



ALACHUA COUNTY DEPARTMENT OF COMMUNITY SUPPORT SERVICES

Claudia Tuck, Director
ctuck@alachuacounty.us

Candie Nixon, Assistant Director
ctnixon@alachuacounty.us

Tom Tonkavich, Assistant Director
ttonkavich@alachuacounty.us

February 2, 2024

Infrastructure Sales Surtax – Affordable Housing/Economic Development

This memo outlines the current undertaking by staff in Community Support Services to implement the Affordable Housing/Economic Development portion of the Infrastructure Sales Surtax. Within the Economic Development component, the recommendation approved by the Board of County Commissioners (BoCC) at their September 19, 2023 meeting included direction on the 2023 Affordable Housing Plan. This contained hiring a full-time staff person with a banking, real estate, and legal background to support the economic development component. The BoCC also designated the Alachua County Housing Finance Authority as the entity to create and administer a Community Land Trust (CLT) that would oversee land purchased by the County under the Infrastructure Sales Surtax while still owned by the County.

As such, staff have identified a need to have an expert in the field of Community Land Trusts to ensure that implementation is conducted in a manner consistent with best practices and regulations. The Florida Housing Coalition, who is recognized as an authority on affordable housing, has a program under its auspices entitled the Florida Community Land Trust Institute. This Institute works to build and support a variety of permanently affordable housing models including CLTs. To do this, “the CLT Institute serves as a thought leader, technical assistance provider, and support organization for nascent and established CLTs across the state.”

The Community Support Services Department proposes to contract with the Florida Housing Coalition for evaluation, consultation and recommendations from their Florida Community Land Trust Institute. The goal is to receive guidance on implementing the Economic Development component of the Infrastructure Sales Surtax for Workforce Housing.

This will address the request from commissioners to seek ways to expand housing options for the workforce, build generational wealth while retaining affordability.

Work Product anticipated from the Florida Housing Coalition:

- A written comparative analysis of permanently affordable/workforce housing model options using surtax dollars, action items to implement the most plausible options and a recommendation(s).
- A presentation that highlights the key points and implications of the comparative analysis including the most plausible permanently affordable/workforce housing model options and recommendations to meet the County’s affordable housing goals.

The County is seeking input from the Infrastructure Surtax Citizen Oversight Board (ISOB) regarding the use of Infrastructure Sales Surtax funding for to hire consultants as work proceeds to develop affordable and workforce housing.