



Review of Gainesville Neighbors United Affordable Housing Proposal and Overview of County Activities and Initiatives

Alachua County Commission Motion

November 12, 2019

- to direct staff meet with Kim Tanzer and the citizen group and bring back the housing presentation for the Board to hear at the December Meeting.

Gainesville Neighbors United Guiding Principles

- Housing market should be fair, accessible, and affordable particularly for low to moderate income households
- Maintain and enhance the character of neighborhoods
- Public should play a significant role in defining affordability and providing housing
- Student population may make it difficult
- Review experiences of other cities
- All government decisions should rely on sound evidence, appropriate planning and fiscal accountability – not supposition, trends or ideology

Gainesville Neighbors United Proposal

- Acknowledge and operate within broader systems and partnerships
- Address the easier solutions first
- Design and build an equitable Gainesville

Gainesville Neighbors United Request

That the Alachua County Commission:

- Take a leadership role as our elected representatives and include citizens in decision making
- Collect knowledge and distribute it across the community
- Facilitate a community-wide discussion or charrette
- Map our community's assets

Overview of County Programs, Policies and Recent Initiatives

- SHIP
- CDBG
- Affordable Housing Advisory Committee
- Housing Summits and Reports
- Affordable Housing Workgroup
- Comprehensive Plan Update

Affordable Housing Advisory Committee (AHAC)

AHAC has a dual function which is to serve as an advisory board to the State Housing Initiative Partnership (SHIP) program; and as a Citizen Advisory Task Force (CATF) for the Community Development Block Grant (CDBG).

The Alachua County Housing Programs provides opportunities to citizens in the following areas through State and Federal grants:

- Home Ownership
- Owner-Occupied Rehabilitation (Home Repairs)
- Demolition & Relocation
- Rental Assistance
- Rental Development
- Emergency Repairs
- First-Time Home Buyers Classes for citizens
- Lenders & Contracting Education

Housing Committees

(County and homeless Continuum of Care)

- Landlord Mitigation Fund
 - under development partnering with the City of Gainesville, Gainesville Housing Authority, Alachua County Housing Authority, Realtors Association, the CoC, and the Alachua County BoCC.
- Alachua County Human Rights Ordinance
 - amended the Fair Housing Ordinance, Article III of the Human Rights Ordinance, to prohibit discrimination based on income source and immigration status in 2019.

Recent County Initiatives

- Housing study and inventory in 2003 updated in 2015/2016
 - Code updates following 2003 study
- Housing Summit and Report on needs and priorities in 2016
- Multiple public workshops with the County Commission and Planning Commission in 2018/2019 focused on housing as part of update of the Comprehensive Plan.
 - Affordable Housing Workgroup representing a variety of stakeholder perspectives formed to develop strategies met 4 times in summer 2018.
- Comprehensive Plan update adopted on November 12, 2019

Alachua County Affordable Housing Workgroup

- Invited approximately 500 contacts interested in Comprehensive Plan Update and from housing community to participate.
- A wide range of citizens from nonprofit, development, real estate, business, civic, academic, healthcare, local government entities, and affordable housing users responded and participated.
- Workgroup process included review of data and programs on affordable housing, funding sources, written proposals and comments submitted by participants, development of strategies in breakout sessions.
- Workgroup Report to the County Commission identified a menu of 23 potential strategies to Maintain & Preserve, Improve Access to, and Develop Affordable Housing.
- County Commission selected 9 of these strategies to translate into amendments to Housing Element as part of update of Comprehensive Plan.

Affordable Housing Strategies Selected

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.
2. Use of revenues from sales of escheated/acquired property to Housing Trust Fund to develop affordable housing, ownership, and rental opportunities.

Affordable Housing Strategies Selected

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 rehab older homes
5. Strategies to address continuum of needs
 - a. Homeless
 - b. Renters

Affordable Housing Strategies Selected

9. 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).
10. Establish procedure, such as a 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.

Affordable Housing Strategies Selected

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 can accommodate alternative models
 - a. e.g., shared kitchens, similar to a dormitory or hostel
 - b. Intentional community



Questions and Discussion