



Agenda Item Summary

File #: 24-00634

Agenda Date: 7/9/2024

Agenda Item Name:

Public Hearing for Affordable Housing Inventory List of Properties

Presenter:

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

Description:

Affordable Housing Inventory List of properties appropriate for affordable housing

Recommended Action:

Review and adopt the Affordable Housing Inventory List, find that properties listed are appropriate for use as affordable housing, and approve the Resolution, as presented, and authorize the Chair to sign.

Prior Board Motions:

10/25/2022 #22-0157
3/10/2020

Fiscal Note:

None

Strategic Guide:

Housing

Background:

The County's Policy on Conveyance of County Properties and Surplus Land, a copy of which is attached, requires a list of County owned properties within the jurisdiction of the County to be compiled and forwarded to County departments, including but not limited to Community Support Services. Staff of the Department of Community Support Services, Housing Programs have evaluated the properties and have identified properties which may be 'appropriate for use as affordable housing'. Per Policy, the following factors or criteria are considered when determining if property is appropriate for use as affordable housing:

- a) Size.
- b) Developable/buildable for residential purposes.
- c) Environmental conditions.
- d) Public water and sewer or existing well and septic tank on the property.

- e) Legal access to a public road.
- f) Proximity to public transportation.
- g) Opportunities for consolidation with other substandard parcels or landlocked conditions.

Florida Statutes §125.379 requires every three years for each county shall prepare an inventory list of all real property within its jurisdiction to which the county or any dependent special district within its boundaries holds fee simple title which is appropriate for use as affordable housing. The Alachua County BoCC, per its Policy, requires this Inventory List to be prepared annually. The Inventory List must at minimum include the address and legal description of each such real property and specify whether the property is vacant or improved.

Pursuant to Florida Statutes §125.379(2), the properties identified as appropriate for use as affordable housing on the inventory list adopted by the County may be used for affordable housing through a long-term land lease requiring the development and maintenance of affordable housing, offered for sale and the proceeds used to purchase land for the development of affordable housing or to increase the local government fund earmarked for affordable housing, sold with a restriction that requires the development of the property as permanent affordable housing, or donated to a nonprofit housing organization for the construction of permanent affordable housing. Alternatively, the county or may make the property available for use for the production and preservation of permanent affordable housing.

By adopting the Resolution, the County is complying with the requirements of the State law and its own Policy. Once approved the Affordable Housing Inventory List will be updated on the County's website. The County will, in accordance with the County's Policy, make the properties available to non profit housing organizations for the construction of permanent affordable housing. The proposed Affordable Housing Inventory List was been provided to the Alachua County Affordable Housing Advisory Committee at a public meeting and their input was received.

The proposed Affordable Housing Inventory List modifies a previously BoCC adopted list. In 2022, the BoCC listed 26 County owned properties as appropriate for affordable housing. With the benefit of the new Policy, that 2022 list was reviewed, and this new proposed List will keep some of the same properties, except add 1 new property (parcel no. 19828-008-000) and removes 5 properties due to not owned by the County or environmental reasons (parcel nos. 05261-001-000, 16125-007-000, 17744-007-000, 16357-004-000, 19136-005-000); for a total of 22 properties.