

ALACHUA COUNTY AFFORDABLE HOUSING WORKGROUP
Strategy Refinement Worksheet

STRATEGY/CONCEPT

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)

Additional comments / clarification of strategy:

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STRATEGY/CONCEPT

Incentive for developers and builders to rehab older homes.

[Note: Need clarification of types of incentives to meet intent of strategy]

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STRATEGY/CONCEPT

Use of escheated/acquired property to donate to non-profits for development of affordable housing, ownership and rental opportunities

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STRATEGY/CONCEPT

Repurposing of existing structures / development
[from June 25 meeting]

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STRATEGY/CONCEPT

Continuum of Needs / Homeless

- Permanent supportive housing for the homeless
- Housing for residents with mental health or substance abuse issues at nominal rent levels
- Households that may need help with security deposits for landlords to take risk

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STRATEGY/CONCEPT

Continuum of Needs / Renters

- What can be done to make owners rent to Section 8, HUDVASH (veterans), and other voucher program recipients
- Households with stable lower incomes may need help with utilities, transportation, child care, other costs (recurring cycle of challenges)

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STRATEGY/CONCEPT

Continuum of Needs / Homeowner

- 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

County-provided home-buyer assistance program is needed; funded at higher levels such as was provided through SHIP in earlier periods.

[Note: per Alachua County Fee Schedule, building permit fee reduced 50% for homestead properties with Total Just Value < \$50,000]

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STRATEGY/CONCEPT

Cottage neighborhoods: need incentives, eg, minimize infrastructure (driveways vs roadways standards), 5% open space still excessive (contrast with City of Gainesville's focus on proximity to offsite open space vs onsite).

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STRATEGY/CONCEPT

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

[Note: Workgroup needs to clarify cohousing concept]

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STRATEGY/CONCEPT

Open space: Remove requirement for open space connectivity between developments, allow reduction of open space if adding affordable units.

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STRATEGY/CONCEPT

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).

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STRATEGY/CONCEPT

Coordinate annexations w/City of Gainesville to ensure adequate land stock is available proximate to healthcare facilities. *[some clarification of this strategy is needed.]*

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STRATEGY/CONCEPT

Fee reduction - Impact fee reductions/waivers (funding source for County to subsidize?)

Allow waiving MMTM fees for developments including affordable units.

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STRATEGY/CONCEPT

Fee reduction for accessory dwellings, eg allow to utilize the 2600 SF cap for the principal home.
 (Also can accessory dwelling units take advantage of senior homestead reduction on property?)

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STRATEGY/CONCEPT

Inclusionary affordable housing requirement. Workgroup noted need for availability of necessary services

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