

# **Alachua County Board of County Commissioners**

**December 4, 2018**

## **Agenda Item Summary**

**Topic: Alachua County Comprehensive Plan Update:  
Draft Policy Changes to the Housing Element**

### **Item Description:**

This is part of a series of meetings with the County Commission to discuss draft revisions to the text of the Comprehensive Plan, based on the Evaluation and Appraisal Issues adopted by the Board of County Commissioners and the discussion of general strategies subsequently developed by staff, and through a workgroup process, and reviewed by the Planning Commission and the Board of County Commissioners. This agenda item will focus on the topic area of Affordable Housing. Staff will provide a presentation, and is seeking direction from the County Commission on finalizing the draft policy revisions as part of the next step in the Comprehensive Plan update process.

Prior to developing the draft policy revisions, Staff prepared an Issue Paper focusing on affordable housing. The issue paper included a review of the issues that were identified through the issue scoping process, relevant data and analysis on the issues, and potential strategies for addressing the issues as part of the update of the Comprehensive Plan. This information was presented to the County Commission at special meetings in May and June of 2018.

### **Background:**

On March 13th, the County Commission approved a letter from the Chair notifying the Florida Department of Economic Opportunity of areas where changes to the Alachua County Comprehensive Plan are needed to address statutory changes, as well as to address local issues, as part of the Comprehensive Plan update. The Notification letter followed a scoping process that lasted several months, seeking input from the public, County advisory boards (including the Planning Commission), community groups, an Affordable Housing Workgroup, and the Board of County Commissioners, to identify local issues to be addressed as part of the update of the Comprehensive Plan. Subsequently, staff has worked to draft revisions to the Comprehensive Plan that address the statutory changes and local issues, taking into consideration the recommendations of the Planning Commission and direction provided by the Board of County Commissioners.

The Affordable Housing Workgroup, which met four times over July and August 2018, developed the following list of strategies for consideration by the Board of County Commissioners. Attached are excerpts (specifically, the list of 23 strategies developed by the Workgroup) of the [full report of the Workgroup](#), which was presented to the BoCC at a special meeting on September 4, 2018. The BoCC directed staff to pursue policy recommendations based on the following strategies.

**Affordable Housing Strategies**  
**Developed by Alachua County Affordable Housing Workgroup**  
**And Accepted by Alachua County Board of County Commissioners**

- #1 Pilot program utilizing matching grants for landlords to improve energy and water efficiency and weatherization, with stipulation that unit(s) must remain affordable to low-income renters for a certain timeframe.**
- #2 Use of revenues from sales of escheated/acquired property to Housing Trust Fund to develop affordable housing, ownership and rental opportunities.**
- #3 Preservation and expansion of subsidized and public housing supply, including:
  - a. Addressing maintenance needs for aging units;**
  - b. Reducing loss of inventory due to expiring subsidies and sales.****
- #4 Incentive to rehabilitate older homes.**
- #5 Strategies to address continuum of needs
  - a. Homeless**
  - b. Renters****
- #9 Facilitate repurposing of existing structures/development, e.g., change shopping center into affordable housing.**
- #10 Establish procedure, such as concept plan review, to facilitate timely submission of housing project proposals for consideration for eligibility under programs such as Low-Income Housing Tax Credit program.**
- #13 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.**
- #14 Cohousing: review land development code to ensure it can accommodate (a) alternative models and (b) intentional community where a group of people choose to live together and share some common facilities.**

## **Board Motions from May 1<sup>st</sup> and June 5<sup>th</sup> Special Meetings**

Refocus the Housing policy on two objectives:

1. To provide assistance to people with extremely low and very low-income to prevent them from becoming homeless;
2. To ensure that people in those income brackets have housing opportunities dispersed throughout the community at some scale that staff deems appropriate.

Provide information regarding the supply and dispersal low, very low and extremely low-income housing opportunities in Alachua County.

Provide recommendations on strategies for use of escheated (tax defaulted) properties to maintain, create or expand affordable housing.

Support expansion of cottage neighborhoods concept.