

ALACHUA COUNTY AFFORDABLE HOUSING WORKGROUP
July 11, 2018 Meeting Notes
Breakout Group #1: Maintain and Expand Inventory of Affordable Housing

Programs for Rehabilitation:

Incentive for developers and builders to rehab older homes and give breaks for development elsewhere (e.g., reduce fees);

Low-to-no interest loans to homeowners for improved energy efficiency;

Pilot program (matching grant) for landlords to improve energy efficiency with stipulation that unit(s) remain affordable to low-income renters for a certain timeframe (can be funded by landlord licensing/permit fee);

Public-Private Partnerships:

Use of acquired property to donate to non-profits for development of affordable housing;

Incentives and Funding Sources:

Develop an (community) investment fund for renovating/ building affordable housing (with matching funds from City/County/State);

Donor Advisory Fund (similar to Women's Giving Circle);

Housing Trust Fund;

Linkage Fees/Surtax/1/2-cent Sales Tax

Landlord/Developer fee

Escheated Properties:

Ownership and rental opportunities

General Ideas:

Inclusionary Zoning (mandatory affordability requirements?)

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Breakout Group #2: Improve Access to Affordable Housing

- Continuum
 - Homeless –
 - Permanent supported housing for homeless
 - Housing for residents with mental health or substance abuse issues at nominal rent levels
 - People who lost a job or have criminal record- may need help with Security deposits, landlords may not accept renters with criminal record (need insurance fund for landlords to take the risk)
 - About 300 chronically homeless in Alachua, Levy, and Gilchrist Counties
 - Need to look at costs of not addressing homeless needs
 - Renters
 - People with stable lower income jobs may be able to afford rent but need help with utilities, transportation, child care, other costs (recurring cycle of challenges)
 - 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
 - Need funding streams (donations, County, City,
 - People with steady stream of income – Need to improve access to homeownership and assist with all costs of homeownership
 - Different types of support needed such as for emergencies, utilities
- What can you do to make owners rent to Section 8, HUDVASH (veterans), and other voucher programs
- Local assistance needed as a priority in addition to federal programs
 - County-provided home-buyer assistance program is needed (eg down payment assistance such as has been provided in the past by the County). Look at how this was done by the County pre-recession.
 - State legislative priority
- Meridian (funded through VA)
 - Lack of access to affordable housing
 - More *permanently supported housing* needed
- Community Land Trust
- Accessibility – 2 aspects: Funding/assistance and geographical proximity to daily needs (work, school, shopping, etc)
- Local funding mechanism needed (more broad community support is necessary); need to fund housing for everybody who needs it
- 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)
- Shands as a potential donor for affordable housing needs

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Breakout Group #3: Comprehensive Plan / Land Development Regulations

- **Standards and procedures for development & redevelopment**

- Cottage neighborhoods – needs incentives
 - minimize infrastructure (driveways vs roadways standards)
 - 5% open space still excessive (none in City counterpart – focuses on proximity to other spaces vs onsite)
- Get rid of requirement for Planned Developments in some Activity Centers
- Does ULDC accommodate cohousing? Ensure definitions can accommodate alternative models (shared kitchens)
- Remove requirement for open space connectivity between developments

- **Incentives for affordable units**

- Existing incentives of little value
- GRU connection fee reductions/waivers
- impact fee reductions/waivers (funding source for County to subsidize?)
- Lobby FL to return Sadowski funding redistributed to counties
- Land prices may be disincentive
- Increased access to developable land – consider expansion of Urban Cluster (remaining vacant land cost prohibitive due to necessary infrastructure costs – some properties outside Cluster that are adjacent to newer developments in the Cluster could more easily connect to available stubouts/turnouts)
- Allow reduction of open space if adding affordable units
- Allow waiving MMTM fees for developments including affordable units

- **Senior housing**

- Allow accessory dwellings to utilize the 2600 SF cap for the principal home
- Coordinate annexations w/City of Gainesville to ensure adequate land stock is available proximate to healthcare facilities
- Evaluate whether accessory dwellings may take advantage of senior homestead reduction on property

- **Distribution of affordable housing throughout County**

- Mandatory inclusionary requirement would require availability of necessary services
- Low density in unincorporated area makes it difficult
- Colocation within and adjacent to activity centers and lands where transit service(s) are within walking distance