

AFFORDABLE HOUSING WORKGROUP
Draft Affordable Housing Strategies Working List
DRAFT for August 13, 2018 meeting

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 rental 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

Existing Funding Sources: HUD

Potential New Funding Sources: see Information on Potential Funding Sources

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

Special Category: Senior

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 (i.e. Ability Housing and Arbor Valley (Steve Lowitz); see Strategy 15. providing for concept plan review of developments that may be eligible for Low Income Tax Credit; 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: Yes

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-provided 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. 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

7. **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.**

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

8. **Establish public-private partnership between entities such as County, City, 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**

[based on suggestion provided by Susan McQuillan, President, GACAR]

NEW AFFORDABLE HOUSING – COMP PLAN / LDRS

9. **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

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

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

[based on pilot project/strategy concept suggestion provided by Claudia Frese at July 24th meeting]

Objective: Development of new affordable housing

Income Level Served:

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

11. 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

12. 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

13. Establish procedure, such as a concept plan review, to facilitate affordable housing projects to achieve eligibility requirement for Low Income Tax Credit.

[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

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

Additional considerations:

Objective: Attraction of and assistance to workforce

Income Level Served: Very-low, Low, Moderate

Tenure: Rental

Entities: Major employers, e.g., Shands

15. 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.

**Strategies identified by Workgroup needing further clarification
including specific linkages to affordable housing**

16. Cohousing: Review Land Development Code to ensure can accommodate alternative models (eg, shared kitchens).

[Clarification of cohousing concept is needed]

Objective: Development of new affordable housing

Income Level Served:

Tenure:

Structure Type:

Entities:

Existing Funding Sources:

Potential New Funding Sources:

17. Allow reduction of open space if providing affordable units.

see Strategy 9. Cottage Neighborhoods

Objective: Development of new affordable housing

Income Level Served:

Tenure:

Structure Type:

Entities:

Existing Funding Sources:

Potential New Funding Sources:

18. Do not require open space connectivity between developments

Objective: Development of new affordable housing

Income Level Served:

Tenure:

Structure Type:

Entities:

Existing Funding Sources:

Potential New Funding Sources:

19. 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).

Objective: Development of new affordable housing

Income Level Served:

Tenure:

Structure Type:

Entities:

Existing Funding Sources:

Potential New Funding Sources:

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