Affordable Housing
A Three Part Program

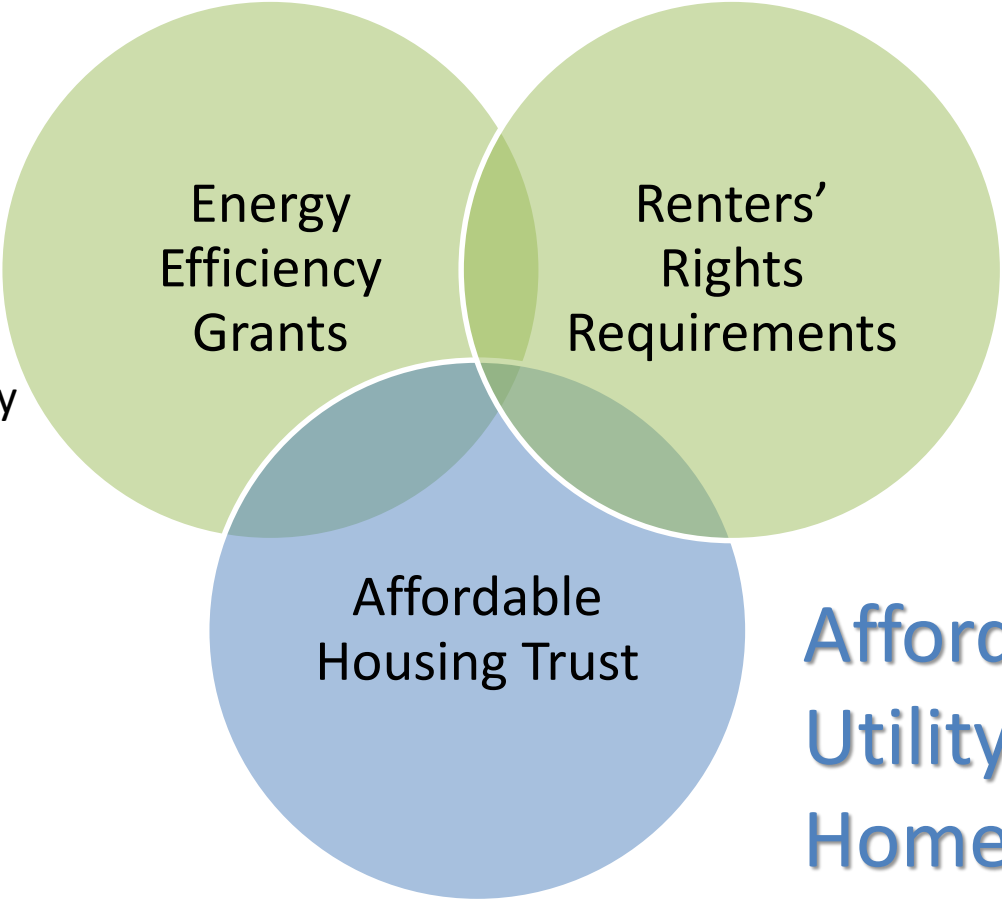## March 1, 2022

Alachua County, Florida

Programmatic Reinforcement

Shared Programmatic Goals
Improved Housing Quality
Enhanced Utility Efficiency
Greater Home Affordability
Assurance of Housing Availability
Lower Carbon Footprint
Serves Low-income 50% AMI

Energy Efficiency Grants

Renters' Rights Requirements

Affordable Housing Trust

Affordable and Utility Efficient Rental Units

Affordable and Utility Efficient Home-Ownership

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Affordable Housing Trust Fund

Programs/Services

- **Housing Voucher Program- $100,000 annually**

  -Fund (temporary) housing vouchers for housing authority waitlist. Capacity: serve up to 10 households

- **Pilot Program- Select blighted community- $500,000**

  -Infrastructure (water, sewer/septic)

  -Debris Removal

  -Housing Repair/Replacement

  -Legal services to address heirs property and encroachment

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Programs/Services cont'd.

- **Escheated Properties-$200,000**

  -Vacant lands (retain ownership, sale, donate to developers to build affordable housing

  -Existing Housing (sale, repair, lease)

- **Code Enforcement-$200,000**

  -Acquire abandoned/substandard properties to make marketable

Housing Providers Stakeholders Input

- **Survey sent to 21 housing providers in Alachua County**

- **Top priorities identified by housing providers**

- **Housing Provider Meeting Overview**

Housing Providers Priorities

- **Develop more affordable housing, scattered site housing**

- **Emergency and long-term rental assistance**

- **Reduction in utility fees**

- **Create more opportunities for home ownership**

- **Start-up funds to support Community Land Trust**

Housing Provider Meeting- 2/22/2022

- **Meeting representatives included County, City of Gainesville, not-for-profit developers, public housing authorities, UF Shimberg Center, community-based agencies, emergency shelters, domestic violence shelter, and community advocates**

- **Considerations of meeting:**
  - **Develop a single definition of affordable housing**

Provider Meeting cont'd.

-Leverage housing trust funds

-Consider pilot programs and determine sustainability

-Work with private developers

-Inclusionary Zoning

-Accessory dwelling units

-Develop scattered site housing and avoid creating poverty pockets

Fund Use

- **BoCC provide policy direction:**

1. **Staff recommendations**

   -Fund voucher program and authorize staff to begin discussions with housing authority for implementation

   -Pilot Program-blighted neighborhood improvement

   -Work with housing providers/developers to develop affordable housing including escheated properties

2. **Alternative Fund Use**

Energy Efficiency in Affordable Housing

Program Target

- **Rental units located within unincorporated areas of Alachua County**

- **Building tenants whose annual income is at <u>50%</u> ~~80~~% AMI or below.**

- **Building tenants who are responsible for paying their utility usage**

Suggested Requirements

Award recipients must maintain pre-award rent levels:

AWARD AMOUNT	YEARS TO REMAIN AFFORDABLE
Up to $5000	3 years
$5001 to $10,000	5 years
$10,001 to $15,000	7 years

If the property is sold before the end of the above duration, the grant must be paid back in full +10%.

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Requirements

- **Meets ARPA reporting requirements**

- **Pre- and post- energy efficiency assessment and tracking of utility bills**

- **Utility bill review and resident education opportunity**

Requirements

- **Sites in SWAG, East Gainesville Unincorporated**

- **Site in Waldo, Hawthorne, or Archer**

- **Targeted Outcomes: Utility Use and Cost Reduction, Ongoing Affordability**

Next Steps

- **Publish Solicitation of Interest**
  - **To run the program, including a data tracking component and energy models**
  - **Open to nonprofit organizations, partnerships encouraged**

Residential Rental Unit Permit and Inspection Program

Purpose

- **To eliminate substandard conditions in residential rental units by requiring rental properties to meet minimum property maintenance and energy efficiency standards.**

- **Proposed effective date: date of ordinance adoption**

- **Permits would be valid until September 30, 2023 and then be renewable by October 1 of every year**

- **Placing in Alachua County Code Part II Administrative Code, Title 6, Business Licenses and Regulations**

Rental Permitting Program Tentative Timeline

- **Date of ordinance adoption until October 1, 2022**
  - **Hire Codes staff**
  - **Setting up licensing**
  - **Sending first letter outlining program**
  - **Sending second letter with permit information**
  - **Education on requirements of Code**
- **October 1, 2022 require landlords to begin getting permits**
  - **December 30th due date**
- **January 1, 2023 begin verifying landlords, inspections of units not applying for permit**

Inspections

- **Begin inspections for energy efficiency March/April 2023 (depending on grant program full county roll out)**

- **Four year rolling cycle - each unit inspected at least once every four years**

- **Every other inspection provide a US Dept of Energy Home Energy Score**

- **Inspect at other times for complaints**

Questions to Consider

- **Pilot areas for Grant Program do not all correspond with parameters of rental permitting program as proposed.**

- **Adopt ordinance, begin issuing permits October 1, 2022 but push energy efficiency updates and inspections to timing of roll-out of whole County for grant program.**

For the Affordable Housing Trust Fund:

a. Fund voucher program and authorize staff to begin discussions with housing authority for implementation

b. Authorize staff to implement a Pilot Program to address a blighted neighborhood

c. Authorize staff to work with housing providers/developers to develop affordable housing including escheated properties

Recommended Actions

- **Energy Efficiency & Affordable Housing Grant : Approve the Energy Efficiency and Affordable Housing Grant Program and direct staff to issue the for Solicitation of Interest and bring back all ARPA program documentation and related budget amendments and;**

- **Residential Rental Permit: Approve the advertisement of the public hearing to consider the Rental Permitting Program Ordinance and begin the permitting of landlords and time the energy efficiency requirements to correspond with grant program roll out for the whole county**