



ALACHUA COUNTY, FL
Special Meeting - Policy Discussion
Meeting Agenda

May 6, 2025
1:30 PM

In-person **Public Comment** is taken after each non-ministerial motion. At the conclusion of the meeting, **individuals** can also speak for up to 3 minutes about any matter during the **General Comment** period.

The meeting can be viewed on Cox Channel 12, the AC TV app (Apple TV, Amazon Fire, Roku), the County's [Facebook](#) and [YouTube](#) sites, and the county's [Video on Demand](#) website.

Citizens attending Alachua County public meetings downtown can enjoy free parking in the S.W. Parking Garage (105 SW 3rd St, Gainesville) starting on the 2nd floor in zones marked 35200. To obtain parking validation, download the "Passport" app on your smartphone and pay for your session. Then visit the Alachua County Manager's Office, located on the 2nd floor of the County Administration Building, on noticed public meeting days to receive a validation code.

All persons are advised that, if they decide to contest any decision made at any of these meetings, they will need a record of the proceedings and, for such purpose they may need to ensure that verbatim record of the proceedings is made which record includes the testimony and evidence upon which the appeal is to be based. (Section 286.0105 Florida Statutes)

If you have a disability and need an accommodation to participate in this meeting, please contact the Alachua County Equal Opportunity Office at (352) 374-5275 at least 2 business days prior to the meeting. TTY users please call 711 (Florida Relay Service).

A. Approval of Agenda

Recommended Action:

To approve the Agenda.

B. Items for Discussion

1. Alachua County Living Spaces and Thriving Places Program - 25-00342

Fiscal Note:

None

Strategic Guide:

Housing

Recommended Action:

Hear presentation governing the use of WSPP Infrastructure Sales Tax for housing

C. Closing Comments

1. Public Comment

2. Commission Comment

D. Adjourn

Recommended Action:

To adjourn the meeting.



Agenda Item Summary

File #: 25-00342

Agenda Date: 5/6/2025

Agenda Item Name:

Alachua County Living Spaces and Thriving Places Program

Presenter:

Claudia Tuck, Community Support Services Director, (352) 231-0058

Ralston Reodica, Housing and Strategic Development Director, (352) 337-6285

Description:

Program development detailing the use of Wild Spaces and Public Places (WSPP) Infrastructure Sales Tax for housing

Recommended Action:

Hear presentation governing the use of WSPP Infrastructure Sales Tax for housing

Prior Board Motions:

Item #24-00763 Alachua County Housing Plan August 28, 2024

Fiscal Note:

None

Strategic Guide:

Housing

Background:

The Department of Community Support Services has created the Alachua County Living Spaces and Thriving Places Program to facilitate the use of the Wild Spaces and Public Places surtax funding allocated for affordable housing and economic development, specifically workforce housing. The Housing and Strategic Development Division's (HSDD) mission is to create, preserve, and retain affordable and workforce housing in Alachua County. In such, the Alachua County Living Spaces and Thriving Places Program is a mechanism by which the HSDD will work with housing developers to create affordable and/or workforce housing.

The Alachua County Attorney's Office has provided guidance regarding the potential legal uses of the 2022 Alachua County local government infrastructure surtax for housing. It is within this framework that the HSDD seeks to create affordable and economic development for workforce housing using a myriad of strategies including a shared equity model, homeownership, and multifamily rental development.



FLORIDA DEPARTMENT *of* STATE

RON DESANTIS
Governor

LAUREL M. LEE
Secretary of State

March 30, 2022

Honorable J.K. "Jess" Irby, Esq.
Clerk of the Circuit Court
Alachua County
201 East University Avenue
Post Office Box 939
Gainesville, Florida 32602

Attn: Chucassia Miller

Dear Mr. Irby:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of the Alachua County Ordinance No. 2022-08, which was filed in this office on March 29, 2022.

Sincerely,

Anya Owens
Program Administrator

AO/lb

ALACHUA COUNTY
BOARD OF COUNTY COMMISSIONERS

ORDINANCE 2022-08

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF ALACHUA COUNTY, FLORIDA, REPEALING ORDINANCE 16-06 OF THE BOARD OF COUNTY COMMISSIONER OF ALACHUA COUNTY, FLORIDA (“THE CURRENT 0.50 PERCENT LOCAL GOVERNMENT INFRASTRUCTURE SALES SURTAX”) EFFECTIVE DECEMBER 31, 2022, AND LEVYING A NEW 1.0 PERCENT LOCAL GOVERNMENT INFRASTRUCTURE SALES SURTAX ON CERTAIN TRANSACTIONS OCCURRING WITHIN ALACHUA COUNTY FROM WHICH TAXES ARE PAYABLE TO THE STATE OF FLORIDA UNDER THE PROVISIONS OF CHAPTER 212, FLORIDA STATUTES, FOR A PERIOD OF TEN YEARS, BEGINNING JANUARY 1, 2023, AND ENDING DECEMBER 31, 2032 (“NEW SURTAX”); PROVIDING THAT THE LEVY OF THE NEW SURTAX, AND THE REPEAL OF THE CURRENT 0.50 PERCENT LOCAL GOVERNMENT INFRASTRUCTURE SALES SURTAX, SHALL NOT BE EFFECTIVE UNLESS APPROVED AT A REFERENDUM ELECTION; PROVIDING FOR USE OF THE PROCEEDS OF THE NEW SURTAX; PROVIDING THAT 50.0 PERCENT OF THE PROCEEDS OF THE NEW SURTAX SHALL BE USED TO ACQUIRE AND IMPROVE LANDS FOR CONSERVATION, PROTECTION OF NATURAL RESOURCES, OR PUBLIC RECREATION, AND TO OPERATE AND MAINTAIN PARKS, RECREATIONAL PROGRAMS AND RECREATIONAL FACILITIES THROUGHOUT THE COUNTY (“WILD SPACES PUBLIC PLACES USES” OR “WSPP USES”); PROVIDING THAT 50.0 PERCENT OF THE PROCEEDS OF THE NEW SURTAX SHALL BE USED TO REPAIR ROADS AND IMPROVE ROAD SAFETY, CONSTRUCT OR RENOVATE FIRE STATIONS AND OTHER PUBLIC FACILITIES, ACQUIRE LANDS FOR AFFORDABLE HOUSING, AND FUND ECONOMIC DEVELOPMENT PROJECTS PURSUANT TO FLORIDA STATUTE 212.055(2)(d)(3), FLORIDA STATUTES (“NON-WSPP USES”); PROVIDING THAT NOT MORE THAN 15.0 PERCENT OF THE PROCEEDS OF THE NEW SURTAX MAY BE USED TO FUND ECONOMIC DEVELOPMENT PROJECTS PURSUANT TO FLORIDA STATUTE 212.055(2)(d)(3), FLORIDA STATUTES; PROVIDING FOR AUTHORIZATION AND LEGISLATIVE FINDINGS; PROVIDING FOR A REFERENDUM ELECTION ON NOVEMBER 8, 2022; PROVIDING BALLOT LANGUAGE; PROVIDING FOR DISTRIBUTION AMONG THE GOVERNMENTS OF ALACHUA COUNTY AND ELIGIBLE MUNICIPALITIES PURSUANT TO THE FORMULA PROVIDED IN SECTION 218.62, FLORIDA STATUTES; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

WHEREAS, subsection 212.055(2), Florida Statutes, authorizes Alachua County to levy by ordinance a local government infrastructure surtax of 0.5 percent or 1.0 percent upon most taxable transactions occurring within Alachua County that are taxable under Chapter 212, Florida Statutes, subject to referendum approval; and

WHEREAS, the local government infrastructure surtax may be used to fund the various types of programs that are enumerated in subsection 212.055(2), Florida Statutes; and

WHEREAS, among other allowable uses, subsection 212.055(2), Florida Statutes, provides that surtax proceeds may be used to acquire any interest in land for public recreation, conservation, or protection of natural resources, to improve conservation lands, or to create, improve, maintain and operate the parks and recreational programs and facilities established with the proceeds of the surtax within Alachua County (hereinafter, “**Wild Spaces Public Places Uses**” or “**WSPP Uses**”); and

WHEREAS, subsection 212.055(2), Florida Statutes, provides that a county may levy a local government infrastructure surtax by ordinances, subject to referendum approval, that would authorize the use of the surtax proceeds for uses beyond just WSPP Uses, including but not limited to the following: land acquisition, land improvement, design, engineering costs, and all other processional and related cost to finance, plan, construct, reconstruct or improve public facilities that have a life expectancy of 5 years or more; land acquisition expenditures for a residential housing project in which at least 30 percent of the units are affordable to individuals or families whose total annual household income does not exceed 120 percent of the area median income adjusted for household size, if the land is owned by a local government or by a special district that enters into a written agreement with the local government to provide such housing; and up to 15 percent of the surtax may be allocated for funding economic development projects having a general public purpose of improving local economies, including the funding of operational costs and incentives related to economic development (collectively, “**Other Infrastructure Uses**”); and

WHEREAS, on May 10, 2016, the Board of County Commissioners of Alachua County, Florida, (“**Board**”) adopted Ordinance 16-06 to levy a 0.5 percent surtax that may be used only for WSPP Uses (the “**WSPP Surtax**” or the “**WSPP Surtax Ordinance**”); and

WHEREAS, the WSPP Surtax Ordinance was approved by a majority of the electors voting in the referendum election held on November 8, 2016, became effective on January 1, 2017, and is scheduled to expire on December 31, 2024; and

WHEREAS, the Board now finds that there is a great need on the part of Alachua County and the municipalities within Alachua County to fund Other Infrastructure Use projects, including economic development projects that have a general public purpose of improving the local economy; and

WHEREAS, in 2016, the Florida Policy Institute released a report finding that insufficient affordable housing limits Florida’s economic potential; and

WHEREAS, home prices rose 18.8% in 2021, according to the S&P CoreLogic Case-Shiller US National Home Price Index. All regions saw price gains last year, but increases were strongest in the South and the Southeast, each of which was up over 25%.; and

WHEREAS, while the lack of affordable housing is a national problem, Alachua County is particularly impacted due to its status as a college town. There is a large student housing market (approximately 12% of the renter pool in the City of Gainesville). Some students need affordable rental units, causing competition between local residents and incoming students. This competition contributes to increased rental rates in Alachua County; and

WHEREAS, HUD defines rent cost-burdened families as those who pay more than 30% of their income for housing and may have difficulty affording necessities such as food, clothing,

transportation, and medical care. According to Harvard University's Joint Center for Housing Studies, in 2017, Gainesville had the highest rent-cost burden rates of any metro area in the state of Florida. In Gainesville, 65 percent of the population are rent-cost burdened, and 42 percent have a severe rent-cost burden; and

WHEREAS, the National Income Housing Coalition has calculated that the "housing wage" for Alachua County (the amount required to afford a two-bedroom apartment comfortably) is \$20.83 per hour. Additionally, the cost of utilities in Alachua County exceeds that of the state and nation, further burdening low-income tenants; and

WHEREAS, the Center for Economic Forecasting and Analysis at Florida State University annually reviews the statewide economic impact of affordable housing programs administered by the Florida Housing Finance Corporation and, in 2020, estimated that it leveraged \$1.9 billion in affordable housing resources to create \$7.71 billion in economic activity and 55,719 full and part-time jobs; and

WHEREAS, in addition to the stimulative effect of its construction or rehabilitation, workforce housing can benefit a local economy by reducing housing costs to affordable levels, thus creating more room in the family budget for local purchases; and

WHEREAS, the Board finds that the use of the proceeds from the New Surtax to facilitate the creation of workforce housing will have a general public purpose of improving the local economy; and

WHEREAS, Florida law authorizes the Board to levy and have in effect only one local government infrastructure surtax at a time; and

WHEREAS, in order to comply with the legal prohibition against having two local government infrastructure surtaxes in effect at the same time, the Board desires to repeal the 0.5 percent WSPP Surtax Ordinance and replace it with a new 1.0 percent local government infrastructure surtax that would continue to authorize WSPP Uses, and also authorize Other Infrastructure Uses; and

WHEREAS, Subsection 212.055(2), Florida Statutes, requires voter approval in a referendum election prior to the imposition of the local government infrastructure sales surtax; and

WHEREAS, subsection 212.054(5), Florida Statutes, provides that no surtax shall terminate on any day other than December 31st; and

WHEREAS, subsection 212.054(5), Florida Statutes, provides that all new surtaxes must commence on January 1; and

WHEREAS, the Board of County Commissioners of Alachua County finds that it serves a public purpose and that it is in the public interest to repeal Ordinance 16-06 and to adopt this Ordinance to fund the types of projects described herein.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF ALACHUA COUNTY, FLORIDA:

SECTION 1. Authorization and Legislative Findings. This Ordinance is authorized by Chapters 125 and 212, Florida Statutes, and other applicable laws. The Board of County Commissioners of Alachua County (“**Board**”) finds and declares that all statements set forth in the preamble of this Ordinance are true and correct and are hereby incorporated by reference as legislative findings.

SECTION 2. Levy of Local Government Infrastructure Sales Surtax. Subject to approval by a majority of the electors of Alachua County voting in the referendum to be held for this purpose on November 8, 2022, there is hereby a levy of a local government infrastructure sales surtax throughout the incorporated and unincorporated areas of Alachua County on all transactions subject to the state sales tax imposed on transactions by Part I of Chapter 212, Florida Statutes (“Surtax”). The Surtax shall be at the rate of one percent (1%) of the sales price or actual value received and for each fractional part of \$1.00 of the sales price or actual value received. The Surtax shall be levied and imposed pursuant to sections 212.054 and 212.055(2), Florida Statutes, and the rules promulgated by the Florida Department of Revenue.

SECTION 3. Distribution of Surtax Proceeds. The proceeds of the Surtax levied pursuant to this Ordinance shall be distributed to Alachua County and the municipalities within Alachua County in accordance with subsection 212.055(2)(c)2., Florida Statutes, which provides for distribution according to the formula provided in section 218.62, Florida Statutes.

SECTION 4. Use of Surtax Proceeds. The proceeds of the Surtax levied by this Ordinance shall be used by Alachua County and the municipalities located within Alachua County only as follows:

- a. **WSPP Uses.** Fifty Percent (50%) of the Surtax proceeds shall be used for the following:
 - i. To acquire any interest in land for conservation, public recreation, and protection of natural resources, including but not limited to the protection of drinking water sources, water quality, and wildlife habitat; and

- ii. To create, improve, operate and maintain parks and recreational facilities; and

- iii. To finance, plan, construct and purchase infrastructure for conservation lands, parks, and recreational facilities.

b. **Other Infrastructure Uses.** Fifty Percent (50%) of the Surtax proceeds shall be used for the following:

- i. To repair roads and improve road safety;

- ii. To construct and renovate fire stations and other Public Facilities;

- iii. For any land acquisition expenditures for a residential housing project in which at least 30 percent of the units are affordable to individuals or families whose total annual household income does not exceed 120 percent of the area median income adjusted for household size, if the land is owned by a local government or by a special district that enters into a written agreement with the local government to provide such housing. The local government or special district may enter into a ground lease with a public or private person or entity for nominal or other consideration for the construction of the residential housing project on land acquired pursuant to this subsection 4.b.iii; and

- iv. To deposit into a trust fund within the county's accounts created for the purpose of funding economic development projects having a general public purpose of improving local economies within Alachua County, including the funding of operational costs and incentives related

to economic development. In accordance with section 212.055(2)(d)3., Florida Statutes, not more than 15 percent of the Surtax proceeds may be allocated to funding economic development projects.

SECTION 5. Alachua County's Non-Recurring Municipal Partnership Program. Alachua County shall allocate and award \$12,000,000.00 of its statutory formula share of the Surtax proceeds for municipal projects, as set forth in subsections 5.a. and 5.b., below. This is not an annual allocation but shall be a one-time allocation of \$12,000,000.00 by Alachua County.

a. **Partnership Program for WSPP Uses:**

i. The City of Gainesville. Alachua County shall allocate \$3,000,000.00 to the City of Gainesville ("Gainesville") for uses authorized by Section 4.a. of this Ordinance, that Alachua County finds, in its sole discretion, have countywide significance. Gainesville shall submit a detailed request to Alachua County for each project for which it is requesting grant funding. If approved, Alachua County and Gainesville shall enter into and execute a grant agreement. Gainesville shall be solely responsible for completion of the project, including all planning, design, procurement, construction, operation, maintenance and repairs needed during the life-cycle of the project. Gainesville shall acknowledge Alachua County's contribution by erecting a sign at the project site that

includes the following statement: “Jointly funded by Alachua County and the City of Gainesville.” Upon achieving final completion of the project, Gainesville shall submit a written invoice to Alachua County in an amount that shall not exceed 50% of the allowable project costs actually incurred and paid by Gainesville for the project, up to an aggregate total of \$3,000,000.00 for all approved projects. Alachua County shall remit reimbursement to Gainesville within 60 days of Alachua County’s receipt of an invoice that includes all receipts, statements or other records as Alachua County or the Clerk of Court may reasonably require to substantiate the cost of the project and the amount requested by Gainesville.

ii. All Nine Municipalities. Alachua County shall allocate \$3,000,000.00 to fund a grant program for Alachua County’s nine municipalities (hereinafter collectively referred to as the “Municipalities”, and individually as a “Municipality”) for uses authorized by Section 4.a. of this Ordinance, that Alachua County finds, in its sole discretion, have countywide significance. Each Municipality shall submit a detailed request to Alachua County for each project for which it is requesting grant

funding. If approved, Alachua County and the Municipality shall enter into and execute a grant agreement. The Municipality shall be solely responsible for completing the project, including all planning, design, procurement, construction, operation, maintenance, and repairs needed during the project's life-cycle. The Municipality shall acknowledge Alachua County's contribution by erecting a sign at the project site that includes the following statement: "Jointly funded by Alachua County and [insert name of the Municipality]." Upon achieving final completion of the project, the Municipality shall submit a written invoice to Alachua County in an amount that shall not exceed 50% of the allowable project costs incurred and paid by the Municipality for the project. Alachua County shall remit reimbursement to the Municipality within 60 days of Alachua County's receipt of an invoice that includes all receipts, statements, or other records as Alachua County or the Clerk of Court may reasonably require to substantiate the cost of the project and the amount requested by the Municipality.

b. **Partnership Program for Other Infrastructure Uses:**

i. The City of Gainesville. Alachua County shall allocate \$3,000,000.00 to the City of Gainesville ("Gainesville") for uses authorized by Section 4.b. of this Ordinance, that Alachua County finds, in its sole discretion, have countywide significance. Gainesville shall submit a detailed request to Alachua County for each project for which it is requesting grant funding. If approved, Alachua County and Gainesville shall enter into and execute a grant agreement. Gainesville shall be solely responsible for completing the project, including all planning, design, procurement, construction, operation, maintenance, and repairs needed during the project's life-cycle. Gainesville shall acknowledge Alachua County's contribution by erecting a sign at the project site that includes the following statement: "Jointly funded by Alachua County and the City of Gainesville." Upon achieving final completion of the project, Gainesville shall submit a written invoice to Alachua County in an amount that shall not exceed 50% of the allowable project costs actually incurred and paid by Gainesville for the project, up to an aggregate total of \$3,000,000.00 for all approved projects.

Alachua County shall remit reimbursement to Gainesville within 60 days of Alachua County's receipt of an invoice that includes all receipts, statements, or other records as Alachua County or the Clerk of Court may reasonably require to substantiate the cost of the project and the amount requested by Gainesville.

ii. All Nine Municipalities. Alachua County shall allocate \$3,000,000.00 to fund a grant program for Alachua County's nine municipalities (hereinafter collectively referred to as the "Municipalities," and individually as a "Municipality") for uses authorized by Section 4.b. of this Ordinance, that Alachua County finds, in its sole discretion, have countywide significance. Each Municipality shall submit a detailed request to Alachua County for each project for which it is requesting grant funding. If approved, Alachua County and the Municipality enter into and execute a grant agreement. The Municipality shall be solely responsible for completing the project, including all planning, design, procurement, construction, operation, maintenance, and repairs needed during the project's life-cycle. The Municipality shall acknowledge Alachua County's contribution by erecting a

sign at the project site that includes the following statement: "Jointly funded by Alachua County and [insert name of the Municipality]." Upon achieving final completion of the project, the Municipality shall submit a written invoice to Alachua County in an amount that shall not exceed 50% of the allowable project costs actually incurred and paid by the Municipality for the project. Alachua County shall remit reimbursement to the Municipality within 60 days of Alachua County's receipt of an invoice that includes all receipts, statements, or other records as Alachua County or the Clerk of Court may reasonably require to substantiate the cost of the project and the amount requested by the Municipality.

SECTION 6. Effective Date and Duration of the Surtax. Subject to approval by a majority of the electors of Alachua County voting in the referendum to be held for this purpose on November 8, 2022, the Surtax levied pursuant to this Ordinance shall be levied and imposed for the period commencing January 1, 2023, and ending at midnight on December 31, 2032.

SECTION 7. Repeal of Ordinance 16-06. Ordinance 16-06 shall be repealed effective midnight December 31, 2022, if, and only if, the Surtax levied in Section 2 of this Ordinance is approved by a majority of the electors of Alachua County voting in the referendum to be held for that purpose on November 8, 2022. If the Surtax levied in Section 2 of this Ordinance is not approved by a majority of the electors voting in the referendum election to be held on

November 8, 2022, then Ordinance 16-06 shall remain in full force and effect until its expiration at midnight December 31, 2024.

SECTION 8. Referendum.

a. The Board hereby calls for a referendum election and directs the County Manager to request the Alachua County Supervisor of Elections to conduct such election on November 8, 2022, for the submission of a referendum question of the Surtax to the electors of Alachua County.

b. In accordance with sections 101.161 and 212.055(2), Florida Statutes, the following ballot title and ballot summary are approved for submission to the electors of Alachua County, Florida, at the election called in subsection 8.a. of this Ordinance:

Ballot Title: WILD SPACES PUBLIC PLACES, ROAD REPAIR, FIRE STATIONS,
AND AFFORDABLE HOUSING ONE PERCENT SALES TAX

Ballot Question: SHALL ALACHUA COUNTY: ACQUIRE AND IMPROVE LANDS FOR CONSERVATION, WILDLIFE HABITAT, WATER QUALITY, AND RECREATION; OPERATE AND MAINTAIN PARKS AND RECREATION FACILITIES; REPAIR ROADS AND IMPROVE ROAD SAFETY; CONSTRUCT AND RENOVATE FIRE STATIONS AND OTHER PUBLIC FACILITIES; ACQUIRE LANDS FOR AFFORDABLE HOUSING; FUND ECONOMIC DEVELOPMENT PROJECTS PURSUANT TO FLORIDA STATUTE 212.055(2)(D)(3); PROVIDE CITIZEN OVERSIGHT AND INDEPENDENT AUDIT; BY LEVYING A ONE PERCENT SALES SURTAX FOR TEN YEARS STARTING JANUARY 1, 2023?

[] FOR the one-cent sales tax.

[] AGAINST the one-cent sales tax.

c. The Board directs the County Manager to publish notices of the referendum in accordance with section 100.342, Florida Statutes, in the Gainesville Sun or by other means authorized by section 100.342, Florida Statutes.

SECTION 9. Effective Date of Ordinance.

- a. The Clerk of the Board is directed to file a certified copy of this Ordinance with the Department of State by the Clerk of the Board of County Commissioners within 10 days after enactment by the Board of County Commissioners. This Ordinance shall take effect upon filing with the Department of State, but the levy of the Surtax set forth in Section 2 of this Ordinance shall not take effect unless it is approved by a majority of the electors of Alachua County voting in the referendum to be held for that purpose on November 8, 2022.
- b. The County Manager is directed to provide a copy of this Ordinance to the Office of Program Policy Analysis and Government Accountability at least 180 days before the November 8, 2022 referendum election and to comply with all other requirements of section 212.055(11), Florida Statutes.
- c. The Clerk of the Board is directed to provide the notice required by section 212.054(7)(b), Florida Statutes, to the Florida Department of Revenue by no later than October 1, 2022.

- d. If the referendum is approved at the November 8, 2022 election, then the Clerk of the Board is directed to notify the Florida Department of Revenue within 10 days of the referendum date as provided in section 212.054(7)(a), Florida Statutes, but no later than November 16, 2022.
- e. If the referendum is not approved at the November 8, 2022 election, this Ordinance shall automatically expire, and Ordinance 16-06 shall remain in full force and effect until its expiration at midnight December 31, 2024.

SECTION 10. Severability. It is the declared intent of the Board that if any section, subsection, sentence, clause, phrase, or provision of this Ordinance is held invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not be so constructed as to render invalid or unconstitutional the remaining provisions of this Ordinance.

DULY ADOPTED in regular session this 22nd day of March, 2022.

ATTEST:



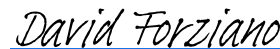
J.K. "Jess" Irby, Esq.
Clerk of Court

**BOARD OF COUNTY COMMISSIONERS
OF ALACHUA COUNTY, FLORIDA**

By: 

Marihelen Wheeler, Chair

APPROVED AS TO FORM



David Forziano (Mar 23, 2022 11:14 EDT)

County Attorney's Office












ALA20220323_Ordinance2022_08

Final Audit Report


2022-03-29

Created:	2022-03-23
By:	Chucassia Miller (ctm@alachuaclerk.org)
Status:	Signed
Transaction ID:	CBJCHBCAABAAOIT1IU1B6uR-dDYHD4124sqf6gEI640d

"ALA20220323_Ordinance2022_08" History

-  Document created by Chucassia Miller (ctm@alachuaclerk.org)
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2022-03-23 - 2:31:23 PM GMT
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-  Document e-signed by David Forziano (dforziano@alachuacounty.us)
Signature Date: 2022-03-23 - 3:14:39 PM GMT - Time Source: server
-  Document emailed to Marihelen Wheeler (boccchairsignature@alachuacounty.us) for signature
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Signature Date: 2022-03-29 - 2:53:06 PM GMT - Time Source: server
-  Document emailed to J.K. "Jess" Irby, Esq. (jki@alachuaclerk.org) for signature
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-  Document e-signed by J.K. "Jess" Irby, Esq. (jki@alachuaclerk.org)
Signature Date: 2022-03-29 - 2:55:34 PM GMT - Time Source: server
-  Agreement completed.
2022-03-29 - 2:55:34 PM GMT

[Affordability](#) [Assisted Housing Inventory](#) [Market Rent Trackers](#) [Comprehensive Plan Data](#) [Condos & Manufactured Housing](#)
[Income & Rent Limits](#) [Lending/HMDA](#) [Parcels & Sales](#) [Population & Household Projections](#) [Special Needs](#)
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[Evictions & Foreclosures](#)



The Florida Housing Data Clearinghouse provides public access to data about housing needs and supply, subsidized rental housing, and household demographics in Florida communities.

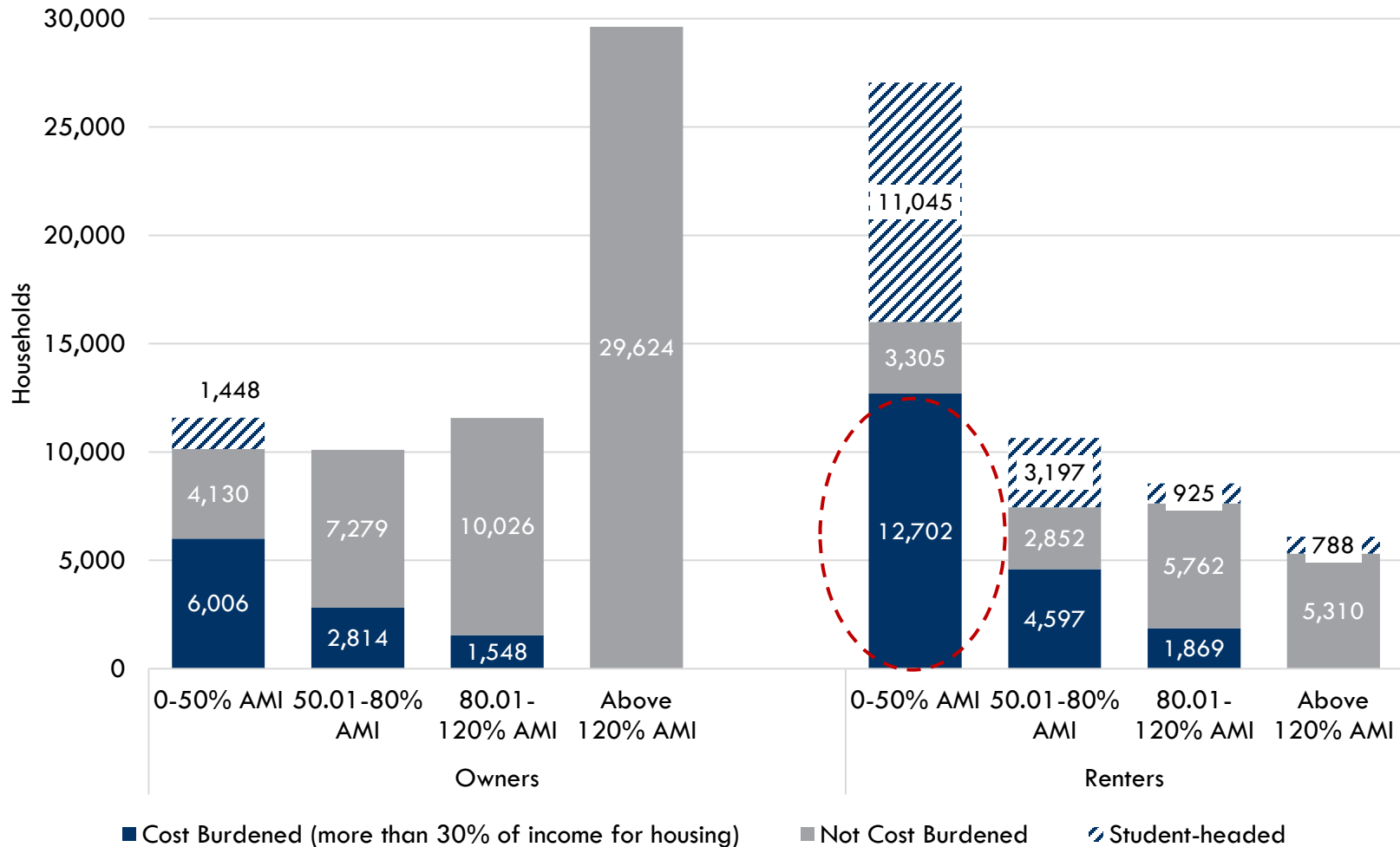
Housing Needs Assessment for Alachua County

September 2024

2024 Alachua County Income (% AMI) and Housing Cost Limits

Income level	Annual income range (1-4 person household)	Hourly wage, 1 full-time job	Hourly wage, 2 full-time jobs	Max. affordable monthly housing cost (1-3 bedroom unit)
50% AMI	\$33,350-47,650	\$16-\$23	\$12	\$833-1,239
80% AMI	\$53,360-76,240	\$26-\$37	\$13-18	\$1,334-1,983
120% AMI	\$80,040-114,360	\$38-\$55	\$19-\$27	\$2,145-2,974

Cost Burden, v. 1: 2022 American Community Survey Microdata



Households by Tenure, Income (% AMI), and Cost Burden, Alachua County, 2022

Notes: “Student-headed” refers to non-family renter households headed by a full-time student. Counts of cost-burdened households above 120% AMI and student-headed, owner households above 50% AMI are not statistically significant.

Source: Shimberg Center tabulation of U.S. Census Bureau, 2022 American Community Survey

Cost Burden, v. 2: Shimberg Affordable Housing Needs Assessment (AHNA)

Renter Households, Cost Burden by Income, 2022 Estimate (Summary)

Geography	Household Income	Housing Cost Burden		
		30% or less	30.1-50%	More than 50%
Alachua County	30% AMI or less	1196	1024	12409
Alachua County	30.01-50% AMI	1716	4085	3613
Alachua County	50.01-80% AMI	5454	4680	670
Alachua County	80.01-100% AMI	3934	1251	111
Alachua County	Greater than 100% AMI	9688	316	149

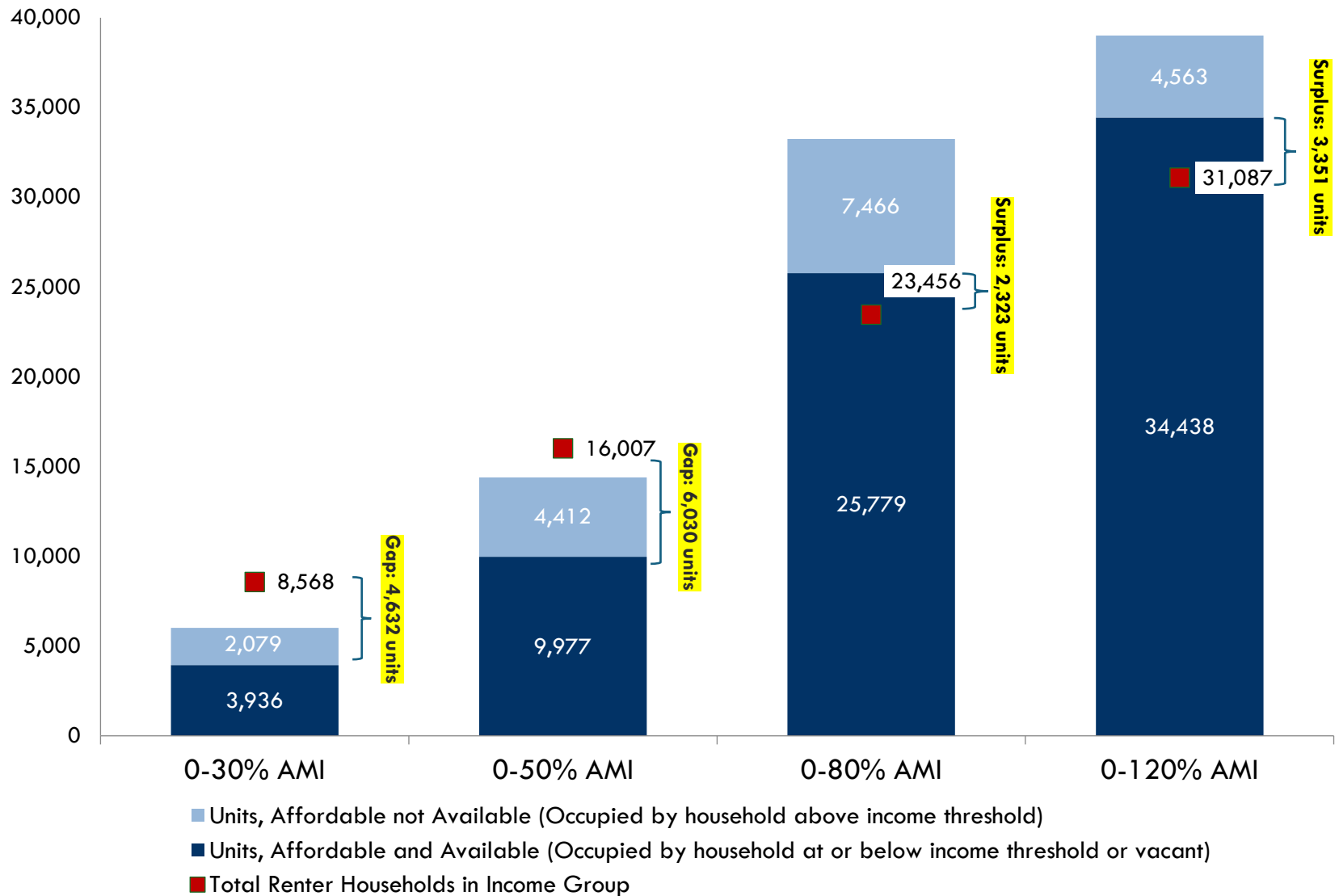
Sources: Estimates and projections by Shimberg Center for Housing Studies, based on U.S. Department of Housing Development, Comprehensive Housing Affordability Strategy (CHAS) dataset and population projections by the Bureau of Economic and Business Research, University of Florida

Owner-Occupied Households, Cost Burden by Income, 2022 Estimate (Summary)

Geography	Household Income	Housing Cost Burden		
		30% or less	30.1-50%	More than 50%
Alachua County	30% AMI or less	1260	992	2322
Alachua County	30.01-50% AMI	3329	1776	1309
Alachua County	50.01-80% AMI	6690	1692	631
Alachua County	80.01-100% AMI	5177	820	113
Alachua County	Greater than 100% AMI	33828	1210	159

Sources: Estimates and projections by Shimberg Center for Housing Studies, based on U.S. Department of Housing Development, Comprehensive Housing Affordability Strategy (CHAS) dataset and population projections by the Bureau of Economic and Business Research, University of Florida

Affordable/Available Units



Number of Affordable Units, Affordable/Available Units, and Renter Households by Income, Alachua County, 2022

Source: Shimberg Center tabulation of U.S. Census Bureau, 2022 American Community Survey

Contact & Links

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- Main site: <http://www.shimberg.ufl.edu>
- Data clearinghouse: <http://flhousing.data.shimberg.ufl.edu>
- Alachua County AHNA:
<http://flhousingdata.shimberg.ufl.edu/affordability/results?nid=100>
- Shimberg Center Annual Report w/affordable/available:
http://shimberg.ufl.edu/publications/Shimberg_annual_report_Dec_2023.pdf
- Alachua County PowerPoint on housing trends:
http://www.shimberg.ufl.edu/publications/Alachua_presentation_062124.pptx



Alachua County Housing Plan

FY 2024



Alachua County Board of County Commissioners
12 SE 1 Street, Gainesville, Florida

Revised 8/27/2024

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Introduction

The Alachua Board of County Commissioners (BoCC) has long been committed to providing affordable housing for all residents of Alachua County. The BoCC believes that every resident should have access to affordable and safe housing regardless of their socio-economic status.

The BoCC's philosophy of housing for all aligns with Florida Statute 163.3161, or the Community Planning Act (CPA), which requires that a local government responds to the housing needs of its community.

Housing Program Mission and Responsibilities

The Alachua County Department of Community Support Services (CSS) has been delegated the responsibility of overseeing the County's Affordable Housing Plan working in conjunction with the Office of Budget and Fiscal Services, Department of Growth Management, Department of Public Works, and the County Attorney's Office, as well as other government departments. Within CSS, the Alachua County's Housing Program administers the Alachua Housing Trust Fund, Infrastructure Sales Tax (as it relates to affordable housing and economic development), State Housing and Initiatives Partnership (SHIP), and other grant funded programs.

The Alachua County Housing Program mission is the development, preservation, and retention of affordable housing. The Housing Program utilizes a myriad of strategies in accomplishing the mission to provide opportunities for home ownership and the development, rehabilitation, and rental of residential housing. Alachua County has established partnerships with non- profits, private developers, property owners, banks and lending institutions, realtors, and local municipalities to create and preserve safe and affordable housing for residents of Alachua County who are at very low to moderate income levels. The Housing Program may develop internal policies and procedures necessary to implement the Program according to this adopted Affordable Housing Plan. The Plan details the strategies and priorities for the expenditure of housing funds and resources consistent with the BoCC vision.

The Alachua County Affordable Housing Advisory Committee (AHAC) has, in part, the duty and responsibility to assist the County on issues related to affordable housing, workforce housing, fund uses, and to make any other recommendations to the BoCC to encourage and facilitate the creation, preservation and retention of affordable housing in Alachua County. The Housing Program will collaborate with the AHAC to provide the Board of County Commissioners with recommendations, input, and a comprehensive overview of the implementation of this Housing Plan.

The AHAC will review and approve proposed amendments to this Housing Plan before any such updates become effective. It is the duty of the Housing Program Manager to allocate and utilize all housing funds and other assets in a manner consistent with the Housing Plan. The Housing Program Manager is tasked with the responsibility to monitor and report on the use of the housing funds on an annual basis. An annual updated Housing Plan will be prepared and submitted to the BoCC as needed via a written report or oral presentation by the Housing Program Manager and/or designee by the last regular BoCC meeting in September.

State of Affordable Housing

The BoCC recognizes that there is a high demand for affordable and workforce housing in Alachua County. With its estimated current population count of 293,040 in 2023 and future growth projections at 2.6% by year 2025 per the Florida Office of Economic and Demographic Research,

the current housing stock and available units are unable to meet the demands of renters and homeowners. Within the last decade, Alachua County has experienced a growth in population of 16%.

With this projected increase in population size, the need for bold and innovative housing solutions is apparent.

The Florida Housing Coalition, citing Florida Statutes §163.3177, details the appropriate principles, guidelines, standards, and strategies of local government to include in the housing element of its local Comprehensive Plan:

- Housing for all current and anticipated future residents within the County.
- Elimination of substandard housing and dwelling conditions
- The structural and aesthetic improvement of existing housing
- Provision of adequate sites for future housing, including affordable workforce housing, housing for very low-income to moderate-income families, mobile homes with supporting infrastructure and public facilities
- Provision for the preservation of affordable housing and through conservation, rehabilitation, or replacement.
- Formulation of housing implementation programs
- The creation or preservation of affordable housing to minimize the need for additional local services and avoid the concentration of affordable housing units only in specific areas of the jurisdiction.

The leading mortgage financing entity, Fannie Mae, reported in its 2023 Equitable Housing Finance Plan that although housing is a nationwide problem, it will take local efforts to manage and solve the problem. In making this statement, Fannie Mae acknowledges that a one size fit all approach is no longer sufficient to address the specific challenges of each geographical location. There is a recognition that even within a County, the challenges among municipalities differ. There are many factors that contribute to the housing crisis like complex legislation, governmental and industry regulations, housing policies, income disparities, supply and demand, construction costs, affordability, employment, and other factors.

Recently, the Harvard University Joint Center for Housing Studies (JCHS) featured an article referencing the JCHS 2023 State of the Nation's Housing report that reported a housing deficit of almost 4 million units nationwide. Furthermore, Harvard reported that housing continues to be developed, but not for low-income persons. It is nationally recognized that individuals and families at the lowest socioeconomic status are cost burdened households paying more than 30% of income towards housing. Furthermore, research revealed that rents outpaced wages and that utility costs sometimes exceeded rental or housing costs.

In 2022, the University of Florida Shimberg Center for Housing Studies (“Shimberg Center”) reported that tenants at 0-60% of area median income (AMI), outpaced the number of “affordable units”. According to the 2023 Shimberg Center for Housing Studies 2023 Annual Report, 31% of all renters in Alachua County are Low-Income ($\leq 60\%$ AMI)/Cost Burdened ($>40\%$). Furthermore, the Report goes on to breakdown the number of affordable/available units minus Renter Household in Alachua County. The numbers show:

0-30% AMI is -4,632

0-40% AMI is -6,362

0-50% AMI is -6,030

0-60% AMI is -3,822

0-80% AMI is 2,323

0-120% AMI is 3,351

Renter Households, Cost Burden by Income, 2022 Estimate (Summary)				
		Housing Cost Burden		
Geography	Household Income	30% or less	30.1-50%	More than 50%
Alachua County	30% AMI or less	1,196	1,024	12,409
Alachua County	30.01-50% AMI	1,716	4,085	3,613
Alachua County	50.01-80% AMI	5,454	4,680	670
Alachua County	80.01-100% AMI	3,934	1,251	111
Alachua County	Greater than 100% AMI	9,688	316	149
Sources: Estimates and projections by Shimberg Center for Housing Studies, based on U.S. Department of Housing Development, Comprehensive Housing Affordability Strategy (CHAS) dataset and population projections by the Bureau of Economic and Business Research, University of Florida				

It is recognized that the true cost of housing is a combination of shelter and transportation costs for households. These two expenses are typically the two largest pieces of any household budget. Market forces often lead to more affordable housing choices being available where the units are a greater distance and travel time from community employment and retail centers. The “drive till you qualify” axiom is something that can be seen in the North Central Florida market. Longer

commutes and higher transportation burdens rural and urban households. It is imperative that local government consider transportation costs and encourage the development of more affordable housing in areas with multiple transportation alternatives and direct access to employment.

Implementation

In 2021, the BoCC adopted Ordinance 2021-06 and established the Affordable Housing Trust Fund (Trust Fund), more particularly described below. The BoCC stated purpose of the Trust Fund was to provide a revenue fund to be used to create and sustain affordable housing and address the needs for affordable housing within Alachua County. In 2023, the BoCC referenced a desire to provide continuous revenue to the Trust Fund.

Following adoption of Ordinance 2022-08 by the BoCC, the electors of Alachua County approved the Local Government Infrastructure Sales Surtax. Discussed in more detail below, a portion of the Surtax is to be a revenue source for land acquisition expenditures for residential housing projects, in which at least 30% of the units are affordable to individuals or families whose total annual household income does exceed 120% of the AMI adjusted for household size, subject to certain requirements.

In the years to come, the County plans to host additional summits and receive input from the public to improve the state of affordable housing in Alachua County for the future. The Housing Program is actively engaging in rehabilitation projects to preserve and maintain affordable housing in Alachua County.

Staff, in conjunction with AHAC, have explored ideas of preventing concentration of poverty within Alachua County and ways to address racial disparities. Some examples of these include new construction in areas typically defined as affluent and not characterized by race, neighborhood revitalization, and infrastructure.

Alachua County government's overarching subjective goal is great housing choices at a wide range of price points, so the following priority tiers will be utilized to drive the objective allocation and measurement of how county resources are being utilized to promote housing production for all Alachua County residents.

Tier 1 affordability: set-asides for households with Tenant-Based Housing Vouchers (TBVs), set-asides for Extremely Low Income (ELI) households without vouchers, and developments with 3-bedroom units or larger.

Tier 2 inclusion: mixed income projects, set-asides for young adults leaving foster care, set-asides for veterans, set-asides for elderly households in both age-segregated and unsegregated communities.

Tier 3 community maintenance/improvement: cures blighted or financially troubled developments, new construction, or preserves existing low-income units

Tier 4 project financing: target small municipalities (outside of Gainesville) that don't have human capital and financial resources to incentivize great housing at various price points, the promotion of homeownership, ensure the feasible leveraging of county dollars into quality housing developments in multiple locations.

Funding Sources

The County has identified funding sources to develop, execute, and implement the County's housing goals. The County can utilize these funding sources to achieve a number of strategies in effort to continue in the mission of developing, maintaining, and preserving workforce and affordable housing in Alachua County. Diversified funds from multiple sources can be utilized to achieve these strategies as well.

The BoCC has prioritized serving those at or below 50% of the AMI. This is in consideration of the AHAC's recommendations of a sliding scale from 30-80% of the AMI to increase diversity and to prevent concentration of poverty, with scattered sites possibly being restricted to 50% AMI or below. The AHAC has recommended including housing in areas that were previously typically excluded, examples including Tioga and Haile Plantation, Parker Road (122nd St), and other areas of the County.

Affordable Housing Trust Fund

Overview

In 2019-20, the Alachua County Charter Review Commission (CRC) held public hearings and obtained input regarding a proposed housing 'trust fund'. On June 10, 2020, the CRC adopted a proposed charter amendment and requested the BoCC place the proposed amendment establishing the Alachua County Affordable Housing Trust Fund as a ballot item. Once approved, the CRC directed the BoCC adopt an ordinance implementing the Trust Fund by July 2021. Additional ballot language states that funding may be derived from fees from new and commercial residential development and all other sources, all as directed by the County Commission, and to provide for the purposes, revenue sources, appropriation and expenditure of funds, annual audit, continuing nature, implementation by ordinance, and administration and oversight of the Trust Fund.

In November 2020, the voters approved the Affordable Housing Trust Fund for the purpose of providing funding and the leverage necessary to create and preserve affordable housing units in Alachua County.

Purpose of the Trust Fund

On May 25, 2021, the BoCC adopted Ordinance 2021-06 establishing the Affordable Housing Trust Fund and creating a new Section 39.5.10 of the Alachua County Code. The Ordinance mandates that the monies, including any interest

earning on such monies and repayments of loans from such monies, placed into the Affordable Housing Trust Fund shall be held in trust to use for the following:

- (1) In the development and provision of affordable community housing within Alachua County.
- (2) To help in the preservation and expansion of the supply of such housing; to ensure that adequate sites for affordable community housing exist and remain available within Alachua County.
- (3) To assist in the continued elimination of substandard housing conditions in Alachua County.
- (4) To provide direct financial and technical assistance to qualified housing projects or eligible individuals.
- (5) To fund approved, eligible operating expenditures related to the provision of and development of affordable community housing; or
- (6) For any other use that creates or sustains affordable housing in Alachua County, as determined by the BoCC.

In addition to financial resources committed by Alachua County, the Affordable Housing Trust Fund can receive both charitable cash and non-cash contributions (such as land donations) from private individuals, corporations, foundations, and other entities. Additional revenue to the Trust Fund may come through the sale of escheated properties owned by the County that are found appropriate for affordable housing.

Trust Fund Administration

The Affordable Housing Trust Fund is administered by the Alachua County Housing Program as directed by the BoCC, provided in the Ordinance, and as set forth in the ballot language approved by the electors. The Housing Program may prepare internal procedures about the administration Trust Fund to ensure consistencies, standards, and oversight; however, the decision-making authorities over the monies in the Trust Fund is with the BoCC. No Affordable Housing Trust Fund monies or contributions will be used for administration expenses of the Housing Program. Beginning in Fiscal Year 2023, the Office of Budget and Fiscal Services is responsible for ensuring that general revenue funds are allocated for the Affordable Housing Trust Fund. The BoCC has discretion to adjust any annual allocation to the Trust Fund during the fiscal year budgeting process.

Conceptual Uses

- Land Acquisition for development of workforce and affordable housing
- Community Land Trust
- Preservation and rehabilitation of workforce and affordable housing □ Infrastructure improvements related to residential housing.
- Reinvestment of housing trust funds
- Long-term residential rental assistance
- Low to moderate home ownership
- Tenant Based Rental Assistance

Priority Strategies

1. Gap Financing for Workforce/Affordable Housing Development

Infrastructure Sales Tax (IST) funds may be awarded as gap financing to developers when additional funds are needed to secure the production or acquisition of affordable housing for very low, low, and/or moderate-income households. These units may be produced for homeownership or rental housing.

1.1 Gap Financing for Multi-family Rental Housing

- i. Summary of the Strategy: IST funds may be awarded as gap financing to developers for the production, or acquisition of existing housing, for affordable rental units. This strategy is intended to increase the supply of affordable multi-family rental housing for very low, low, or moderate-income households.
- ii. Income Categories to be Served: Very Low, Low, or Moderate Income
- iii. Affordability Terms: All assisted developments must commit to HUD published rent limits for a minimum period of fifty (50) years, based on the level of assistance provided. Developments must comply with the requirement(s) outlined in the final developer's agreement. If IST funds are combined with other programs, the

affordability terms from the program that is most restrictive will be applied. If the development is offered for sale prior to the end of its affordability period, affordability restrictions will apply, without regard to the term of any loan or mortgage or the transfer of ownership, and they will be imposed by land use restriction agreements. Alachua County will also retain the “right of first refusal” in the event of the development being offered for sale. Monitoring of units assisted by the IST program is mandatory during the affordability period.

- iv. Loan Terms: Program funds may be used for site acquisition, site development, infrastructure improvements, construction costs, and/or financial structuring of long-term debt obligations to ensure the long-term affordability of multi-family projects.
 - Loan/deferred loan/grant: Funds will be awarded as a loan secured by a recorded subordinate mortgage and note.
 - Interest Rate: Projects will pay 0% interest for the period of construction (1-2 years). After the construction period ends, principal and interest payments will begin at 1%- 5% interest for the remainder of the loan term. Final determination of the rate and term will be made by the Housing Division based on market conditions and recommendation from credit underwriting.
 - Term: Minimum of 30 years.
 - Repayment: Loans may require monthly principal and interest payments.
- v. Sponsor/Developer Selection Criteria: Funds are awarded through the annual Request for Proposals (RFP) process or other competitive processes. Nonprofit and for-profit developers are eligible to apply. Projects will be evaluated on factors including, but not limited to economic feasibility, developer experience and financial strength, location of the project, and strength of the project to address priorities identified in the County’s, Comprehensive Plan.
- vi. Recipient Selection Criteria: Each development must be certified as an affordable housing development by the Housing Program. Qualified tenants are selected on a first-qualified, first-served basis.
- vii. Additional information: Details of assistance from Alachua County and potential partners will be specified as part of the competitive process and finalized in a developer’s agreement. Affordability and loan terms will be tied to projects based on the household incomes

served and the level of assistance being provided. Additional assistance may be available for projects that serve extremely low-income households.

2. Leveraging and Incentives for Preservation

SHIP funds may be used as assistance to preserve existing housing stock for very low, low, or moderate- income households. SHIP funds will be available for homeowner housing and multi-family rental preservation, as well as to develop a comprehensive, long-term preservation strategy.

2.1 Homeowner Housing Preservation

Summary of the Strategy: SHIP funds may be used to provide housing rehabilitation assistance to qualified very low or low-income homeowners. Assistance will be awarded on a first- qualified, first-served basis. This strategy is intended to supplement and expand the existing Alachua County Homeowner Housing Rehabilitation Program and will follow the Owner- Occupied Housing Rehabilitation policies and procedures outlined in the SHIP Local Housing Assistance Plan (LHAP), unless otherwise stated in this strategy.

This strategy provides for the repair of existing homes and may include demolition and rebuild in order to improve the health, safety, and well-being of the household, or to contribute to the structural integrity and preservation of the unit.

Rehabilitation may address an emergency, make the home accessible, improve energy efficiency, weatherize or make the home less susceptible to major storm damage, correct code violations, connect the home to the County water and sewer system, and/or demolish and reconstruct the home. This strategy covers the following programs:

- Emergency Repair
 - Owner-Occupied Rehabilitation
 - Owner-Eligible Rebuild
- i. Income Categories to be served: Very Low or Low Income
 - ii. Affordability Terms: Affordability terms are determined by the level of assistance provided and secured by a mortgage and a note placed on the property. Terms begin upon the completion date of the rehabilitation. Affordability terms, which are secured by the loan terms of each project, are outlined in the LHAP. Assistance for rebuilds over \$75,000 requires a 25-year affordability period.

- iii. Loan Terms: Loan terms are outlined in the LHAP. For rebuild projects, the deferred loan is amortized annually at the anniversary of the loan and is forgiven at a rate of 1/25 per year.
- iv. Sponsor/Developer Selection Criteria: This strategy will be administered by the Housing Division. The County may also partner with other nonprofit agencies to expand the program's activities. Partner agencies will be selected through a Request for Applications process.
- v. Recipient Selection Criteria: Applicants will be ranked for assistance based on a first-qualified, first-served basis. Recipients of SHIP funds for homeownership preservation must meet the following criteria:
 - The homeowner must meet the income criteria of the program.
 - Real estate taxes and mortgage payments must be current if applicable.
 - The homeowner seeking to repair must own and reside in the property for at least one year prior to applying for assistance.
 - The homeowner seeking to rebuild must own the property free and clear and have lived in the previous or existing home for a minimum of one year. Homeowners must commit to living in the home as the primary residence following the completion of the rebuild and file for homestead.
 - Property must be a single-family dwelling located in Alachua County, outside the city limits of Gainesville.

2.2 Multi-family Rental Preservation

- i. Summary of the Strategy: HFA Accessed Bond funds may be used to provide or extend the affordability of rental units for very low, low, or moderate-income households by assisting with loans or grants for the rehabilitation of existing multi-family housing stock. Projects will be selected through a competitive process. Program funds may be used by developers or property managers for acquisition, rehabilitation costs, infrastructure upgrades, and/or financial structuring of long-term debt obligations to ensure the long-term affordability of multi-family rental units.
- ii. Affordability terms will be determined based on the level of assistance provided and the income levels served by the project. Projects assisted by

the HFA program must commit to HUD published rent limits for a minimum period determined by Alachua County. If HFA funds are combined with other state or federal programs, the program that is most restrictive will be applied. Monitoring of units assisted by the HFA program is mandatory during the affordability period.

- iii. Income Categories to be Served: Very Low, Low, or Moderate Income
- iv. Affordability Terms: Affordability terms will be based on the level of assistance provided and household incomes served. Affordability terms will be consistent with the proposed preservation strategy. Monitoring of units assisted by the HFA program is mandatory during the affordability period.
- v. Loan Terms: HFA funding assistance may be provided as a loan, with loan terms specified in the funding agreement.
- vi. Sponsor/Developer Selection Criteria: Funds are awarded through the annual RFP or other competitive processes. Projects will be evaluated on factors including, but not limited to: economic feasibility, developer/property manager experience and financial strength, location of the project, and strength of the project to address priorities identified in the Housing element of the County's Comprehensive Plan.
- vii. Recipient Selection Criteria: Each development must be certified as an affordable housing development by the Housing Program. Units preserved under this strategy must be rented to income eligible persons. Tenants are selected on a first- qualified, first-served basis.

2.3 Escheated Properties

- i. Summary of the Strategy: As part of this strategy, partnerships and resources needed for preservation of rent-restricted projects will also be evaluated. Future funding for multi- family preservation will be prioritized for developments that are aligned with the long-term preservation strategy adopted by Alachua County.
- ii. Income Categories to be served: N/A
- iii. Affordability Terms: N/A
- iv. Loan Terms: N/A
- v. Sponsor/Developer Selection Criteria: N/A
- vi. Recipient Selection Criteria: N/A

3. Land Banking

Funding may be used to pursue land banking strategies for the purpose of ensuring the long-term affordability of new and existing housing stock. Assistance may be provided for the transfer of county-owned lots to other governmental entities, disposition of larger lots through a competitive process, and acquisition of property for future affordable and attainable housing development.

3.1. Development of County-Owned Properties by Nonprofit Organizations

Lots available through this process may have been declared surplus by the BCC, or are lots donated for use by the HTF program that have been found to be suitable for the construction of affordable residential units. All lots must be developed and units constructed within a reasonable timeframe determined by the County. HTF funds may be provided as a financial assistance on a case-by-case basis. Successful applicants will be required to enter into a developer's agreement with Alachua County detailing the terms and conditions of the award.

- i. Income Categories to be served: Very Low, Low, Moderate, or Middle Income
 - ii. Affordability Terms: Developer will be required to enter into a developer's agreement that will specify the terms and conditions of the disposition and construction of the vacant lots. The sales price may not exceed 90 percent of the average area purchase price in the metropolitan statistical area in which the eligible housing is located.
 - iii. Loan Terms: Terms for funds provided as a loan alongside a land banking strategy will be detailed in a lot transfer agreement.
 - iv. Sponsor/Developer Selection Criteria: Lots will be awarded to eligible developers through an RFP or other County approved process.
 - v. Recipient Selection Criteria: Homebuyers will be selected on a first qualified, first-served basis.

3.2. Proposals for Development of County-Owned Properties

- i. Summary of the Strategy: For property suitable for multi-family, mixed income, and/or mixed-use development, a Request for Proposals (RFPs) process will be applied. Smaller properties will be made available as part of an annual Request for Proposals (RFPs) process to develop surplus properties. All lots must be developed and housing units constructed within a reasonable timeframe determined by the County. Funds may be

provided as financial assistance on a case-by-case basis. Successful applicants will be required to enter into a developer's agreement with Alachua County detailing the terms and conditions of the award. For profit and nonprofit developers are eligible for this strategy.

- ii. Income Categories to be served: Very Low, Low, Moderate, or Middle Income
- iii. Affordability Terms: Projects assisted by the land banking strategy must commit to selling or renting units to income eligible buyers or tenants. Final contracts with developers will specify the terms of the agreement, including the applicable affordability period.
- iv. Loan Terms: Terms for funds provided as a loan alongside a land banking strategy will be detailed in the lot transfer agreement.
- v. Sponsor/Developer Selection Criteria: Lots, and any accompanying funds, are awarded through an RFP or other competitive processes. The selection criteria will require proof of experience in providing affordable housing, financial capacity, and ability to proceed, among other requirements.
- vi. Recipient Selection Criteria: Per the conditions of each project, income eligible buyers or tenants will be selected on a first-qualified, first served basis.

3.3. Active Acquisition of Property for Housing Development

- i. Summary of the Strategy: Funds may be used to increase the supply of affordable housing through property acquisition for future affordable housing development. Such real property will be acquired, held, and managed by Alachua County Housing Program until it can be utilized for the public purpose of increasing the supply of affordable housing in the County. Acquisition criteria will include, but is not limited to: cost, current land use and zoning designations, size of the property, Access and Opportunity Model score (proximity to jobs, schools, transportation options and services), and availability of existing infrastructure. Neighborhood outreach, environmental review, and other due diligence activities will be performed and reviewed by the County Attorney Office, the Public Works Real Property Coordinator, Growth Management, Budget and Fiscal Services, and Community Support Services (Housing and Community Stabilization Programs) prior to acquisition.
- ii. Income Categories to be served: Very Low, Low, Moderate, or Middle Income

- iii. Affordability Terms: Real estate acquired by Alachua County through this strategy must be used for the future development of affordable housing through one of the strategies outlined in the Plan.
- iv. Loan Terms: N/A
- v. Sponsor/Developer Selection Criteria: This strategy will be administered by county staff. Alachua County may also partner with other agencies, and/or County Divisions to analyze properties potentially suitable for acquisition. Agencies will be selected based on their ability and/or experience to offer technical assistance regarding real estate acquisitions for affordable housing development.
- vi. Recipient Selection Criteria: N/A

4. Local Rental Assistance Program

- i. Summary of the Strategy: Funds may be used to provide rental assistance for up to two years to assist extremely low and very low households in obtaining housing stability and self-sufficiency. This strategy is targeted at low-wage working households who desire to actively participate in a self-sufficiency program. The program will assist low-wage households with gainful employment or who have recently lost employment, with incomes that do not exceed very low-income limits at the time of application.
- ii. Income Categories to be served: Extremely Low and Very Low Income
- iii. Affordability Terms: N/A
- iv. Loan Terms: Assistance will be awarded as a grant, as long as a program participant actively participates and completes a self-sufficiency program.
- v. Sponsor/Developer Selection Criteria: N/A
- vi. Recipient Selection Criteria: Applicants will be referred through participating nonprofit organizations and will be assisted on a first qualified, first-served basis. Applicants must be considered rent cost burdened and cannot be residing in any type of subsidized housing at the time of the application. Preference will be given to applicants with a track record of previous employment or those who have an ability to obtain employment and job skills training, and who are actively participating in a self-sufficiency program offered by the State, Alachua County, or participating local nonprofit organization. Programming will include intensive case management. Participants must commit to obtaining financial health management, job skills training, and other

life-skills classes as part of their self-sufficiency plan. Alachua County residency is required at the time of application.

- vii. Additional Information: Participants must have the ability to work/contribute towards their rent. The rental assistance portion of the program is gradually reduced as participants improve housing, financial and employment stability. Participants will be provided with money management, goal-setting, and coaching support throughout their participation in the program. Intended outcomes for participants are full time employment, increased wages, financial self-sufficiency, and permanent housing.

5. Innovation in Housing

- i. Summary of the Strategy: To encourage innovation in housing, IST funds may be used to integrate affordable units with attainable and market-rate housing, develop housing types, and implement pilot projects.

IST funds may be used to integrate affordable housing stock into new attainable and market-rate housing developments and existing neighborhoods within targeted areas. Assistance through this strategy is available for owner-occupied and rental housing units.

Similarly, IST funds may be used to assist with the construction of innovative and/or diverse housing options in established or new neighborhoods through the production of the affordable housing stock. Housing types may include but are not limited to duplexes/triplexes/quads, cottages, container homes, small homes/lots, townhouses, live-work units and accessory dwelling units.

IST funds may also be used to initiate pilot projects that demonstrate innovative policies and best practices for affordable housing development. IST funds may also be utilized to provide leverage for competitive grant opportunities when deemed suitable by the Housing Program.

Mixed-use and mixed-income projects may be encouraged by this strategy; however, assistance provided by the IST will be tied directly to affordable housing units serving very low-, low-, or moderate-income households. Additional assistance may be available for rental projects that serve extremely low-income households. Affordable units should not be physically distinguishable from other housing units.

This strategy intends to help improve affordability by increasing the overall supply of housing, diversifying the size and type of housing units available, and encouraging mixed-income developments. This strategy also intends to make more affordable housing options available.

- ii. Income Categories to be served: Very Low, Low, Moderate, and Middle Income
- iii. Affordability Terms: Projects assisted by this strategy must commit to selling or renting certified affordable units to income eligible buyers or tenants. Final contracts with developers will specify the terms of the assistance, including the affordability period.
- iv. Loan Terms: Program funds may be used for site acquisition, site development, infrastructure improvements, and vertical construction costs. Funds may be awarded as a loan secured by a recorded subordinate mortgage and note.
- v. Sponsor/Developer Section Criteria: Funds are awarded through an RFP or other competitive processes. Nonprofit and for-profit developers are eligible to apply. Projects will be evaluated on factors including, but not limited to: economic feasibility, developer experience and financial strength, location of the project, and strength of the project to address priorities identified in the Comprehensive Plan.
- vi. Recipient Selection Criteria: Each project receiving assistance must include units that are certified as affordable housing units by the Housing Program. For rental projects, tenants are selected on a first-qualified, first-served basis. For projects that include a certified affordable homeownership component, potential home buyers must be income qualified for the unit and can apply for the County's Down Payment Assistance Program.
- vii. Additional information: This strategy may be combined with the Land Banking strategy.

6. Additional Resources for Housing Construction and Education

- i. Summary of the Strategy: IST funds may be used to increase the production of affordable housing in Alachua County by providing educational programs and resources to existing and prospective residential developers and builders, especially smaller-scale firms. These programs and resources may include, but are not limited to, trainings, technical assistance, mobile development workshops, mentorship

programs, and production guides. Information about Alachua County's affordable housing incentives and opportunities will be delivered through these programs. Additionally, IST funds may be used to implement a renter/landlord education series and provide homebuyers, homeowners, and renters with counseling to improve credit and prevent foreclosures and/or evictions. This strategy is intended to increase the number of developers producing affordable housing in Alachua County, expand the development capacity of existing developers, and support Alachua County residents in securing and retaining their housing.

- ii. Income Categories to be served: Very Low, Low, Moderate, and Middle Income
- iii.

Affordability Terms: N/A

Loan Terms: N/A

- v. Sponsor/Developer Selection Criteria: This strategy will be administered by Community Support Services and Growth Management. Alachua County may also partner with outside agencies or other County Divisions to provide programming and to produce educational and marketing materials. Agencies will be selected based on their ability and/or experience to offer trainings or produce resources.
- vi. Recipient Selection Criteria: Details of each program available through this strategy will provide specific criteria for eligibility.

On February 2, 2021, the BoCC authorized the use of the Affordable Housing Trust Fund to support four pilot initiatives with the intent of expanding programs as feasible. The initial project activities areas include community revitalization; surplus land and properties; rental vouchers; and code compliance. The projected amount of funding is \$3 million dollars. The funding will be allocated over a three-year period, totaling \$1 million per year.

Implementation

1. Disposition of County Property for Affordable Housing

Section 125.379, Florida Statutes mandates that the County prepares an inventory list of all property and surplus lands which the County holds fee simple title and that is found by the BoCC to be appropriate for use as affordable housing. The BoCC is or has already considered a change to its policy and procedures regarding County owned surplus real property. Part of the change proposed, or adopted, is to state a criterion for what is 'appropriate for use as affordable housing'.

Within such policy and procedures, as may be amended by the BoCC, the County may set aside eligible properties owned by the County to be used to create or sustain affordable housing or workforce housing projects or may be used for affordable housing through a long-term ground lease requiring the development and maintenance of affordable housing, or for purposes of a community land trust.

2. Blighted Communities Annual Funding: \$500,000

The Center for Community Progress depicts blight as a residential area with dilapidated homes, abandoned structures, empty lots, neglected landscape, which alters the characteristics of a community over an extended period time. In response to public health concerns, the BoCC selected neighborhoods within the Copeland Community for neighborhood revitalization. The BoCC's decision was prompted by the public health concerns of contaminated water sources used for consumption and household needs and at the request of citizens residing in this area. Other environmental concerns focused on the needs of residents living in uninhabitable and unsafe dwellings, disposal of urine and fecal matter in public places, abandoned vehicles, and debris/ garbage littering.

3. Escheated Properties Annual Funding: \$200,000

In accordance with Florida Statutes Section 125.35, Alachua County is authorized to sell and convey real property owned by the County. Property escheated to the County may be conveyed to the prior owner pursuant to Florida law, subject to certain conditions, or may be found by the BoCC as appropriate for use as affordable housing.

4. Partners in Housing Initiative Annual Funding: \$300,000

In conjunction with the Alachua County Housing Authority and Family Promise, BoCC provides funding to support housing vouchers to assist homeless families with a disabled parent or homeless families with the ability to gain employment and increase income and secure suitable rental housing or be linked with a housing voucher within two years.

Responsibilities of Alachua County Housing Authority

1. Ensure referred families and individuals in the Initiative meet the eligibility criteria.
2. Allow the County to monitor the Initiative and Trust Funding spending accordingly.
3. Conduct orientation and explain the program to owners and families including both parties' rights and responsibilities.

4. Provide families with a Maximum Rent Burden Worksheet breaking down maximum rent and estimated tenant and ACHA portion.
5. Conduct Housing Quality Standard Inspection before occupancy.
6. Conduct interim recertification when needed for changes in household compositions and/or income.
7. Meet with families annually to conduct a reexamination of family income and circumstances. The results of the reexamination determine:
 - a. the rent the family will pay; and
 - b. whether the family subsidy is correct based on the family unit size; and
 - c. whether the family is continuing to comply with the program obligations.
8. Pay landlords on the 1st of every month via direct deposit.
9. Inform Family Promise of any program violations, changes in household income, composition, and other important information.

Responsibilities of Family Promise.

1. Vet families to ensure they meet the ACHA requirements for voucher. Family composition must include children under the age of 18 in the home.
2. Utilize the FL-508 Continuum of Care's Coordinated Entry system.
3. Complete full SPDAT. If families score 8 or higher, have the appropriate income and housing status can be documented, they may qualify for Permanent Supportive Housing. Families score 9 or Higher on the VI-FSPDAT and 53 or higher on the full F-SPDAT. Assistance which are consistent with the Family Promise case management grant for Permanent Supportive Housing (as approved by HUD). Specifically, the head of household must have an identified disability, and the client must also meet ACHA's program requirements.
4. Assist families with the application process and collect documentation, as applicable.
5. Refer families to the ACHA.

6. Provide case management support for families.

The Affordable Housing Trust Fund is not limited to the initial initiatives, the County will exercise the right to establish new initiatives, communities, and other strategies to meet its objectives of creating, preserving, and retaining affordable and workforce housing.

Infrastructure Sales Tax

Overview

On March 22, 2022, the Board of County Commissioners adopted Ordinance 202208 levying a new local government infrastructure sale surtax on certain transactions, subject to the approval at a local referendum election. On November 8, 2022, the electors of Alachua County passed the Infrastructure Surtax, a 10-year, full-cent sales tax commencing January 1, 2023, and ending December 31, 2032. The Ten-Year estimate of funding is approximately \$56,494,689. Fifty Percent (50%) of the Surtax funds received is dedicated to the acquisition of interest in land for conservation, public recreation, and protection of natural resources and for the creation, improvement, operation, and maintenance of parks and recreational facilities, and for financing, planning, constructing, and purchasing infrastructure for conservation lands, park and recreational facilities within Alachua County. The second half (50%) of the Surtax funds received will be for 'Other Infrastructure Uses' as stated in Ordinance 2022-08, which includes, but is not limited to, for repairing roads and improving road safety, and for constructing and renovating fire stations and the other public facilities. In addition, this portion may be used for land acquisition for a residential housing project in which at least 30 percent of the units are affordable to individuals or families whose total annual household income does not exceed 120 percent of the area median income adjusted for household size, if the land is owned by a local government or by a special district that enters into a written agreement with the local government to provide such housing.

Further, this portion may be used to fund "economic development projects having a public purpose of improving local economies within Alachua County, including the funding of operational costs and incentives related to economic development. The Ordinance refers to 212.055(2)(d)(3), Florida Statutes. Section 212.055(2), Florida Statutes provides that "... land acquisition expenditures for a residential housing project in which at least 30 percent of the units are affordable to individuals or families whose total annual household income does not exceed 120 percent of the area median income adjusted for household size, if the land is owned by a local government or by a special district that enters into a written agreement with the local government to provide such housing; and up to 15 percent of the surtax may be allocated for funding economic development projects having a

general public purpose of improving local economies, including the funding of operational costs and incentives related to economic development”.

The BoCC supports the leveraging of the designated portion of Surtax funds for the purpose of affordable housing and economic development. The Infrastructure Surtax provides funding to utilize and maximize the opportunities for development, expansion, incentivization and support of the production and preservation of housing in Alachua County. The Surtax provides for new construction, expansion, and rehabilitation of buildings, site readiness, and public infrastructure. Project expenditures includes all capital expenditures related to development, site preparation, infrastructure development, and vertical construction. Site readiness pertains to the support of community and industrial projects. Infrastructure focuses on stone water/wastewater systems, installation, and upgrade, road and access improvements, and new construction.

Land acquisition is an eligible use of Surtax funding per Ordinance 2022-08 and Section 212.055(2)(d)(1)(e), Florida Statutes. To ensure long-term affordability, all land acquired with funds dedicated to affordable and/or workforce housing will remain owned by local government or special district. The local government or special district may enter into a ground lease with a public or private person or entity for the construction of the residential housing project. Affordability of units must be maintained in perpetuity for Land Acquisition Projects. In the case of mixed-use projects, funds can only be used to purchase the portion of land that will be used for housing that meets target income requirements.

These Surtax funds can also be used for economic development throughout the County. Economic development provision allows funding of capital projects in support of strengthening local economies. Economic provision includes workforce housing; employment related to construction to include design and development, construction-oriented jobs such as license contractors, workforce, suppliers, recruitment, and retention; impacting household income and household transportation costs.

Alachua County will accept developer proposals/applications on a rolling basis throughout the year.

Strategies

- Administration for design work
 - o Summary - Funding can be used to pay for the administrative costs for design and planning of various housing projects.
- Gap-Financing

- o Summary- Provide prospective homeowners with funds/loan to purchase home.
- Land acquisition and improvements to include single and/or multi-family housing.
 - o Summary – Funding can be used by the County to acquire land and make improvements to said land to ensure developability. The land can be used for the development of single and/or multi-family housing and used under a Community Land Trust (CLT).
- New Construction
 - o Summary – Funding can be used to the development of new construction of affordable housing projects. These projects can be single-family homes, multi-family homes, condominiums, or rental apartment units.
- Site preparation costs
 - o Summary - Funding can be used to cover site preparation costs for new construction.
- Stormwater, wastewater, fire protection, and other utilities
 - o Summary - Funding can be used for the development of vital infrastructure including stormwater, wastewater, fire protection, and other utilities.

Conceptual Uses

- Development of Single/Multi-family homes including Townhouses, Duplexes, Condos
- Community Land Trust (CLT)
 - o The CLT model allows for the separation of land ownership and home ownership. The CLT can either be owned by the CLT or a nonprofit organization either of which will hold a 99-year lease on the land. The prospective homeowner will own the home and lease the property. The County can choose several mechanisms by which to support the CLT. The County can opt to provide funding for development and construction costs, and/or down payment assistance to qualified residents, and/or provide surplus land via escheated properties to build the

homes. Local government support will greatly enhance the initial and long-term affordability for its residents; a community land trust provides an essential service in meeting present and future community needs. (Florida Housing Coalition). Mixed Housing is another option to approve affordable and workforce housing.

- o The County will partner with developers and financial institutions to construct and finance individual mortgages.
- Development of County owned real properties that have been determined to be appropriate for affordable housing.
- Acquisition of properties for residential housing development.

Oversight Board

On September 13, 2022, the County Commission adopted Resolution 22-105 establishing the Infrastructure Surtax Oversight Board. The purpose of the Oversight Board is to assure citizens and elected officials that all Surtax Revenues, including those expended by the County and each municipality, are expended only for the purposes authorized by Ordinance 16-07 and Ordinance 2022-08. The Oversight Board shall review Surtax Revenue expenditures and shall provide a written financial report of said expenditures for presentation to the Board on at least a quarterly basis. The Oversight Board Liaison shall be responsible for presenting the Oversight Board's financial report to the BoCC.

Alachua County Housing Finance Authority (HFA) Bond Financing

The Alachua County Housing Finance Authority (HFA) is a public body, corporate and politic of the state of Florida. It was created under Chapter 15-, Part IV, Florida Statutes. BoCC created the HFA by Ordinance 81.07, as amended, 99.25, now codified Chapter 32 et seq. of the Alachua County Code of Ordinances. The HFA provides tax exempt and taxable financing for the acquisition, construction, and/or rehabilitation of multi-family rental housing projects which satisfy the goals and requirements of the HFA and comply with applicable state and federal law. The HFA is a five-member board and receives revenue in the form of fees from the sale of tax bonds, program participation fees, and lien payoffs from housing projects.

The mission of the HFA is to consider opportunities that increase the availability of affordable housing in Alachua County. One way that the HFA does this is by issuing tax exempt bonds for the development or acquisition and rehabilitation of multifamily rental housing complex and loans to foster the development of affordable housing. Owners of these facilities are required to set aside a portion of these units for lower income persons and families.

Low Income Housing Tax Credit (LIHTC)

Overview

The Low-Income Housing Tax Credit (LIHTC) program was created by the “Tax Reform Act of 1986” and is codified at Section 42 of the Internal Revenue Code, 26 USC 42.

The LIHTC program finances the construction, rehabilitation, and preservation of housing affordable to lower-income households. LIHTC can be used to support a variety of projects including the development of single/multi-family housing, new construction, rehabilitation, special needs housing for the elderly and those with disabilities, and permanent supportive housing for homeless families and individuals. The HFA decides how to allocate the state’s share of the LIHTC, which is based on population.

Strategies

- Finance assistance for affordable housing project development.

Conceptual Uses

- Help finance the development of affordable housing projects to meet critical needs.
- Help develop mixed development projects for individuals and households across AMI spectrum.
- Help develop residential housing projects for individuals and households with special needs and disabilities.

State Housing Initiatives Partnership (SHIP)

Overview

The SHIP Program is governed by Chapter 420, Part VII, Florida Statutes and Rule Chapter 67-37 of the Florida Administrative Code. SHIP provides dedicated funding available to all counties and CDBG entitlement cities. These funds are allocated by the Florida Housing Finance Corporation (FHFC) based on population size with each County receiving a minimum annual allocation of \$350,000. The primary aim of the SHIP Program is to assist low- and moderate- income individuals and households by providing housing assistance through various strategies including Purchase Assistance, Rehabilitation, New Construction, and Rental Assistance.

The purpose of this program is to meet the housing needs of very low, low, and moderate-income households and to expand the production and preservation of

affordable housing in Alachua County. This includes furthering the housing element of the local government's comprehensive plan specific to affordable housing.

SHIP funds may be used to provide housing rehabilitation assistance to qualified very low or low- income homeowners in order to preserve affordable homeownership. Assistance will be awarded on a first- qualified, first-served basis. This strategy is intended to supplement and expand the existing Alachua County Homeowner Housing Rehabilitation Program and will follow the Owner- Occupied Housing Rehabilitation policies and procedures outlined in the SHIP Local Housing Assistance Plan (LHAP), unless otherwise stated in this strategy.

This strategy provides for the repair of existing homes and may include demolition and rebuild if an owner-occupied home is deemed unfit to live in by the relevant County building officials.

Rehabilitation may take shape in several ways. The strategy can be used to address an emergency, make the home accessible, improve energy efficiency, weatherize, or make the home less susceptible to major storm damage, correct code violations, connect the home to the County water and sewer system, and/or demolish and reconstruct the home. This effort is to protect homeownership for low and very-low-income households. SHIP strategies cover the following programs:

- Purchase Assistance (may include rehabilitation)
 - o Summary - Funding provided to assist very-low- and low-income households with down payment and closing costs to acquire homeownership. This assistance may or may not include additional funds for rehabilitation work if needed.
- Owner-Occupied Rehabilitation
 - o Summary - Funding provided to assist very-low- and low-income households with home repairs. This can include roofs, AC/Heating, windows, accessibility issues, and safety concerns.
- Demolition / Reconstruction
 - o Summary - Funding provided for the demolition and reconstruction (or replacement) of dilapidated mobile homes for very-low- and low-income households.
- Disaster Assistance

- o Summary - Funding provided for immediate activities during/after a disaster or emergency. Funds will be awarded to qualified applicants directly affected by a disaster that has been declared by an Executive order of the President or Governor.
- Emergency Repair
 - o Summary - Funding provided for a very specific list of items such as windows, roofing, etc. that cannot wait for a more comprehensive – major rehab. The Emergency Repair Program is designed to correct, repair, or replace an essential system and/or critical structural problem for homeowners who are either Special Needs, Essential Services Personnel, or Elderly (62 or over).
- Foreclosure Prevention
 - o Summary - Funding provided to homeowners that are in arrears on their first mortgage. The arrearage must be at least three months, but no more than six months, and cannot be under an active foreclosure action. This is one-time eligibility per applicant.

Community Engagement

The BoCC agrees that community engagement is central to the democratic process and the lack of engagement at the selection and finalization phases neglects the voices of the community. The BoCC is fully committed to housing development in Alachua County with input from the community. The BoCC has adopted a Community Engagement Policy which aims to increase awareness, allows advocacy, and offers a format to gather advice or guidance based on the community's expertise and experiences. From a housing perspective, citizens input will be garnered to address complex issues that serve as a barrier to the creation, perseveration, and retention of housing and that are specific to the specific needs of an area, community and/or population such as: health, income, and racial disparities; historical (community) trauma; and political will.

Conclusion

This Affordable Housing Plan details the strategies and priorities for the expenditure of funds dedicated to providing and ensuring affordable and workforce housing in Alachua County in a manner that is consistent with regulations and funding source requirements. It is the goal of the BoCC and staff to achieve safe, secure, and attainable housing for all residents of Alachua County. The various

strategies and conceptual uses laid out in this plan provide a path to achieve this end.

Implementing a Housing First approach, preserving the existing affordable housing stock, providing funding assistance for the development of affordable/workforce housing projects, developing a Community Land Trust are just a few examples of the various ways the BoCC and staff aim to achieve housing for all Alachua County residents.

Appendices

Appendix A - Housing Summits

Housing Summits

In recent years, the BoCC has convened two housing summits and conducted numerous policy meetings to address and respond to the housing need, affordability issues, homelessness, zoning and development, funding, and other challenges presented by the housing crisis.

2016 Housing Summit

On February 16, 2016, Alachua County Department of Growth Management convened the County's first housing summit to address the state of affordable housing in Alachua County. The summit titled "Coming Together: Housing for All" was held in conjunction with the Affordable Housing Advisory Committee (AHAC), community partners and stakeholders. Approximately 123 participants comprised of community members, lenders, builders, public and non-profit housing providers, and city, County, and local governments employees and officials met to identify affordable housing needs and priorities in Alachua County.

The 2016 Housing Summit concluded with eleven options of consideration for the BoCC and stakeholders. As a result of the 2016 Housing Summit findings, the BoCC has either adopted, modified, or are continuing to explore some of the following points:

Housing First

The BoCC fully embraced the Housing First approach and continues to work with the Homeless Continuum of Care to implement this model. Expounding, in FY 2020, the County implemented a Permanent Supportive Housing Program to house vulnerable homeless individuals. In 2021, the County purchased a former motel to support permanent housing and was awarded a \$4.1 million CDBG-CV grant by the Department of Economic Opportunity for rehabilitation of the motel to convert to thirty-six one-bedroom apartments.

By adopting Housing First as an approach, Alachua County has remained committed to reducing the amount of time a person experiences homelessness. Alachua County's commitment to ending homelessness by ensuring all available homeless assistance resources and programs center on providing person experiencing homelessness with housing as quickly as possible has been reinforced through the adoption of Housing First.

Impact Fee and Multi-Modal Transportation Mitigation (MMTM) Assistance Program

The County had an Impact Fee Assistance Program for affordable housing units until 2013. The program was defunded due to the fact that the BoCC felt that some of the units that were receiving assistance did not meet a true affordable housing test. The BoCC could choose to reinstitute the program with some additional criteria to help aid affordable housing if it desired.

Local Government Contribution for New Rental Development

The Federal Housing Tax Credit (HTC) program provides for-profit and nonprofit organizations with a dollar-for-dollar reduction in federal tax liability in exchange for the acquisition and substantial rehabilitation, substantial rehabilitation, or new construction of low and very low- income rental housing units.

SHIP funds can be used as a local government contribution to new development for tax credit projects.

Small House Pocket Neighborhoods

The average size of a house (and cost) in the US has been increasing from about 990 square feet in 1950 to 2,700 sq. ft. The number of households has also been increasing while the average household size and average family size has been decreasing. In recent years a growing trend in housing is what is referred to as "Tiny Houses". By contrast to the current average size of 2,700 square feet, these homes are less than 1,000 square feet, generally 100 – 600 sq. ft.

Small houses that meet the building code would be allowed on any legal lot today. However, they are not cost feasible for developers in the current market due to the high costs of typical low-density subdivision construction. As an alternative, pocket neighborhoods potentially have much lower per unit costs and many more units per acre.

To allow pocket neighborhoods some land development code changes would be needed but these units would meet current building code and fire safety code. The Florida Building Code requires 170 square feet for one occupant and a minimum 100 square feet for each additional occupant.

The Land Development Regulations could be amended to incorporate pocket neighborhoods as a use with different requirements for street frontage, open space, parking, etc. than a standard single-family neighborhood.

Tiny House Homeless Villages

Tiny houses are also beginning to be used throughout the country to replace tent cities. These structures usually are more like well-built insulated sheds with electricity and room for a bed. Common bathhouses are typically located on the same property. Staff research would be needed into Florida Building Code and locational issues. Afterward, coordination with local homeless entities and organizations along with a revised Comprehensive Plan and land development regulations.

Assessment of Fair Housing

Alachua County could conduct an Assessment of Fair Housing (AFH) in accordance to HUD's published Rule on Affirmatively Furthering Fair Housing. A Countywide assessment of fair housing could be coordinated with the City of Gainesville, Gainesville Housing Authority and Alachua County Housing Authority.

Community Land Trusts

Community Land Trusts (CLT) are a model to provide for separate ownership of land and the houses on the land. A nonprofit corporation usually holds title to the land, a homebuyer buys or builds a house on the land and leases the property usually for 99 years.

Staff is currently exploring the development of a CLT to oversee the development and administration of possible affordable housing developments on County owned property.

Redevelopment of Activity Centers and Other Areas

With changing markets for some existing commercial and other non-residential land uses, especially those designed for traditional bricks and mortar retail activity that are losing market share to online transactions, there is potential for redevelopment of some of these areas as more mixed-use pedestrian friendly developments that have greater market appeal.

Policies adopted in the Future Land Use Element of the County's Comprehensive Plan to promote redevelopment of Activity Centers recognize the potential for such adaptive reuse through provision of a range of housing types and sizes to provide affordable housing as part of redevelopment of activity centers.

Comprehensive Plan amendments and/or land development code modifications to facilitate such redevelopment and adaptive reuse as part of redevelopment of activity centers, and the promotion of public/private partnerships to implement redevelopment plans, could be a part of a strategy to enhance supply of affordable housing, perhaps in combination with some of the other strategies identified in this report. A similar approach could be taken to facilitate redevelopment of other areas as well.

Mixed Housing Types to Improve Affordability Options

Including mixed housing types in mixed use walkable neighborhoods is a planning strategy for increasing affordable housing. Neighborhood design should incorporate not only affordable single family residential units but also townhomes, condominiums, duplexes, small houses, accessory dwelling units, and multifamily residential development.

Our current Comprehensive Plan and Unified Land Development Code provisions enable and encourage developments with mixed housing types both within standard zoning categories and within Traditional Neighborhood and Transit Oriented Developments.

These housing types can be produced at a lower cost per unit than typical single-family units and therefore provide more relatively affordable housing; however, to ensure there is benefit to the specific populations in need of increased affordability or at risk of homelessness, additional requirements may be needed to assure that the types of units that can cost less to produce result in a benefit to lower income households. These requirements could include requirements that some portions of such units are sold to lower income households. One way to do this might be to require that sales of some percentage of such units are at prices with down payments and mortgages affordable to households with low or moderate incomes or lower income retirees, or to first time homebuyers determined to meet certain maximum income such as eligibility to receive down payment assistance through the County's SHIP program. For rental units, rents would need to be affordable to households below specified income levels. Other components could include the requirement for participation by non-profit sector affordable housing organizations (such as e.g., Habitat, or community development corporations) in development and marketing of such units.

Potential for Alachua County Inclusionary Housing Ordinance

The housing summit included a presentation by Jaimie Ross, a nationally recognized expert on inclusionary housing policies. At the request of the County Commission, staff has researched the issue several times beginning in 2003. The County Commission considered the issue but chose to adopt other revisions to the County policies and regulations intended to ease the construction of affordable housing and facilitate more housing options without a mandatory program.

Although inclusionary housing has been considered before, it is recognized that some of the past efforts have not resulted in enough affordable units to meet the County's needs and that some of the market conditions have changed.

An inclusionary housing ordinance for Alachua County will require the completion of a full nexus report to meet legal requirements. The Department of Growth Management recently presented Inclusionary Housing to the Affordable Housing Advisory Committee in conjunction with the Florida Housing Coalition.

Commercial Linkage Fees

A commercial linkage fee is a fee placed on new commercial development to help meet some of the affordable housing demands that the employees of the new development will create. In many new development projects, the jobs produced are low-paying and the employees cannot afford market-rate housing. The fees go towards ensuring a supply of affordable housing in the area. To impose such fees, the County would first have to analyze the Jobs-Housing Nexus and determine whether such a fee was warranted and the amount of the fee. The fee is usually based on the cost of a typical industry to supply housing to its workers in the area, though most fees imposed are lower than that cost.

2022 Housing Summit

In 2022, the Housing Program held the second Affordable Housing Summit. The Summit was moderated by Ashon Nesbitt, the Chief Programs Officer of Florida Housing Coalition. This Summit was a follow-up to the inaugural 2016 Summit and was held amidst the background of the COVID-19 pandemic that heralded new, unforeseen challenges to all residents including renters, property owners, and landlords.

The 2022 Summit championed homeownership for low-income individuals and families and long-term investing as possible remedies to create and preserve affordable housing. The Summit identified goals towards that end. The goals included:

- Establishing dedicated funding sources to support affordable/workforce housing.
- Increasing the number of available units within Alachua County through the creation and preservation of rental housing and home ownership.
- Using escheated properties in support of affordable and workforce housing.

- Maximizing opportunities for new development and rehabilitation of existing units.
- Eliminating racial and income disparities that have historically divided Alachua County residents.
- Community revitalization of neglected or blighted communities
- Support of local businesses and construction industry through various incentives.

Appendix B - Glossary of Terms

The following words, terms, and phrases, when used in the Affordable Housing Plan or in any County policy or regulation adopted pursuant to the Affordable Housing Plan has the following meanings ascribed to them, unless the context clearly indicates a different meaning:

Affordable means housing units that will serve households with incomes not to exceed 120% of the area median income.

Affordable Housing Trust Fund Account (“Trust Account”) means the account designated as the repository for Affordable Housing Trust Fund monies and may also be referred to as the Housing Trust Fund Account.

Affordable Housing Trust Fund (“AHTF” or “Trust Fund”) means the fund established by Ordinance No. 2020-09 for the purpose of providing the financial resources and the leverage necessary to create and preserve affordable housing units in Alachua County. The Affordable Housing Trust Fund and may also be referred to as the local Housing Trust Fund (“HTF” or “Trust Fund”).

Affordable Housing Trust Fund Program (“AHTF Program” or “Program”) means the program established by Ordinance No. 2020-09 for the purpose of promoting the preservation and creation of affordable housing for very-low-, low- and moderate-income households in Alachua County. The Affordable Housing Trust Fund Program and may also be referred to as the local Housing Trust Fund Program (“HTF Program” or “Program”).

Area Median Income (AMI) means the midpoint of a specific area’s income distribution and is calculated on an annual basis by the Department of Housing and Urban Development.

Household Size	Very Low Income (30% to 50% AMI)	Low Income (51% to 80% AMI)	Moderate Income (81%-120% AMI) (limited)
1	Up to \$24,450	Up to \$39,100	Up to \$58,680
2	Up to \$27,950	Up to \$44,700	Up to \$67,080
3	Up to \$31,450	Up to \$50,300	Up to \$75,480
4	Up to \$34,900	Up to \$55,850	Up to \$83,760
5	Up to \$37,700	Up to \$60,350	Up to \$90,480
6	Up to \$40,500	Up to \$64,800	Up to \$97,200
7	Up to \$43,300	Up to \$69,300	Up to \$103,920

8 or more	Up to \$46,100	Up to \$73,450	Up to \$110,640
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Cost-burdened, also sometimes referred to “rent-burdened” in the case of tenants, means households expending more than 30% of their gross income for housing, inclusive of utilities.

Extremely-low-income person or extremely-low-income household means one or more natural persons or a family that has a total annual gross household income that does not exceed 30% of the area’s median annual income, as published by HUD and adjusted for household size.

Low-income person or low-income household means one or more natural persons or a family that has a total annual gross household income does not exceed 80% of the area’s median annual income, as published by HUD and adjusted for household size.

Moderate-income person or moderate-income household means one or more natural persons or a family that has a total annual gross household income that does not exceed 120% of the area’s median annual income, as published by U.S. Department of Housing and Urban Development (HUD) and adjusted for household size.

Very-low-income person or very-low-income household means one or more natural persons or a family that has a total annual gross household income up to 50% of the median annual income, as published by HUD and adjusted for household size.

Workforce housing means housing units that will serve households with incomes between 30-120% of the median annual income.



Alachua County Living Spaces and Thriving Places Program

Potential Uses of the Wild Spaces and Public Places Surtax for Housing

**Ralston Reodica, Housing and Strategic Development Director
Community Support Services**

May 6, 2025

HSD MISSION

- Create, Preserve, and Retain affordable housing and workforce housing
- **Wild Space Public Places Surtax Revenue for Housing-Projected over 10 Years- \$54 Million**
- Increase housing stock units with the surtax revenue
 - Partner with developers by offering gap financing
 - Community Land Trust (using the Shared Equity Model where county retains ownership of land)
 - Single Family Home Ownership
 - Multifamily Rental Development (Shimberg Gap Analysis)

HOUSING UPDATES

- **Affordable Housing Cohort selected by Florida Housing Coalition**
- **Alachua County Living Spaces and Thriving Places Program**
 - Application sent to 113 developers including local chamber of commerce, Growth Management developer listserv.
- Received 3 applications which are currently under review.
 - Banyan Development: proposal for senior housing complex; new construction of five story building comprising 88-114 units for seniors; serving households at 60% AMI, with 15% of units designated for households at 30% AMI. Funding Request: \$6,556,780. **New units; not workforce housing**
 - Newstar Development and Gainesville Housing Authority: proposal for rehabilitation of Oak Park public housing development servicing seniors and disabled; 110 existing units; servicing households up to 60% AMI. Funding Request: \$3, 900,000. **No new units, only rehab**

HOUSING UPDATES

- JE Properties: proposal for Oakview Apartments Phase II LLC, senior housing and workforce housing; new construction (82 units) and rehabilitation (80 units); 119 units up to 50% AMI, 43 units up to 60% to 80% AMI; Funding Request: \$3,180,000 (affordable housing-land purchase); \$6,471,664 (economic development). **12 new workforce housing units balance of new units are for seniors**

Application Review Process

- Approve conceptual pre- application
- Submit application summary to Affordable Housing Advisory Committee for preapproval
- Process review of entire application conducted by staff
- Bring to BoCC for final approve
- Move to contract phase

- **Conveyance of County Owned Properties**

- One property conveyed to heir.
- One property in the process of conveyance
- Three properties of interest by citizens
- AHAC has preapproved 2 properties for conveyance to Hutchinson Foundation (non-profit)

HOUSING UPDATES

- **Conveyance of County Owned Properties**

- Process under review to include County Attorney Office, Growth Management, Code Enforcement, Zoning, Tax Collector

- **HFA Multifamily Mortgage Revenue Bonds**

- Harbor Cove deal closed as of March 2025, rehabilitation of 100 units

- Woodland Park Phase II approved by BoCC on April 22, 2022; process still underway; new construction of 144 units. Expected to be completed June 2026.

- **Permanent Supportive/Rapid Rehousing**

- Florida Commerce approved request to apply for 6-month extension thru March 2026 for Budget Inn

HOUSING UPDATES

- **Permanent Supportive/Rapid Rehousing**

- Scottish Inn renovation contract approved by BoCC on 3/11/25
- Budget Inn renovation contract approved by BoCC on 3//2025

- **Legacy Project**

- Procurement Phase: Non-Mandatory Pre-Bid Meeting held on January 15, 2025
- Four bids were received. Evaluation meeting to be held on April 28, 2025.

- **Community Block Development Grant FY 25**

- Application submitted for rehabilitation- \$750,000
- Received notice of grant approval
- Awaiting next step in grant award from Florida Commerce

HOUSING UPDATES

- **Community Block Development Grant FY 26**
 - Seeking to apply for new round of fund
 - First Public Hearing held on 4/8/2025
 - Second Public Hearing to be held on 5/13/2025
 - Application due 5/16/2025

DEFINITIONS

Affordable housing is generally defined as housing that costs a household no more than 30% of their gross income, including utilities. This definition, used by the U.S. Department of Housing and Urban Development (HUD), is a key benchmark for determining if housing is affordable for a household.

- **30% Threshold:**
- The **30% of gross** income rule is the most commonly cited benchmark for affordability. This means that housing costs, including rent, mortgage payments (if applicable), and utilities, should not exceed 30% of a household's total income.
- **Income-Based:**
- Affordability is determined relative to a household's income, not just the price of the housing unit itself. This means that a house or apartment that is considered affordable for one household may be unaffordable for another with a different income level.
- **Utilities Included:**
- The definition of affordable housing typically includes the cost of utilities, such as electricity, gas, and water, in the total housing expenses.

AFFORDABLE HOUSING

- **Beyond the 30%:**
- While 30% is the general guideline, some households may spend more than that on housing and still be considered in need of affordable housing assistance.
- **Various Forms of Affordable Housing:**
- Affordable housing can take many forms, including public housing, subsidized housing, Naturally Occurring Affordable Housing *(NOAH), and workforce housing.
- In essence, affordable housing is housing that is within the reach of households at or below a certain income level, typically defined as those who spend no more than 30% of their income on housing costs, including utilities.
- * Naturally Occurring Affordable Housing (NOAH) refers to privately owned rental properties that are affordable, but not through government subsidies or programs like the Low Income Housing Tax Credit (LIHTC). These properties are typically older and may be less expensive due to their age, location, or other market factors.

DEFINITIONS

Workforce housing is affordable housing designed for middle-income workers and their families, typically those earning between 60% and 120% of the area median income (AMI). It aims to bridge the gap between subsidized affordable housing and market-rate housing, providing quality housing for essential workers like teachers, nurses, and police officers.

- **Income Limits:**

- Workforce housing targets households earning between **60% and 120%** of the area median income, making it more affordable than market-rate housing but not as heavily subsidized as traditional affordable housing.

- **Targeted Occupations:**

- Often, workforce housing is specifically intended for essential workers in sectors like education, healthcare, and public safety, ensuring they can live within their communities.

- **Location:**

- Workforce housing projects are frequently located near employment centers, reducing commute times and costs for residents.

- **Housing Costs**

- Housing costs in workforce housing are typically affordable, meaning residents spend no more than 30% of their income on housing-related expenses, says the U.S. Department of Housing and Urban Development (HUD).

WORKFORCE HOUSING

- **Public-Private Partnerships:**
 - Collaborations between local governments, developers, and non-profit organizations to create workforce housing.
- **Inclusionary Zoning:**
 - Zoning regulations that require developers to include a certain percentage of affordable units, including workforce housing, in new developments.
- **Tax Incentives:**
 - Government-provided incentivize developers to build workforce housing.
- **Local Initiatives:**
 - Community-based programs that provide financial assistance or other support for workforce housing projects.

Importance of Workforce Housing:

- **Economic Stability:**
 - Ensuring that essential workers can afford to live near their jobs helps to maintain the stability of local economies.

Infrastructure Sales Tax Use for Housing

1. Land acquisition for affordable housing (Sec. 212.055(2)(d)1.e., Fla. Stat.)

Section 212.055(2)(d)1.e., Fla. Stat., allows for the purchase of *land* for residential housing projects in which at least 30% of the units are affordable to households whose income do not exceed 120% of the area median income. This land must be owned by a local government or a special district (if the special district enters into an agreement with the local government to provide the housing). The government owner of the land may enter a ground lease with public or private persons/entities for the construction of residential housing projects (for nominal or “other” consideration).

Alachua County Ordinance 2022-08 directed the 2022 referendum for the current surtax (2022 Surtax) and includes the allowable uses of the funds, if approved by the electors. Section 4 (Use of Surtax Proceeds) (b)iii., tracks the statutory requirements for residential housing projects, under section 212.055(2)(d)1.e.: purchase of land, projects with at least 30% affordable units, owned by government, and the option of nominal ground lease for construction. The referendum ballot language states that the surtax could be used to “acquire lands for affordable housing.” **The maximum amount that can be allocated for this use is 50% of the surtax proceeds. By direction of the Board, only 30% of the maximum 50% of the surtax could be used for this purpose (in other words, 15% of the total surtax).**

In the absence of other guidance regarding what “land” is, in this context, the best advice is that section 212.055(2)(d)1.e. funds may only be used for the value of land (value or real estate minus value of improvements and fixtures)

Infrastructure Sales Tax Use for Housing

1. Land acquisition for affordable housing (Sec. 212.055(2)(d)1.e., Fla. Stat.)

“Lands” is not defined in Chapter 212, Fla. Stat., but the term “Real property” is defined as: “surface land, improvements thereto, and fixtures...,” section 212.02(h), Fla. Stat. This definition seems to indicate that surface land (as opposed to submerged land or improved land) is a subset of real property and is exclusive of improvements and fixtures. Several hypothetical “land” purchases have been presented to this office, including vacant land, land with buildings needing to be demolished, land with buildings that have value, and buildings with value but very low land value. Additionally, the question of use of these section 212.055(2)(d)1.e. funds to cover just the land value of a real estate purchase (with some other funds covering the improvements and fixtures) has been presented to this office. In the absence of other guidance regarding what “land” is, in this context, the best advice is that section 212.055(2)(d)1.e. funds may only be used for the value of land (value or real estate minus value of improvements and fixtures).

For many projects, however, this distinction between land and improvements/fixtures (as well as the requirement for government ownership) may not need to be made, because these projects may also qualify for expenditures under section 212.055(2)(d)3., Fla. Stat., as explained below.

Infrastructure Sales Tax Use for Housing

2. Economic development projects (Sec. 212.055(2)(d)3., Fla. Stat.)

Section 212.055(2)(d)3., Fla. Stat., allows for up to 15% of the surtax proceeds to be used for funding “economic development projects having a general public purpose of improving local economies, including the funding of operational costs and incentives related to economic development.” Chapter 212, Fla. Stat., does not define “economic development projects,” “improving local economies,” or “incentives.”

Without a definition for “economic development” in Chapter 212, the closest statutory analogue is in section 125.045, Fla. Stat., which addresses County economic development powers. Among the codified legislative findings of this section are the purposes of economic development, the most clearly relevant one of which is “to enhance and preserve purchasing power and employment opportunities for the residents of this state.” The statute declares that it is a public purpose to expend public funds for economic development activities including, but not limited to, developing or improving local infrastructure, issuing bonds to finance or refinance the cost of capital projects for industrial or manufacturing plants, leasing or conveying real property, and making grants to private enterprises for the expansion of businesses in the community or the attraction of new businesses to the community. This illustrative list is not a complete list of County powers, nor is that list limiting. The statute says that the scope of the county economic development powers includes “any powers not specifically prohibited by law” and that those powers should be liberally construed (i.e., broadly interpreted) to carry out the purposes of economic development.

Infrastructure Sales Tax Use for Housing

Alachua County Ordinance 2022-08 tracks the permitted uses of section 212.055(2)(d)3., Fla. Stat. A number of the Board's findings in Ordinance 2022-08, which are incorporated into the ordinance as legislative findings, explain that the creation of workforce housing will have a general public purpose of improving the local economy because:

- Insufficient affordable housing limits Florida's economic potential;
- Alachua County has insufficient affordable housing;
- Insufficient housing contributes to increased rental rates;
- Construction and rehabilitation of workforce housing has a stimulative effect on the local economy; and
- Workforce housing can reduce housing costs to affordable levels, thus creating more room in the family budget for local purchases.

According sections 212.055 and 125.045, Fla. Stat., with Ordinance 2022-08, this Office's legal opinion is that 15% of the total surtax can be spent on workforce housing "economic development projects," which could be any project that enhances and preserves the purchasing power and employment opportunities for residents of Alachua County. Projects funded under section 212.055(2)d.3, Fla. Stat., for economic development have fewer limitations on them than "affordable housing" projects under section 212.055(2)(d)1.e, which, as previously addressed, are limited to the purchase of land, ownership by a local government or a special district.

Infrastructure Sales Tax Use for Housing

While government-owned land for workforce housing could be an economic development project under section 212.055(2)d.3, these surtax funds can also be used for a broader scope of projects, such as to purchase improved property and provide grants to developers to incentivize the development of workforce housing or payments to developers to offset the costs of inclusionary zoning requirements adopted under section 125.01055, Fla. Stat.

The primary limitation for these section 212.055(2)(d)3, Fla. Stat., funds (which does not apply to the land acquisition expenditures under section 212.055(2)(d)1.e.) is that the expenditures must be for workforce housing, as opposed to other “affordable housing” uses (such as housing for elderly or disabled). In its Housing Plan, the County has defined “workforce housing” as 30-80% average median income. Ultimately, each project under this section must be viewed through the lens of whether it creates economic development, under the expansive powers in section 125.045, Fla. Stat.

Shimberg Findings

*While a lack of affordable housing is a national problem, Alachua County is particularly impacted due to its status as a college town. Students make up approximately 12% of the renter pool. Some students need affordable rental units, causing competition between local residents and incoming students. **According to the Shimberg Center at University of Florida, even excluding students, 60 percent of renter households in the county--over 24,000 households in all--pay more than 30 percent of their income for housing.***

The National Income Housing Coalition has calculated that the “housing wage” for Alachua County (the amount required to afford a two-bedroom apartment) is \$26.87 per hour, well above the median county wage of \$22.18 per hour. Additionally, the cost of utilities in Alachua County exceeds that of the state and nation, further burdening low-income tenants.

- Prospective homeowners also face affordability challenges. The median single family home price increased by 46% in the last five years, reaching \$329,000 in the first half of 2024. Rising home insurance costs throughout Florida pose a problem for both new and continuing homeowners.*



Alachua County Attorney's Office

Sylvia E. Torres, County Attorney

MEMORANDUM

TO: Charles Chestnut IV, County Commission Chair

FROM: Sylvia Torres, County Attorney

DATE: April 15, 2025 (updated April 24, 2025)

Re: Housing Uses - Local government infrastructure surtax

This Office has received questions related to the potential legal uses of the 2022 Alachua County local government infrastructure surtax for housing. In general, expenditures of surtax revenue must comply with the requirements contained in section 212.055, Fla. Stat., as well as the local criteria outlined in County Ordinance 2022-08, which authorized the referendum on the surtax. This memorandum addresses the legal uses and limitations of the surtax for affordable housing projects and economic development projects, such as workforce housing.

1. Land acquisition for affordable housing (Sec. 212.055(2)(d)1.e., Fla. Stat.)

Section 212.055(2)(d)1.e., Fla. Stat., allows for the purchase of *land* for residential housing projects in which at least 30% of the units are affordable to households whose income do not exceed 120% of the area median income. This land must be owned by a local government or a special district (if the special district enters into an agreement with the local government to provide the housing). The government owner of the land may enter a ground lease with public or private persons/entities for the construction of residential housing projects (for nominal or “other” consideration).

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Should you have any questions, please contact me.

SET

Cc: County Commissioners
Michele Lieberman, County Manager