

Revised Agenda Outline

Meeting of Tuesday, April 12, 2016

Awards and Presentations

Added:

- Proclamation Honoring Local Author Susan Cerulean in Recognition of Attaining the 2015 Florida Book Award Gold Prize for *Coming to Pass; Florida's Coastal Islands in a Gulf of Change*.

Consent

Pulled:

8. Acceptance of the Report on the Establishment of an Arts, Cultural and Heritage Advisory Committee Under the Tourist Development Council, pulled by Commissioner Desloge.

General Business

Removed:

18. Consideration of a Funding Request by Bethel Empowerment Foundation to Support the Ready4Work-Tallahassee Re-Entry Program, removed at the request of Bethel Empowerment Foundation.

Revised:

20. Request to Schedule a Joint Workshop with the City Commission on Affordable Housing Issues on May 26, 2016 from ~~9:30 am to 11:30 a.m.~~ 10:00 a.m. to 12:00 p.m. in the City Commission Chambers, revised to reflect the Workshop adjusted start time of 10:00 a.m.

This document distributed April 12, 2016.

Board of County Commissioners
Leon County, Florida
Agenda

Regular Public Meeting
Tuesday, April 12, 2016, 3:00 p.m.

INVOCATION AND PLEDGE OF ALLEGIANCE

Invocation by Reverend Stanley Walker, Pastor of Tabernacle Missionary Baptist Church

Pledge of Allegiance by Chairman Bill Proctor

AWARDS AND PRESENTATIONS

- Proclamation Honoring the 25th Anniversary of Mothers in Crisis
(Chairman Bill Proctor)

- **[ADDED]** Proclamation Honoring Local Author Susan Cerulean in Recognition of Attaining the 2015 Florida Book Award Gold Prize for *Coming to Pass; Florida's Coastal Islands in a Gulf of Change*.
(Commissioner Dozier)

- Presentation of the Healthiest Weight Community Champion Award
(Claudia Blackburn, Department of Health in Leon County)

- Presentation by the Commission on the Status of Women and Girls on Their Strategic Planning Efforts
(Sha'Ron James, Chair of the Commission on the Status of Women and Girls)

CONSENT

1. Approval of Minutes: February 9, 2016 Infant Mortality Workshop
(Clerk of the Court/Finance/Board Secretary)

2. Ratification of Appointments to the Human Services Grant Review Committee and Science Advisory Committee
(County Administrator/County Administration)

3. Request to Schedule the First and Only Public Hearing to Consider the Proposed Ordinance Amending Chapter 9 by Enacting a New Article VI of the Leon County Code of Laws Entitled "Human Trafficking" for May 10, 2016 at 6:00 p.m.
(County Attorney)

4. Approval of Second Addendum to Tri-Party Infrastructure and Conveyance Agreement, and Approval of Agreement for SunPass and Toll-by-Plate Toll Enforcement for the Orchard Pond Parkway Toll Road
(County Administrator/County Attorney/Public Works)

5. Approval of Payment of Bills and Vouchers Submitted for April 12, 2016, and Pre-Approval of Payment of Bills and Vouchers for the Period of April 13 through April 25, 2016
(County Administrator/Financial Stewardship/Management & Budget)

6. Approval of Award for Broker Services for County's Insurance
(County Administrator/Financial Stewardship/Risk Management)
7. Approval of the STAGE First Amended and Restated Interlocal Agreement with the City of Tallahassee for the Capital City Amphitheater Concert Series
(County Administrator/County Administration/Tourism Development)
8. **[PULLED]** Acceptance of the Report on the Establishment of an Arts, Cultural and Heritage Advisory Committee Under the Tourist Development Council
(County Administrator/County Administration/Tourism Development)
9. Authorization to Amend the Annual Contract with the State of Florida Department of Health to allow the Remaining \$118,673 in FY 2016 Funding for the Health Department Contract to Purchase Vehicles for the Health Department
(County Administrator/Human Services & Community Partnerships)
10. Approval to Continue Cooperation with the City of Tallahassee, Village Square, and Leadership Tallahassee on the Tallahassee-Leon County Longest Table Events
(County Administrator/Community & Media Relations)
11. Acceptance of a Conservation Easement from Kenwood Place, Ltd., for the Kenwood Place Senior Living Facility
(County Administrator/Development Support & Environmental Management/Environmental Services)
12. Approval of a Request to Rename "Norman Drive" and "Blountstown Street Service Road" to "Norman Park Drive"
(County Administrator/Development Support & Environmental Management/Development Services)
13. Request to Schedule the First and Only Public Hearing to Consider a Proposed Ordinance Amending the Review Process for Accessory Dwelling Units for May 10, 2016 at 6:00 p.m.
(County Administrator/Development Support & Environmental Management/Development Services)
14. Approval of City of Tallahassee 2035 Water Master Plan Update
(County Administrator/Public Works/Engineering)
15. Approval of a License Agreement with RCL Management, LLC for Right of Way Use for Placement of a Private Convex Mirror on Old St. Augustine Road
(County Administrator/Public Works/Engineering)
16. Authorization to Amend the Existing Agreement for Processing of Single-Stream Recycling Services with Marpan Recycling
(County Administrator/Resource Stewardship/Solid Waste)

Status Reports: *(These items are included under Consent.)*

17. Acceptance of the Semi Annual FY 2015/16 Commissioner Discussion Items Status Report
(County Administrator/County Administration)

CONSENT ITEMS PULLED FOR DISCUSSION

ITEM #8 PULLED BY COMMISSIONER DESLOGE:

8. **[PULLED]** Acceptance of the Report on the Establishment of an Arts, Cultural and Heritage Advisory Committee Under the Tourist Development Council
(County Administrator/County Administration/Tourism Development)

CITIZENS TO BE HEARD ON NON-AGENDAED ITEMS

3-minute limit per speaker; there will not be any discussion by the Commission

GENERAL BUSINESS

18. **[REMOVED]** ~~Consideration of a Funding Request by Bethel Empowerment Foundation to Support the Ready4Work Tallahassee Re-Entry Program~~
(County Administrator/County Administration)
19. Consideration of Full Board Reappointments to the Tallahassee Sports Council and Appointment to Council on Culture & Arts
(County Administrator/County Administration)
20. **[REVISED]** Request to Schedule a Joint Workshop with the City Commission on Affordable Housing Issues on May 26, 2016 from ~~9:30 a.m. to 11:30 a.m.~~ 10:00 a.m. to 12:00 p.m. in the City Commission Chambers
(County Administrator/Human Services & Community Partnerships/Housing Services)

SCHEDULED PUBLIC HEARINGS, 6:00 P.M.

21. Joint City/County Transmittal Public Hearing on Cycle 2016 Comprehensive Plan Amendments and Discussion on the Land Use Element Report
(County Administrator/PLACE/Planning)
22. First and Only Public Hearing to Adopt an Ordinance to Regulate Outdoor Dog Friendly Dining Areas
(County Administrator/Development Support & Environmental Management/Development Services)
23. First and Only Public Hearing to Consider a Proposed Ordinance to Revise the County's Driveway Connection Permitting, Inspection and Enforcement Process
(County Administrator/Development Support & Environmental Management/Public Works)
24. First of Two Public Hearings to Consider Proposed Revisions to the Leon County Land Development Code to Provide Private and Charter School Siting Standards
(County Administrator/Development Support & Environmental Management/Development Services)

CITIZENS TO BE HEARD ON NON-AGENDAED ITEMS

3-minute limit per speaker; Commission may discuss issues that are brought forth by speakers.

COMMENTS/DISCUSSION ITEMS

Items from the County Attorney

Items from the County Administrator

Discussion Items by Commissioners

RECEIPT AND FILE

- Capital Region Community Development Meeting Minutes for December 10, 2015.
- Community Redevelopment Agency FY 2015 Annual Report, October 1, 2014 to September 30, 2015.

ADJOURN

*The next Regular Board of County Commissioners Meeting is scheduled for
Tuesday, April 26, 2016 at 3:00 p.m.*

All lobbyists appearing before the Board must pay a \$25 annual registration fee. For registration forms and/or additional information, please see the Board Secretary or visit the County website at www.leoncountyfl.gov

2016

JANUARY

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PUBLIC NOTICE
2016 Tentative Schedule

All Workshops, Meetings, and Public Hearings are subject to change
 All sessions are held in the Commission Chambers, 5th Floor, Leon County Courthouse unless otherwise indicated. Workshops are scheduled as needed on Tuesdays preceding the Commission Meeting.

<u>Month</u>	<u>Day</u>	<u>Time</u>	<u>Meeting Type</u>
January 2016	Friday 1	Offices Closed	NEW YEAR'S DAY
	Tuesday 12	No Meeting	BOARD RECESS
	<i>Wednesday 13 – Friday 15</i>	<i>FAC New & Advanced County Comm. Workshop</i>	<i>Seminar 2 of 3 Gainesville; Alachua County</i>
	Monday 18	Offices Closed	MARTIN LUTHER KING, JR. DAY
	Tuesday 26	3:00 p.m.	Regular Meeting
	Thursday 28	9:30 – 11:00 a.m.	Community Redevelopment Agency City Commission Chambers
February 2016	Tuesday 2	7:30 a.m.	Community Legislative Dialogue Meeting County Commission Chambers
	<i>Wednesday 3</i>	<i>Legislative Day</i>	<i>FSU Turnbull Center; Tallahassee</i>
	Monday 8	1:00 p.m.	CRTPA Meeting; City Commission Chambers
	Tuesday 9	3:00 p.m.	Regular Meeting
		1:00 – 3:00 p.m.	Workshop on Infant Mortality
	Tuesday 16	No Meeting	NO MEETING
	<i>Saturday 20 – Wednesday 24</i>	<i>NACo Legislative Conference</i>	<i>Washington, D.C.</i>
	Thursday 25	9:30 – 11:00 a.m.	CRA Meeting; City Commission Chambers
	Monday 29	3:00 – 5:00 p.m.	Intergovernmental Meeting City Commission Chambers
March 2016	Tuesday 8	1:30 p.m.	Joint City/County Workshop on Cycle 2016 Comprehensive Plan Amendments
		3:00 p.m.	Regular Meeting
		6:00 p.m.	Public Hearing on a Proposed Ordinance to Amend the On-site Sewage Disposal Systems Provisions
		6:00 p.m.	Public Hearing for the Transfer of Six Small Franchise Areas from Rowe Utilities to Seminole Waterworks, Inc.
	Monday 21	1:00 p.m.	CRTPA Meeting; City Commission Chambers
	Tuesday 22	7:30 a.m.	Community Legislative Dialogue Meeting County Commission Chambers

<u>Month</u>	<u>Day</u>	<u>Time</u>	<u>Meeting Type</u>
		No Meeting	NO MEETING
	Thursday 24	9:30 – 11:00 a.m.	CRA Meeting; City Commission Chambers
April 2016	Thursday 7 – Friday 8	FAC Advanced County Commissioner Workshop	Seminar 3 of 3: Gainesville; Alachua County
	Tuesday 12	3:00 p.m.	Regular Meeting
		6:00 p.m.	First Public Hearing to Consider Proposed Revisions to the Leon County Land Development Code to Provide Private and Charter School Siting Standards
		6:00 p.m.	First & Only Public Hearing to Adopt an Ordinance to Regulate Outdoor Dog Friendly Dining Areas
		6:00 p.m.	Joint City/County Transmittal Hearing on Cycle 2016 -1 Comprehensive Plan Amendments
		6:00 p.m.	First and Only Public Hearing to Consider a Proposed Ordinance to Revise the County's Driveway Connection Permitting, Inspection and Enforcement Process
	Monday 18	1:00 p.m.	CRTPA Meeting; City Commission Chambers
	Tuesday 26	9:00 a.m. – 3:00 p.m.	Budget Policy Workshop
		3:00 p.m.	Regular Meeting
	Thursday 28	9:30 – 11:00 a.m.	Community Redevelopment Agency City Commission Chambers
May 2016	Tuesday 10	3:00 p.m.	Regular Meeting
		6:00 p.m.	Second Public Hearing to Consider Proposed Revisions to the Leon County Land Development Code to Provide Private and Charter School Siting Standards
		6:00 p.m.	First and Only Public Hearing to Consider an Ordinance Amending Section 13-58 of the Leon County Code of Laws
		6:00 p.m.	First Public Hearing to Consider a Proposed Ordinance to Allow Outdoor Shooting Ranges in the Rural Zoning District
		<u>6:00 p.m.</u>	<u>First & Only Public Hearing to Consider the Proposed Ordinance Amending Chapter 9 by Enacting a New Article VI of the Leon County Code of Laws Entitled “Human Trafficking”</u>
		<u>6:00 p.m.</u>	<u>First and Only Public Hearing to Consider a Proposed Ordinance Amending the Review Process for Accessory Dwelling Units</u>

<u>Month</u>	<u>Day</u>	<u>Time</u>	<u>Meeting Type</u>
	Monday 16	1:00 p.m.	CRTPA Meeting; City Commission Chambers
	Tuesday 24	3:00 p.m.	Regular Meeting
		6:00 p.m.	Joint City/County Adoption Hearing on Cycle 2016-1 Comprehensive Plan Amendments
	Thursday 26	9:30 – 11:00 a.m.	CRA Meeting; City Commission Chambers
		<u>10:00 a.m. – 12:00 p.m.</u>	<u>Joint Workshop with the City Commission on Affordable Housing Issues</u>
	Monday 30	Offices Closed	MEMORIAL DAY
June 2016			
	Tuesday 14	9:00 a.m. – 3:00 p.m.	Budget Workshop
		3:00 p.m.	Regular Meeting
		6:00 p.m.	Second Public Hearing to Consider a Proposed Ordinance to Allow Outdoor Shooting Ranges in the Rural Zoning District
	Monday 20	1:00 p.m.	CRTPA Meeting; City Commission Chambers
		3:00 – 5:00 p.m.	Intergovernmental Meeting; City Commission Chambers
	Thursday 23	9:30 – 11:00 a.m.	CRA Meeting; City Commission Chambers
	Tuesday 28	No Meeting	NO MEETING
	<i>Tuesday 28 - Friday, July 1</i>	<i>FAC Annual Conference & Educational Exposition</i>	<i>Orlando, Orange County</i>
July 2016			
	Monday 4	Offices Closed	JULY 4TH HOLIDAY OBSERVED
	Tuesday 12	9:00 a.m. – 3:00 p.m.	Budget Workshop (<i>if necessary</i>)
		3:00 p.m.	Regular Meeting
	Thursday 14	9:30 – 11:00 a.m.	CRA Meeting; City Commission Chambers
	<i>Friday 22 – Tuesday 26</i>	<i>NACo Annual Conference</i>	<i>Los Angeles County, Long Beach, California</i>
	Tuesday 26	No Meeting	BOARD RECESS
August 2016	<i>Wednesday 3 – Saturday 6</i>	<i>National Urban League Annual Conference</i>	<i>Baltimore, Maryland</i>
	Tuesday 9	No Meeting	BOARD RECESS
	<i>Friday 19 - Sunday 21</i>	<i>Chamber of Commerce Annual Conference</i>	<i>Amelia Island/Fernandina Beach</i>
	Tuesday 23	No Meeting	BOARD RECESS
September 2016			
	Thursday 1	9:30 – 11:00 a.m.	Community Redevelopment Agency Special

<u>Month</u>	<u>Day</u>	<u>Time</u>	<u>Meeting Type</u>
			Meeting; City Commission Chambers
	Monday 5	Offices Closed	LABOR DAY HOLIDAY
	Monday 12	5:00 – 8:00 p.m.	Intergovernmental Meeting/Public Hearing City Commission Chambers
	Tuesday 13	3:00 p.m.	Regular Meeting
		6:00 p.m.	First Public Hearing Regarding Tentative Millage Rates and Tentative Budgets for FY 2017*
	<i>Wednesday 14- Friday 16</i>	<i>FAC Policy Committee Conference and County Commissioner Workshops</i>	<i>Hutchinson Island Martin County</i>
	Monday 19	1:00 p.m.	CRTPA Meeting; City Commission Chambers
	Tuesday 20	3:00 p.m.	Regular Meeting
		6:00 p.m.	Second Public Hearing on Adoption of Millage Rates and Budgets for FY 2017*
	<i>Wednesday 21- Saturday 24</i>	<i>Congressional Black Caucus Annual Legislative Conference</i>	<i>Washington, D.C.</i>
	<i>Sunday 25- Wednesday 28</i>	<i>ICMA Annual Conference</i>	<i>Jackson County Kansas City, Missouri</i>
	Thursday 29	4:00 p.m.	Community Redevelopment Agency Meeting
		6:00 p.m.	Community Redevelopment Agency Public Hearing City Commission Chambers
* These public hearing dates may change because of the School Board's scheduling of its budget adoption public hearings.			
October 2016	<i>TBD</i>	<i>FAC Advanced County Commissioner Program</i>	<i>Part 1 of 3 Gainesville; Alachua County</i>
	Monday 17	9:00 a.m. - 1:00 p.m.	Capital Region Transportation Planning Agency Retreat; TBD
	Tuesday 18	3:00 p.m.	Regular Meeting
	Tuesday 25	3:00 p.m.	Regular Meeting
	Thursday 27	9:30 – 11:00 a.m.	Community Redevelopment Agency Meeting City Commission Chambers
November 2016	Friday 11	Offices Closed	VETERAN'S DAY OBSERVED
	Monday 14	1:00 p.m.	Capital Region Transportation Planning Agency City Commission Chambers
	Monday 21	9:30 – 11:00 a.m.	Community Redevelopment Agency City Commission Chambers

<u>Month</u>	<u>Day</u>	<u>Time</u>	<u>Meeting Type</u>
	Tuesday 22	3:00 p.m.	Installation of Newly-Elected Commissioners Reorganization of the Board Regular Meeting
	Thursday 24	Offices Closed	THANKSGIVING DAY
	Friday 25	Offices Closed	FRIDAY AFTER THANKSGIVING DAY
	<i>Wednesday 30 – Friday, Dec. 2</i>	<i>FAC Legislative Conference</i>	<i>Buena Vista Orange County</i>
December 2016	Thursday 8	9:30 – 11:00 a.m.	Community Redevelopment Agency City Commission Chambers
	Monday 12	9:00 a.m. – 4:00 p.m.	Board Retreat
	Tuesday 13	3:00 p.m.	Regular Meeting
	Monday 26	Offices Closed	CHRISTMAS DAY OBSERVED
	Tuesday 27	No Meeting	BOARD RECESS
January 2017	Monday 2	Offices Closed	NEW YEAR'S DAY OBSERVED
	Tuesday 10	No Meeting	Board Recess
	Tuesday 24	3:00 p.m.	Regular Meeting

Citizen Committees, Boards, and Authorities **2016 Expirations and Vacancies**

www.leoncountyfl.gov/committees/expire.asp

VACANCIES

Adjustment and Appeals

Board of County Commissioners (1 appointments)

A member to serve as City/County alternating member

Affordable Housing Advisory Committee

Board of County Commissioners (2 appointments)

A member who represents employers within the jurisdiction.

A member who is actively engaged in the banking or mortgage banking industry in connection with affordable housing.

Development Support & Environmental Management Citizen's User Group

Board of County Commissioners (1 appointment)

A member who represents a business association or organization

Contractors Licensing and Examination Board

Commissioner - District II: Sauls, Jane (1 appointment)

EXPIRATIONS

APRIL 30, 2016

Tallahassee Sports Council

Board of County Commissioners (2 appointments)

JUNE 30, 2016

Adjustment and Appeals Board

Board of County Commissioners (1 appointment)

Tallahassee City Commission (1 appointment)

Architectural Review Board

Board of County Commissioners (1 appointment)

A member who is an owner of property designated historic preservation

Canopy Roads Citizens Committee

Tallahassee City Commission (2 appointments)

CareerSource Capital Region

Board of County Commissioners (1 appointment)

Planning Commission

Board of County Commissioners (1 appointment)

Tallahassee City Commission (1 appointment)

JULY 31, 2016

Big Bend Health Council

Board of County Commissioners (4 appointments)

Council on Culture and Arts

Board of County Commissioners (1 appointment)

Development Support and Environmental Management Citizens User Group

Commissioner – At-Large II: Maddox, Nick (1 appointment)

Commissioner - District I: Proctor, Bill (1 appointment)

Commissioner – District IV: Desloge, Bryan (1 appointment)

Educational Facilities Authority

Board of County Commissioners (1 appointment)

Investment Oversight Committee

Board of County Commissioners (2 appointments)

SEPTEMBER 30, 2016

Affordable Housing Advisory Committee

Board of County Commissioners (11 appointments)

A member who is actively engaged in the residential home building industry in connection with affordable housing.

A member who is actively engaged in the banking or mortgage banking industry in connection with affordable housing.

A member who is a representative of those areas of labor actively engaged in home building in connection with affordable housing.

A member who is actively engaged as an advocate for low-income persons in connection with affordable housing.

A member who is actively engaged as a for-profit provider of affordable housing.

A member who is actively engaged as a not-for-profit provider of affordable housing.

A member who is actively engaged as a real estate professional in connection with affordable housing.

A member who actively serves on the local planning agency pursuant to s. 163.3174.

A member who resides within the jurisdiction of the local governing body making the appointments.

A member who represents employers within the jurisdiction.

A member who represents essential services personnel, as defined in the local housing assistance plan.

Community Development Block Grant Citizens Task Force

Board of County Commissioners (1 appointment)

A member who is a low-income resident in unincorporated Leon County

Housing Finance Authority (and CDBG Citizens Task Force)

Commissioner – At-Large I: Lindley, Mary Ann (1 appointment)

Commissioner – District IV: Desloge, Bryan (1 appointment)

Commissioner – District V: Dozier, Kristin (1 appointment)

Joint City/County/School Board Coordinating Committee

Board of County Commissioners (1 appointment)

Leon County Research and Development Authority at Innovation Park

Board of County Commissioners (3 appointments)

Tallahassee-Leon County Commission on the Status of Women and Girls

Board of County Commissioners (4 appointments)

Commissioner - District I: Proctor, Bill (1 appointment)

Commissioner - District III: Dailey, John (1 appointment)

Commissioner – District V: Dozier, Kristin (1 appointment)

Tallahassee City Commission (3 appointments)

OCTOBER 31, 2016

Audit Advisory Committee

Board of County Commissioners (2 appointments)

Canopy Roads Citizens Committee

Board of County Commissioners (2 appointments)

Tourist Development Council

Board of County Commissioners (1 appointment)

DECEMBER 31, 2016

Human Services Grants Review Committee

Commissioner - At-large I: Lindley, Mary Ann (1 appointment)

Commissioner - At-large II: Maddox, Nick (1 appointment)

Commissioner - District I: Proctor, Bill (1 appointment)

Commissioner - District II: Sauls, Jane G. (1 appointment)

Commissioner - District III: Dailey, John (1 appointment)

Commissioner - District IV: Desloge, Bryan (1 appointment)

Commissioner - District V: Dozier, Kristin (1 appointment)

Library Advisory Board

Commissioner - At-large II: Maddox, Nick (1 appointment)

Commissioner - District I: Proctor, Bill (1 appointment)

Commissioner - District V: Dozier, Kristin (1 appointment)

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Leon County Board of County Commissioners

Cover Sheet for Agenda #20

April 12, 2016

To: Honorable Chairman and Members of the Board

From: Vincent S. Long, County Administrator

Title: Request to Schedule a Joint Workshop with the City Commission on Affordable Housing Issues on May 26, 2016 from ~~9:30 a.m. to 11:30 a.m.~~ 10:00 a.m. to 12:00 p.m. in the City Commission Chambers

County Administrator Review and Approval:	Vincent S. Long, County Administrator
Department/ Division Review:	Alan Rosenzweig, Deputy County Administrator Ken Morris, Assistant County Administrator
Lead Staff/ Project Team:	Eryn Calabro, Director, Human Services & Community Partnerships Lamarr Kemp, Director, Housing Services

Fiscal Impact:

This item has no fiscal impact to the County.

Staff Recommendation:

1. Option #1: Schedule a joint workshop with the City Commission on affordable housing issues on May 26th, 2016 from ~~9:30 a.m. to 11:30 a.m.~~ 10:00 a.m. to 12:00 p.m. in the City Commission Chambers.

Title: Request to Schedule a Joint Workshop with the City Commission on Affordable Housing Issues on May 26th, 2016 from ~~9:30 a.m. to 11:30 a.m.~~ 10:00 a.m. to 12:00 p.m. in the City Commission Chambers.

April 12, 2016

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Report and Discussion

Background:

On March 23, 2016, the City of Tallahassee Commission held a workshop to review local affordable programs, current needs, and opportunities to enhance the availability of workforce housing (Attachment #1). At the conclusion of the workshop, the City Commission directed the City Manager to request the County Commission's participation in a joint housing workshop to discuss several housing strategies. This item seeks the Board's approval to schedule a joint meeting of the County and City Commissions for a workshop on affordable housing on Thursday, May 26th, 2016 from ~~9:30 a.m. to 11:30 a.m.~~ 10:00 a.m. to 12:00 p.m. in the City Commission Chambers.

Analysis:

Several of the affordable housing strategies discussed at the City workshop may benefit from the joint participation of both local governments. For example, City staff proposed the following recommendations for consideration; though the City discussed specific areas:

- **Develop a comprehensive Affordable Housing Plan.** This plan should be developed in conjunction with the public sector, private sector and community input. The City has adopted a HUD Consolidated Plan which outlines a five year goal for various housing and community development objectives. The Consolidated Plan is a useful tool, but a broader strategic effort would help prioritize the use of existing resources and potentially identify new partners and financing sources.
- **Develop a plan for a tax rebate program for targeted areas of the City.** The objective of this recommendation is to implement a tax rebate program for areas such as the Promise Zone and the Southside which would provide a property tax rebate to encourage new investment for commercial and residential development.
- **Expand housing rehabilitation efforts in targeted areas.** Increase and leverage current City resources and programs to rehabilitate affordable housing stock in targeted areas. This should include use of CRA funds in addition to City and other sources of revenue.

In the development of the workshop materials, County housing staff will work with the City to ensure any recommendations also consider appropriate unincorporated areas of the community as well as areas within the City limits.

The proposed joint meeting would take place concurrent to the workforce housing site visits planned by the County in conjunction with the \$10,000 grant recently awarded by the Knight Foundation. At the time of this writing, staff is finalizing the itinerary for the seven city trip to identify best practices and implementation strategies for workforce housing solutions across the Southeast United States.

Title: Request to Schedule a Joint Workshop with the City Commission on Affordable Housing Issues on May 26th, 2016 from ~~9:30 a.m. to 11:30 a.m.~~ 10:00 a.m. to 12:00 p.m. in the City Commission Chambers.

April 12, 2016

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Staff recommends scheduling the joint workshop on May 26th, 2016 from ~~9:30 a.m. to 11:30 a.m.~~ 10:00 a.m. to 12:00 p.m. in the City Commission Chambers, which had previously been reserved for a CRA meeting but has since been cancelled. As proposed, the agenda for the meeting would include the three specific topics outlined above. Staff is seeking any additional direction from the Board on any other topics that should be included at the workshop.

Options:

1. Schedule a joint workshop with the City Commission on affordable housing issues on May 26th, 2016 from ~~9:30 a.m. to 11:30 a.m.~~ 10:00 a.m. to 12:00 p.m. in the City Commission Chambers.
2. Provide additional direction to staff for inclusion in the joint workshop materials.
3. Do not schedule a joint workshop with the City of Tallahassee Commission regarding affordable housing issues.
4. Board direction.

Recommendation:

Option #1.

Attachment:

1. March 23, 2016 City of Tallahassee Commission Workshop on Affordable Housing



**Wednesday, March 23, 2016
City Commission Workshop**

**City Commission Workshop
1:00 p.m.
City Hall, 2nd floor
City Commission Chambers**

1. Citizen input on agenda items (30 minutes)

Subject 1.01 This is the portion of the meeting where Citizen Input on Agenda Items takes place. There is no written content.

Meeting Mar 23, 2016 - City Commission Workshop

Category 1. Citizen input on agenda items (30 minutes)

Type Information

2. Discussion

Subject 2.01 Review of Affordable Housing Needs and Update on Current Programs - Raoul Lavin, Administration & Professional Services

Meeting Mar 23, 2016 - City Commission Workshop

Category 2. Discussion

Type Action, Discussion

Fiscal Impact No

Budgeted No

Budget Source N/A

Recommended Action Option 1: Review the information provided on the City's Affordable Housing Programs and provide comments and direction regarding future priorities.

For more information, please contact: Michael Parker, Community Housing and Human Services, 850-891-6457

Statement of Issue

This workshop agenda item is in response to the City Commission's 2016 priorities as established at the City Commission retreat and which include a focus on "opportunities to enhance affordable housing options and the overall health of our community". This discussion item will provide an overview of the following areas: (1) the affordable housing needs in our community based on currently available data, (2) the various resources which are available to address affordable housing, (3) the current programs and policies which support the City's affordable housing objectives, and (4) affordable housing development challenges and opportunities. The agenda item also provides a number of recommendations that will further provide direction on how the City will address affordable housing issues in the future. Key to these recommendations is the development of an Affordable Housing Plan that will provide a focus on rehabilitation, provide incentives for the redevelopment of targeted areas in our community, and which will also prioritize the use of the City's housing resources and establishes targets and benchmarks to monitor progress.

This workshop report begins by providing statistical information related to the City's affordable housing needs and is based on both census data as well as data from other leading sources. It should be noted that a review of the statistical information suggests that student housing supply and demand distorts our local affordable housing data and therefore the data may be negatively skewed by inflating the number of households that pay more than 30% of their income for rental housing and inflates the disparity in the percentage of renters versus homeowners in the Tallahassee. It should be noted that similar trends are observed when reviewing the same data for the City of Gainesville.

This data is presented as an overview of the overall status of our housing market but should not be viewed as a determining factor related to the status of affordable housing in the community. As part of the recommended Affordable Housing Plan, staff will work to refine the local housing market information to provide a more accurate account of the City's affordable housing needs. This will require further analysis of the data to extract the impacts of student housing in the community.

This agenda item is presented for discussion purposes and seeks direction from the City Commission on the recommendations being presented as well as future steps to be taken as it relates to affordable housing issues in the community.

Recommended Action

Option 1: Review the information provided on the City's Affordable Housing Programs and provide comments and direction regarding future priorities.

Fiscal Impact

N/A

Supplemental Material/Issue Analysis

History/Facts & Issues

Access to safe, affordable housing is a critical element when measuring the quality of life in a community. The City of Tallahassee has maintained an active program for many years focused on preserving and expanding the supply of affordable housing. Tallahassee is an entitlement City for purposes of receiving grants from the United States Department of Housing and Urban Development (HUD). As a result the City receives grant funds under a variety of programs specifically targeted for affordable housing. The City also receives funding from the State of Florida for affordable housing projects.

Defining Affordable Housing

The general definition of "affordable housing" is based on a formula which assumes that a homeowner or tenant should not pay more than 30% of their income for housing costs. Housing cost include rent, mortgage costs, insurance and utilities. Housing affordability is a function of the area's housing costs compared with the levels of household income. The median income for Leon County is \$65,100 (for a family of four). The median house cost is \$153,100 and the median monthly rent is \$911. While these figures seem to indicate incomes should make housing costs manageable, they do not adequately reflect issues such as the size of households and the significant portion of the population that are low income. As a result the data suggests that the majority of the households who rent in Tallahassee spend more than 30% of the income on housing.

Most public resources that support affordable housing determine eligibility based on income as a percentage of the area median income (AMI) adjusted for family size. Categories of eligible households are identified based on their percentage of AMI such as: Moderate Income up to 120% of AMI, Low Income 80% of AMI, Very Low Income 60% of AMI and Extremely Low Income 50% or less of AMI. Most public affordable housing assistance is directed to households at or below 80% of AMI (Attachment 1).

There are affordable housing programs and resources which also target specific low income populations. Referred to as "special needs housing" these programs focus on housing for the elderly, physically disabled, persons with severe and persistent mental illness, persons with development disabilities, and the homeless. Special needs housing often incorporates services and assistive technologies that allow residents to stay in their homes as opposed to living in an

institution.

Another category of housing is “workforce housing”. Workforce generally targets households that earn up to 140% of AMI. This housing category became a focus during the rapid rise of housing costs that took place leading up to the recession. At that time there were public resources available for this type of housing because of concerns that housing was becoming inaccessible to middle income households. The funding for this type of housing largely ceased when housing costs dropped dramatically during the recession.

Local Affordable Housing Needs

The primary sources of data used for this agenda item are the Florida Housing Data Clearinghouse with estimates and projections from the Shimberg Center For Housing Studies based on 2010 Census and population projections by the Bureau of Economic and Business Research (both at the University of Florida) and the American Community Survey Information available through American Fact Finder. While there may be some slight differences in data presented based on methodology in this agenda item, the data are consistent.

A review of the most recent data indicates several affordable housing challenges: a high number of renters and owners are “cost burdened”, a low rate of homeownership, a high inventory of older housing, and a number of housing units are at risk of being lost from the City’s affordable housing inventory. However it should be noted that the methodology used by these sources does not make an adjustments for the impact of student housing which likely skews the data with reference to "cost burden" and levels of homeownership. The housing data does not include on campus housing, but does not differentiate students from other tenants in the rental housing data. Therefore, student housing likely inflates the number of households that pay more than 30% of their income for rental housing and inflates the disparity in the percentage of renters versus homeowners in the Tallahassee data.

Cost Burden

According to HUD, a household is considered cost burdened, if more than 30% of the household’s income is used for mortgage costs or gross rent (includes utilities). Households spending more than 50% are considered severely cost burdened. For the most part, this agenda will use 2014 estimates for consistency, although in some instances 2015 data is also available.

Data from the American Community Survey 2010-2014 five-year estimates, indicates there is are estimated 25,854 renters, which represents 60% of the rental households, and 6,539, which represents 32% of the homeowners, that are paying in excess of 30% of their income for housing and are thereby cost burdened.

As the tables below indicate 2014 data from the Florida Housing Data Clearinghouse further estimates, 19,165 renter households and 3,232 owner households with income of less than 80% are severely cost burdened (paying more than 50% of household income on housing) with the majority of severely cost burdened renters and owners having income levels of 30% AMI or less.

Severely Cost Burdened Households By Income (Tallahassee 2014) Tenure: Renter

Household Income as % of AMI	2010	2014	2015	2020	2025	2030	2035	2040
30% AMI or less (72%)	13,359	13,761	13,884	14,502	15,396	15,801	16,190	16,659
30.1-50% AMI (24%)	4,432	4,594	4,645	4,927	5,243	5,445	5,627	5,801
50.1-80% AMI (4%)	775	810	821	876	938	972	1,000	1,025
Total	18,566	19,165	19,350	20,305	21,577	22,218	22,817	23,485

Severely Cost Burdened Households By Income (Tallahassee 2014)

Tenure: Owner

Household Income as % of AMI	2010	2014	2015	2020	2025	2030	2035	2040
30% AMI or less	(54%) 1,666	1,733	1,759	1,902	2,029	2,143	2,247	2,334
30.1-50% AMI	(22%) 677	708	719	785	837	891	940	975
50.1-80% AMI	(24%) 755	791	805	883	942	1,005	1,061	1,102
Total	3,098	3,232	3,283	3,570	3,808	4,039	4,248	4,411

Source: Florida Housing Data Clearinghouse

Homeownership

Based on the 2014 homeownership information from the Florida Housing Data Clearinghouse there were an estimated 77,730 households in Tallahassee, with 32,314 owners and 45,416 renters. While Tallahassee has a homeownership rate of 41.6%, unincorporated Leon County has a rate of 81.9% giving Leon County an overall homeownership rate of 54.8%. When compared with the other 66 counties in Florida, Leon County is last at number 67 (Attachment 2).

Although Leon County has the lowest homeownership rate in the state, it is not unlike Alachua County where Gainesville has a homeownership of only 39.9% while the unincorporated County has a rate of 71.1%. Other incorporated cities in Alachua County range from 70.3% to 82.5%. Alachua County ranks at number 66 just ahead of Leon County with a homeownership rate of 55.2% (Attachment 3).

This is likely influenced by the fact that both Tallahassee and Gainesville are home to major universities. The methodology used for this information indicates that off-campus college populations are included in the household-forming data.

Condition of Housing

Age of housing is often reflective of condition of housing. It is not uncommon for mature communities to have a large inventory of older housing. However, as this housing stock is distributed across the community it often results in higher levels of distressed housing particularly in low-income areas. A review of the City's code enforcement records (Attachment 4) shows concentrations of violations and outstanding code liens in the neighborhoods that make up the promise zone. Based on data from the American Community Survey 5-Year estimates, of the 84,584 units in Tallahassee, 50,785 (60%) of those were built prior to 1990, making them at least 25 years old, and 34,853 (41%) were built prior to 1980 making those at least 35 years old and with increased risk of issues such as the need for rehabilitation and the presence of lead based paint risks.

Additionally, 168 of these units lacked complete plumbing facilities and 733 lacked complete kitchen facilities. Based on anecdotal information resulting from the households served by Housing Division programs, there are a range of common housing problems suffered by homeowners at 80% AMI and below. These may be as simple as a single plumbing repair that can be easily served by the City's Emergency Home Repair Program (EHRP) to those houses in such bad condition that, even pairing up housing programs such as EHRP with the Owner-Occupied Rehabilitation program, the homes cannot be brought up to code. Even in the condition of these households, they are still occupied by residents.

Affordable Housing "At Risk"

Two factors are considered to contribute to the risk of losing assisted multifamily housing from the affordable housing inventory. Those are the age of the affordable housing and expiring subsidies. Properties 15 years old or older are at

risk of deterioration and default if additional capital investment is not made. This risk is even greater for those 30 years old or older. Those with expiring subsidies are those with income and rent restrictions which are due to expire.

Units considered “assisted units” are privately owned and subsidized by HUD, Rural Development(RD), Florida Housing Finance Corporation (FHFC), or local Housing Finance Authorities. They do not include public housing units because public housing units do not have affordability periods or subsidies that expire.

Based on information available from the Florida Housing Data Clearinghouse, as of 2015 there are approximately 3,269 assisted housing units in Leon County and an additional 220 units underway. However, that data also indicates there are an estimated 762 assisted units at risk of loss within the next 10 years and 503 in the following 10 years based on the year the subsidy expires (Attachment 5). Additionally, there were 1,127 additional units lost since 2002 (Attachment 6).

Affordability periods on Low Income Housing Tax Credit funding (LIHTC or 9% or 4% Housing Credits) allocated through FHFC is 50 years. However, those completed in the early 1990s had 30 year requirements, so affordability periods may be coming to an end. While some earlier HUD-funded housing may also be at risk, Section 811 began providing grants with 40 year affordability restrictions in 1991, and Section 202 loans funded after 1980 have 40 year affordability restrictions with limited prepayment rights. Some RD loans have restricted use periods with limited prepayment rights, but owners are generally not applying to prepay and terminate their rental assistance contracts so the risk is extremely low before 2020. Most RD loans in Florida were initiated after 1975 and have 50 year affordability periods.

Affordable Housing Resources

Financial Resources

The City of Tallahassee is a HUD “entitlement community” and therefore receives annual allocations from several federal grant sources. These allocations are based on various factors such as total population, levels of need as expressed by low income population and the amount of federal funding approved for the HUD programs. The HUD grants which the City received in the current fiscal year are: HOME Investment Partnerships Program (HOME) \$660,758, Community Development Block Grant (CDBG) \$1,772,740 and Emergency Shelter Grant (ESG) \$157,046. The City also received funding in FY 2015/16 from the State Housing Initiatives Partnership Program (SHIP) in the amount of \$903,923. Attachment 7 provides a brief overview of each of these grant programs along with the Neighborhood Stabilization Program (NSP) which still produces some affordable housing revenue to the City.

The Tallahassee Community Redevelopment Agency (CRA) also provides funding to support affordable housing. In FY 2016/17 the CRA allocated \$300,000 to support affordable housing programs. These funds have been used for land acquisition, rehabilitation and housing construction.

The City also maintains the “Affordable Housing Trust Fund” which is administered by the Department of Community Housing and Human Services and is a local source of funding for affordable housing rehabilitation and production of new affordable housing. Funds may also be used as local match for the federal HOME program. Non-profit and private sector project sponsors are eligible to apply for Housing Trust funds. Eligible activities include: land acquisition, site development, down-payment assistance, housing construction, rental rehabilitation and rental housing production.

The Trust Fund gives priority to projects that: are located in a City target area; have a significant number of low-income occupants; will commit to a percentage of low-income occupancy and to a fixed period of affordability; and will correct physical deficiencies and extend the useful life of the project.

Sources of future capitalization of the Trust Fund include return on any investments and payments in-lieu from Developments of Regional Impact or inclusionary housing projects. The current available fund balance in the Trust

Fund is \$1,310,963.

Land Resources

A recent analysis by the Planning Department determined that there is a significant amount of vacant land within the Urban Service Area (USA) to support residential demands. That analysis identified approximately 6573 parcels within the USA which could support resident units. These parcels (Attachment 8) reflect both individual lots as well as larger parcels. The attachment illustrates opportunities to develop infill housing and multifamily housing which could support both affordable housing and community development goals.

Development Incentives

The City also offers a number of incentives to encourage the development of affordable housing. These incentives are designed to reduce the cost for construction of affordable housing by providing technical assistance, expediting the approval process, lowering fees, and allowing for higher land utilization. The specific incentives are list below.

1. Expedited Permitting: Certified affordable housing projects are given priority status in the land use/growth management process. The Growth Management Department will give first priority to certified affordable housing projects in the processing of applications for Limited Partition subdivisions. Type A site plans and all certificates, permits and approvals issued by Growth Management.
2. Part I Environmental Assessments: Staff services are offered to perform Part I Environmental Assessments for small (20 units or less) certified affordable housing projects.
3. Technical Assistance: Staff members from various city departments are available to consult, on an informal basis, on project feasibility at the outset of project planning. An interdepartmental team of City staff will be available to certify a project as affordable and/or to consult on an informal basis with applicants for potential affordable housing projects regarding the feasibility of the project and issues of land use approvals, permitting and utility service.
4. Ongoing Review Process: A periodic review of local policies, ordinances, regulations and plan provisions examines whether they will increase the cost of housing prior to their adoption.
5. Water and Sewer Connection Fee Exemption: Developers of affordable housing units that receive water and sewer connections may be exempted for the connection fee charge. Exemptions include payment of the water systems charge (\$630), sewer systems charge (estimated based on size of service) tap location fee (\$275), water tap fee (\$650) and sewer tap fee (\$3,000). For eligible projects the City can pay those fees to reduce the housing costs.
6. Density Bonus for Inclusionary Housing: Under the Inclusionary Housing Ordinance, residential developments of 50 units or more in specific census tracts are required to build 10% of their units as affordable housing. In return for building the affordable units, developers may construct the units at densities greater than those provided in the respective classifications of land use contained within the Land Use Element of the City's Comprehensive Plan. Developers who agree to build affordable housing units under the Inclusionary Housing Ordinance may increase the density of the development up to 25% provided that there are no negative environmental impacts or other negative consequences
7. Regulation Reduction for Inclusionary Housing: Under the Inclusionary Housing Ordinance, residential developments of 50 units or more in specific geographic areas are required to build 10% of their units as affordable housing. In return for building the affordable units, developments may benefit from reductions in setbacks, lot sizes, buffering, and screening. Inclusionary housing units are exempt from transportation concurrency fees.

8. Density Bonus for Affordable Housing: Housing developers that commit to sell or rent homes to households earning less than 80% AMI are eligible to construct the units at densities greater than those provided in the respective classifications of land use contained within the Land Use Element of the City's Comprehensive Plan. Developers who agree to build affordable housing units in Planned Unit Developments may increase the density of the development up to 25% provided that there are no negative environmental impacts or other negative consequences.

9. Regulation Reduction for Affordable Housing: As an incentive to build affordable housing developments to maximum allowable density, regulation reductions are provided for any housing units constructed in Planned Unit Developments for households earning 80% AMI or less.

10. Allowance of Accessory Dwelling Units in Residential Districts: The City allows attached and detached accessory dwelling units in residential zoning districts. Attached accessory dwelling units and detached garage dwelling unit conversions are allowed based on the Land Development Regulation Chapter 10 Zoning, Article VII Supplementary Regulations, Section 10-412.

Partners

The City has a number of partners that it works with to advance affordable housing. These include public sector organizations as well non-profit and for-profit entities.

The City has worked with Leon County government on several joint projects to advance our affordable housing goals. In 2010, the City partnered with Leon County to utilize federal Disaster Recovery Grant funding for a variety of storm mitigation improvements which included funding direct to support affordable housing. The City and County executed a Memorandum of Understanding (MOU) which allowed \$712,546 to be used for affordable housing projects within the City. The City administered these funds which were used to provide storm resistant roofs and windows on public housing units in the Springfield and Orange Avenue public housing developments. Funding was also used to purchase and install emergency backup power generators at the Miracle Hill and Bethel Towers senior housing facilities.

The City also works with the Tallahassee Public Housing Authority (THA) to assist with affordable rental housing. In 2007, the CRA partnered with THA and Pinnacle Housing Inc. to redevelop the Ebony Gardens public housing development in Frenchtown. The project resulted in the construction of Goodbread Hills which is a 93 unit development. The \$13 million project was financed with a \$925,000 grant from the CRA and \$10 million in Low Income Housing Tax Credits (LIHTC) provided through the Florida Housing Finance Corporation (FHFC). Also in 2012, the City worked with the Big Bend Homeless Coalition (BBHC) and THA to obtain 50 Veterans Support Housing Vouchers (VASH). These vouchers are being used to support the housing costs for veteran's residing in the Home Front apartments at 1602 Stuckey Ave.

The City also partners with a large number of non-profit agencies to support our affordable housing programs and services. Those partners include:

- Tallahassee Lenders' Consortium (TLC) – Down payment assistance, homebuyer counseling and infill housing
- Tallahassee Urban League – residential rehabilitation
- Home Rehabilitation and Construction (HRD) – residential rehabilitation
- Bethel CDC – residential rehabilitation and infill housing
- Ability First – accessibility rehabilitation
- The Shelter/Comprehensive Emergency Services Center –emergency shelter
- ECHO – emergency shelter and transitional housing
- Big Bend Homeless Coalition/HOPE Community – emergency shelter, transitional housing and permanent housing.

- Big Bend CDC – infill housing
- Lutheran Social Services –transitional and permanent housing
- The Salvation Army – relocation assistance

Affordable Housing Programs and Services

The City provides a number of programs and services to assist in the rehabilitation, preservation and construction of affordable housing. The City operates the Emergency Home Repair Program (EHRP) in house and contracts with several non-profit agencies to provide services under the Owner-Occupied Housing Rehabilitation Program. These programs, along with Accessibility Rehabilitation and the Code Enforcement Rehabilitation programs provide assistance to low income homeowners with repairs and improvements to their homes.

The Down-Payment Assistance program, administered by TLC, assists low income homebuyers to obtain financing for a home purchase. The Water and Sewer Fee Exemption and Infill Housing Projects provide assistance for the new construction of affordable housing. A description of these program requirements and the number of units produced over the last five years is provided in Attachment 7.

The City also provides assistance to special needs housing programs and projects. The City played a significant role in providing the land and funding for the HOPE Community and the Kearney Center. These two facilities are providing housing and support services for homeless persons and families. The City provides funding assistance to the BBHC for the Continuum of Care (COC). By supporting the COC the City assists local non-profit service providers qualify for federal homeless assistance funding. A list of the special needs programs and projects which this City supports is found in Attachment 10.

Challenges and Opportunities

Traditionally the City has focused its housing resources primarily to preserve and promote affordable homeownership. This has been done by dedicating a significant portion of our housing resources to homeowner rehabilitation, down payment assistance and in-fill housing.

In the adopted FY 2015/16 Annual Plan the City allocated its federal and state grant revenue for housing and community development projects. The total amount allocated for housing and community services was \$2,602,222. A total of \$1,159,661 or 46% was allocated for programs to provide housing rehabilitation services to low income homeowners. A total of \$379,114 or 15% was provided for affordable homeownership through down-payment assistance and infill housing assistance. A total of \$753,056 or 29% was provided to support special needs housing operations and emergency assistance.

The rehabilitation of owner occupied housing is a large portion of our expenses because it is both expensive on a per unit basis and offers little opportunity for leveraging. A typical rehabilitation client does not have the ability to contribute to the rehabilitation costs and there is little opportunity to leverage the City's assistance. Conversely, down-payment assistance is highly leveraged with the typical participant receiving assistance which represents less than 10% of the total project cost.

The City's assistance for affordable rental housing has primarily been through contributions to support tax credit projects for the construction of new affordable rental housing. Because of the high project costs it is difficult for the City to initiate affordable rental projects.

Based on the current data there is a need to address the challenge of rental costs for low income tenants, expand the capacity to upgrade our aging affordable housing stock, increase affordable homeownership and provide incentives to extend the affordability period for existing assisted developments.

Addressing the "cost burden" issue cannot be done exclusively through affordable housing strategies. This issue is a

symptom of the larger economic disparities in our community and the number of low income households. Effective strategies to expand the supply of affordable rental housing will require access to new revenue sources and leveraging of current resources.

Expanding affordable homeownership will require increased efforts to develop affordable units and to cultivate eligible homebuyers. While some low-income renters could support mortgage payments they cannot qualify for conventional mortgages due to unsatisfactory credit.

Expanding our housing rehabilitation programs will require new strategies to leverage our existing resources. Rehabilitation is often a more cost effective alternative to new construction however; there are limited opportunities to match the City's participation with other funding. There have been successful projects in the past that the City has done in conjunction with non-profit groups which allowed us to use volunteers to lower the project costs. There may be an opportunity to expand the use of community groups and volunteers in this manner.

Looking at affordable housing best practices, we believe that we could better address our current and future affordable housing needs by considering some of the following recommendations:

- **Develop a comprehensive Affordable Housing Plan.** This plan should be developed in conjunction with the public sector, private sector and community input. The City has adopted a HUD Consolidated Plan which outlines our five year goals for various housing and community development objectives. The Consolidated Plan is a useful tool, but a broader strategic effort would help prioritize the use of our existing resources and potentially identify new partners and financing sources. Arlington County Virginia provides an example (Attachment 11) of a local Affordable Housing Plan with targets which illustrates this kind of planning.
- **Develop a plan for a tax rebate program for targeted areas of the City.** The objective of this recommendation is to implement a tax rebate program for areas such as the Promise Zone and the Southside which would provide a property tax rebate to encourage new investment and commercial and residential development.
- **Expand housing rehabilitation efforts in targeted areas.** Increase and leverage current City resources and programs to rehabilitate affordable housing stock in targeted area. This should include use of CRA funds in addition to City and other sources of revenue.

Options













1. Review the information provided on the City's Affordable Housing Programs and provide comments and direction regarding future priorities.

2. Direct staff to present additional information and recommendations

Attachments/References

1. AMI Table
2. Fla Homeownership Rankings by County
3. Homeownership Data for Leon & Alachua Counties
4. Code Enforcement Data
5. Inventory of Assisted Units
6. Expired Assisted Units
7. Housing Resources
8. Map of Vacant Parcels
9. Description of Housing Programs
10. List of Special Needs Programs
11. Arlington County Housing Plan
12. PowerPoint presentation presented at workshop

File Attachments

-  [Attachment 1.pdf \(180 KB\)](#)
-  [Attachment 2.pdf \(27 KB\)](#)
-  [Attachment 3.pdf \(10 KB\)](#)
-  [Attachment 4.pdf \(2,466 KB\)](#)
-  [Attachment 5.pdf \(3,848 KB\)](#)
-  [Attachment 6.pdf \(1,603 KB\)](#)
-  [Attachment 7.pdf \(305 KB\)](#)
-  [Attachment 8.pdf \(1,562 KB\)](#)
-  [Attachment 9.pdf \(391 KB\)](#)
-  [Attachment 10.pdf \(1,341 KB\)](#)
-  [Attachment 11.pdf \(3,355 KB\)](#)
-  [Attachment 12.pdf \(3,527 KB\)](#)