



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



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



Winter Park, FL

Hannibal Square Community Land Trust

Accomplishments include:

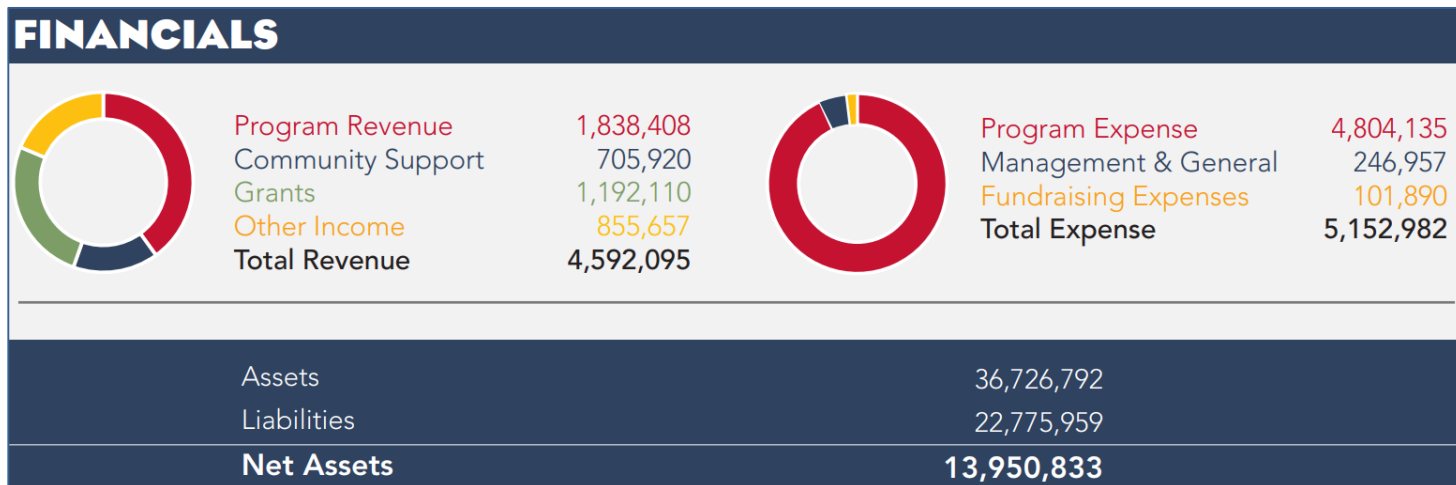
- Hannibal Square Community Land Trust, est. 2004
- **GOAL:** Create and preserve quality and affordability of housing in Winter Park and other Central Florida communities
- **TARGET POPULATION:** Low, very low, and moderate-income families
- Leases real property to qualified buyers on a 99-year ground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



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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.

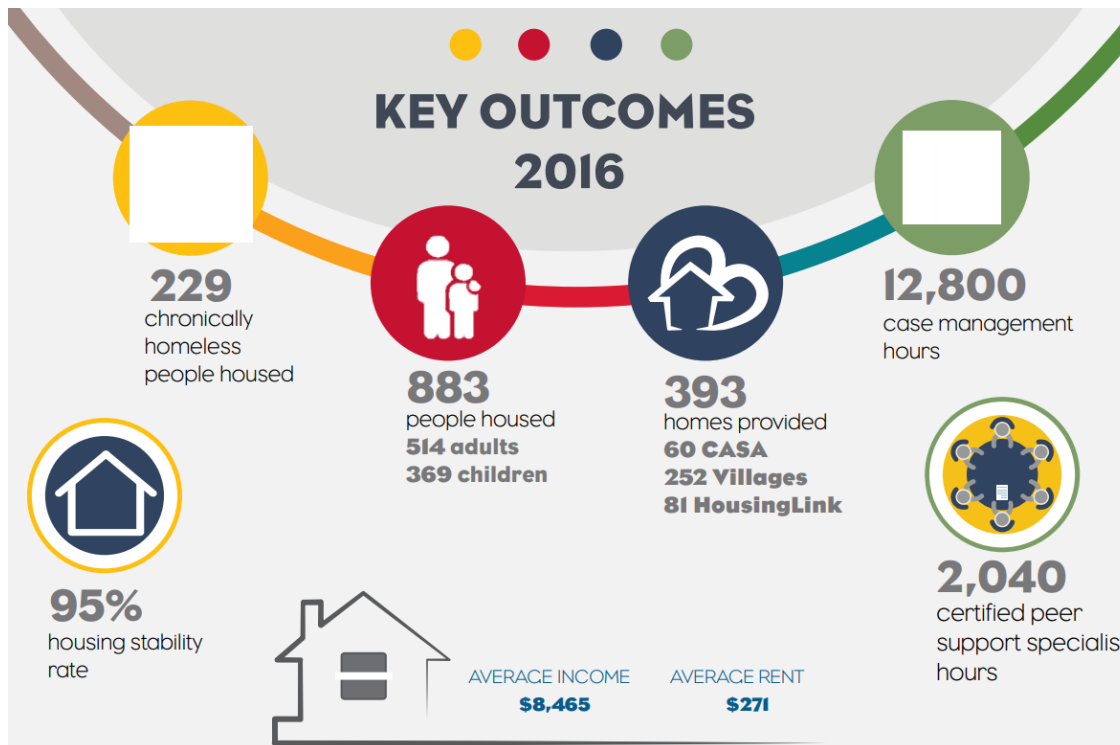




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Jacksonville, FL *Ability Housing – Results*

- 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





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



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



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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





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



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)



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



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