dispersed throughout the community
- Provide information on supply and dispersal of affordable housing opportunities in Alachua County and on peer communities for consideration of inclusionary zoning ordinance
- Strategies for use of escheated properties for affordable housing
- Support expansion of cottage neighborhoods concept



Previous Board Direction

June 5, 2018:

1. Over the next 90 days work with stakeholders to build on ideas discussed and develop specific strategies to conserve and extend the useful life of the existing housing stock and public housing development opportunities
2. Focus on extremely and very low income brackets
3. Invite all the stake holders on the Evaluation and Appraisal Report (EAR) list to provide input during a work group



AFFORDABLE HOUSING

**Information related to household income,
cost levels, supply, and needs for
affordable housing in Alachua County**



AFFORDABLE HOUSING DEFINITION

- **A monthly mortgage or rent payment that does not exceed 30% of annual household income (adjusted for household size).**



AFFORDABLE HOUSING

2018 Income Limits Florida Housing Finance Corporation SHIP Program					
	Income Limit by Number of Persons in Household				
Percent Category*	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

* Percent of Area Median Income



AFFORDABLE HOUSING

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

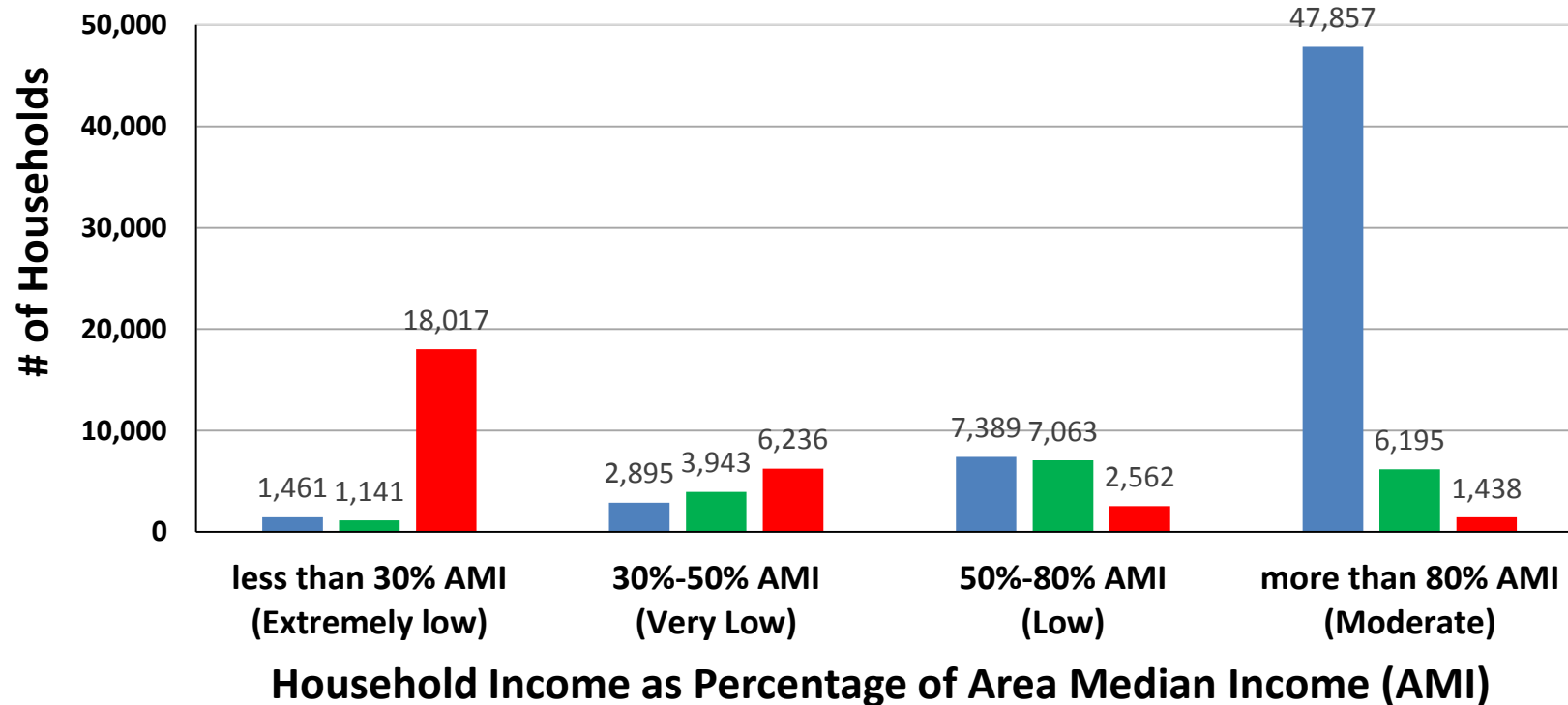
Florida Housing Rent Limits, 2018						
Geography	AMI Category	0 Bedroom Limit (\$)	1 Bedroom Limit (\$)	2 Bedroom Limit (\$)	3 Bedroom Limit (\$)	4 Bedroom Limit (\$)
Alachua County	30%	375	401	481	556	621
Alachua County	50%	625	669	802	927	1,035
Alachua County	60%	750	803	963	1,113	1,242
Alachua County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

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



AFFORDABLE HOUSING

Households by Income and Cost Burden Alachua County 2016



Percentage of Household Income Spent for Housing

■ 0-30%

■ 30-50%
Cost Burdened

■ 50% or more
Severely Cost Burdened



AFFORDABLE HOUSING

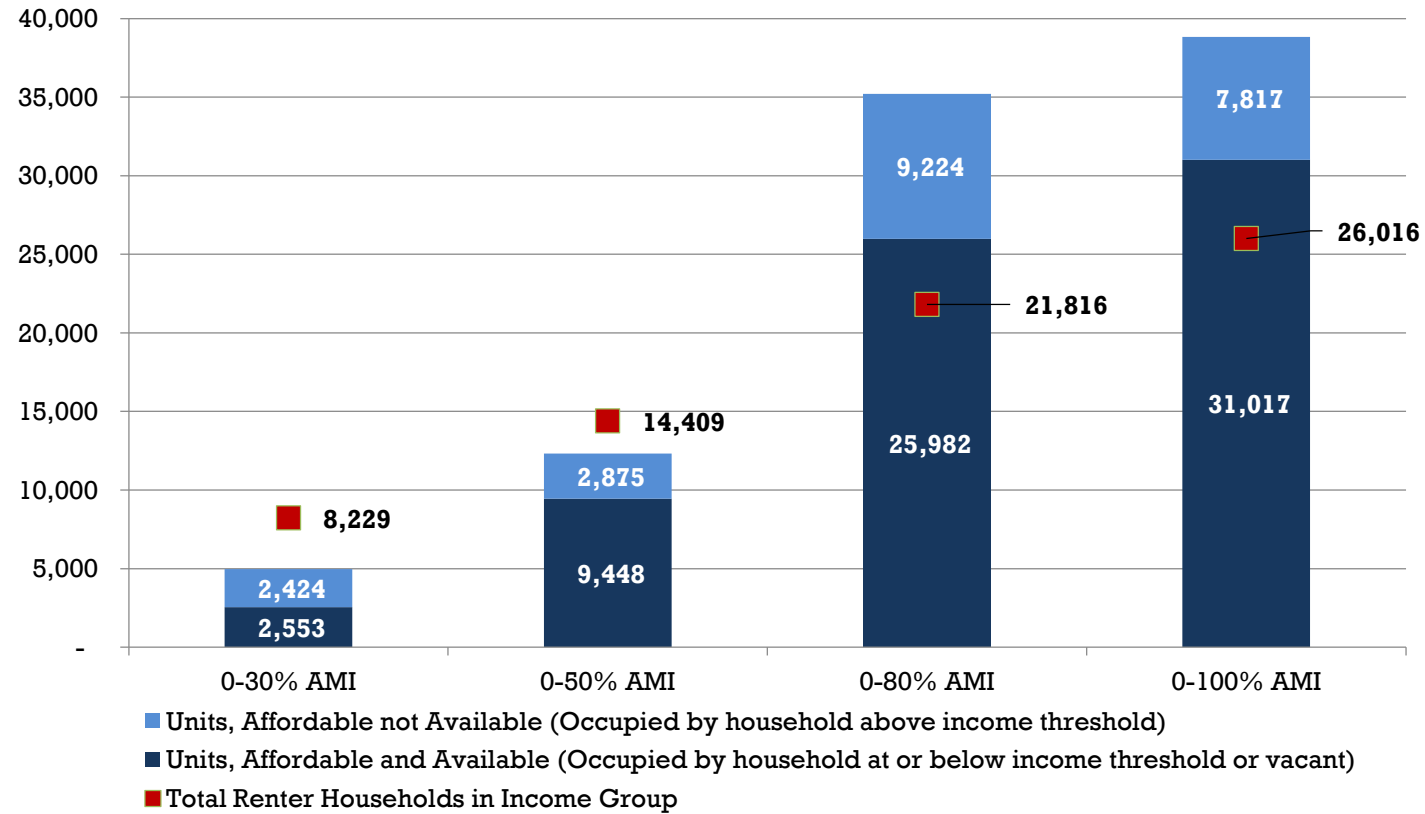
Households by Tenure and Cost Burden – Including and Excluding Students Alachua County, 2016								
ALACHUA COUNTY HOUSEHOLDS	ALL HOUSEHOLDS			EXCLUDES STUDENT-HEADED HOUSEHOLDS			STUDENT-HEADED HOUSEHOLDS	
	Total in County	Cost Burdened > 30%	Percent Cost Burdened > 30%	Total in County	Cost Burdened > 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



AFFORDABLE HOUSING

Affordable and Available Rental Housing Units Compared to Renters by Income (% AMI) Alachua County 2016



Notes: An "affordable" unit has a gross rent at or below 30% of the top income in the range, adjusted by number of bedrooms.
 An "available" unit is either rented by a household at or below the top income in the range or vacant.
 Excludes Student-Headed Nonfamily Households



AFFORDABLE HOUSING WORKGROUP

Workgroup met 4 times and generated list of potential strategies:

- Diverse range of ideas reflect diversity of Workgroup participants
- May be used as menu of ideas for review, discussion, and Board direction on the update of Housing Element
- Strategies Board chooses can be translated into draft policy language and brought back for review



AFFORDABLE HOUSING WORKGROUP STRATEGIES

- 23 affordable housing strategies within 3 broad categories
- Developed from Workgroup discussions as well as identified in written submissions from individual participants
- Specifics on strategies and components such as objectives, income levels served, and existing and potential new funding sources are provided in report



STRATEGIES GROUPED INTO 3 CATEGORIES

- I. MAINTAIN & PRESERVE AFFORDABLE HOUSING**
- II. IMPROVE ACCESS TO AFFORDABLE HOUSING**
- III. NEW AFFORDABLE HOUSING**



OUTLINE OF AFFORDABLE HOUSING STRATEGIES FROM WORKGROUP

- 1. Pilot program with matching grants to improve weatherization and energy and water efficiency**
- 2. Use revenues from sales of escheated property to develop affordable housing ownership and rental opportunities**



OUTLINE OF AFFORDABLE HOUSING STRATEGIES FROM WORKGROUP

- 3. Preserve and expand supply of subsidized and public housing:**
 - a. address maintenance needs for aging units**
 - b. reduce loss of inventory due to expiring subsidies**

- 4. Incentives to rehabilitate older homes**



OUTLINE OF AFFORDABLE HOUSING STRATEGIES FROM WORKGROUP

5. Address continuum of needs:

- a. Homeless**
- b. Renters**
- c. Homeowners**

6. Establish public-private partnerships to coordinate and increase efficiency of affordable housing efforts



OUTLINE OF AFFORDABLE HOUSING STRATEGIES FROM WORKGROUP

- 7. Use escheated property for development of affordable housing through Urban Homesteading (pilot project)**

- 8. Require inclusionary affordable housing**

- 9. Facilitate repurposing of existing structures into affordable housing**



OUTLINE OF AFFORDABLE HOUSING STRATEGIES FROM WORKGROUP

- 10. Establish procedure (e.g., concept plan review) to facilitate timely submission of affordable housing projects for Low-Income Housing Tax Credits**

- 11. Employer-provided voucher for workforce living near employment**



OUTLINE OF AFFORDABLE HOUSING STRATEGIES FROM WORKGROUP

- 12. Streamline new development approval process to reduce procedural impediments**
 - a. Eliminating planned development requirements in Activity Centers**
 - b. Eliminate requirement for planned development for multi-family in Low Density Residential Land Use**



OUTLINE OF AFFORDABLE HOUSING STRATEGIES FROM WORKGROUP

- 13. Impact fee reduction for accessory dwelling units – include within 2,600 sf cap for principal unit in determining fee**
- 14. Review Land Development Code to accommodate alternative models:**
 - a. Cohousing (~ shared kitchen similar to dormitory/hostel)**
 - b. Intentional Community with shared common facilities**



OUTLINE OF AFFORDABLE HOUSING STRATEGIES FROM WORKGROUP

15. Incentives for Cottage Neighborhood developments

16. Allow reduction of open space if providing affordable units

- a. Equal to amount of acreage for affordable housing**
- b. Construct units or make available to nonprofits or
public agencies**



OUTLINE OF AFFORDABLE HOUSING STRATEGIES FROM WORKGROUP

- 17. Allow increased density if providing affordable units**
- 18. Alternative funding sources for MMTM fees for developments providing affordable units**
- 19. MMTM fee exemption for specific affordable units supplied**



OUTLINE OF AFFORDABLE HOUSING STRATEGIES FROM WORKGROUP

- 20. MMTM fee credit for land dedicated for affordable housing (based on appraised value of the land)**

- 21. Increased access to developable land by considering expansion of Urban Cluster**



OUTLINE OF AFFORDABLE HOUSING STRATEGIES FROM WORKGROUP

- 22. Policies to address land use and zoning along municipalities' boundaries to ensure opportunities for future Activity and Employment Centers, live/work and housing choices**

- 23. Coordinate with City of Gainesville during annexations to ensure land use supportive of multi-modal transportation and access to essential elements**



OUTLINE OF AFFORDABLE HOUSING STRATEGIES FROM WORKGROUP

Workgroup consensus regarding following on funding:

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.



PRIMARY EXISTING FUNDING SOURCES

- **State Housing Initiatives Partnership**
- **Community Development Block Grant**



FUNDING OPPORTUNITIES

- **Bond Financing**
- **Community Challenge Grants**
- **Code Enforcement Fee**
- **Community Investment Fund**
- **Community Reinvestment Act**
- **Documentary Stamps**
- **Donor Advised Fund**
- **Emergency Solutions Grant**
- **Escheated Properties**
- **General Revenue**
- **GRU Connect Free**
- **Housing Trust Fund**



FUNDING OPPORTUNITIES

- **HUD**
- **Linkage Fees**
- **Local Option Food & Beverage Tax**
- **Low Income Housing Tax Credits**
- **Surtax**
- **Temporary Assistance for Needy Families**
- **Weatherization Assistance Program**



Board Discussion & Direction

- **Provide direction to staff on affordable housing strategies to include in drafting policy updates to the Housing Element of the Comprehensive Plan**



For more Information

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Available Online

- Work Plan
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