

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.]