

Manatee County AHAC Meeting

February 28, 2022

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Florida Housing Coalition
www.flhousing.org

THE FLORIDA HOUSING COALITION





AFFORDABLE HOUSING CATALYST PROGRAM

Sponsored by the Florida Housing
Finance Corporation



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About the Florida Housing Coalition

- Statewide nonprofit organization that is primarily a training and technical assistance provider to local governments and nonprofits on all things affordable housing
- Our work covers:
 - Compliance with local, state, and federal affordable housing programs
 - Affordable housing program design
 - Capacity building for nonprofit housing providers
 - Land use planning for affordable housing
 - Research & data gathering

Previous Technical Assistance to Jacksonville

Jacksonville Housing Alignment and Collaboration Initiative

- September 24, 2019 Strategic Planning Session

Tools for Production and Preservation of Housing that is Affordable

- Community Land Trusts
- Surplus Lands and Land Buying/Banking program
- Missing Middle (includes ADUs)
- Land use regulations such as overlay districts and inclusionary zoning
- Adaptive Reuse





CLT owns the land

Homebuyer leases the land and purchases the Home.

CLT Homebuyer has:
1) Ownership of Home
2) 99-year Ground Lease on the Land



Because the value of the land is taken out of the purchase price, the home is more affordable.

Community Land Trust (CLT) Update

- The Jacksonville CLT is officially formed as a nonprofit with a Board of Directors
- Public launch of the CLT in early July
- Next: FHC will assist City to set a process for transferring properties to the CLT for housing development
- The CLT will work with other long-standing nonprofits to develop housing
- Existing subsidy programs will be modified as necessary to work with the CLT model

Affordable Housing Advisory Committee (AHAC)

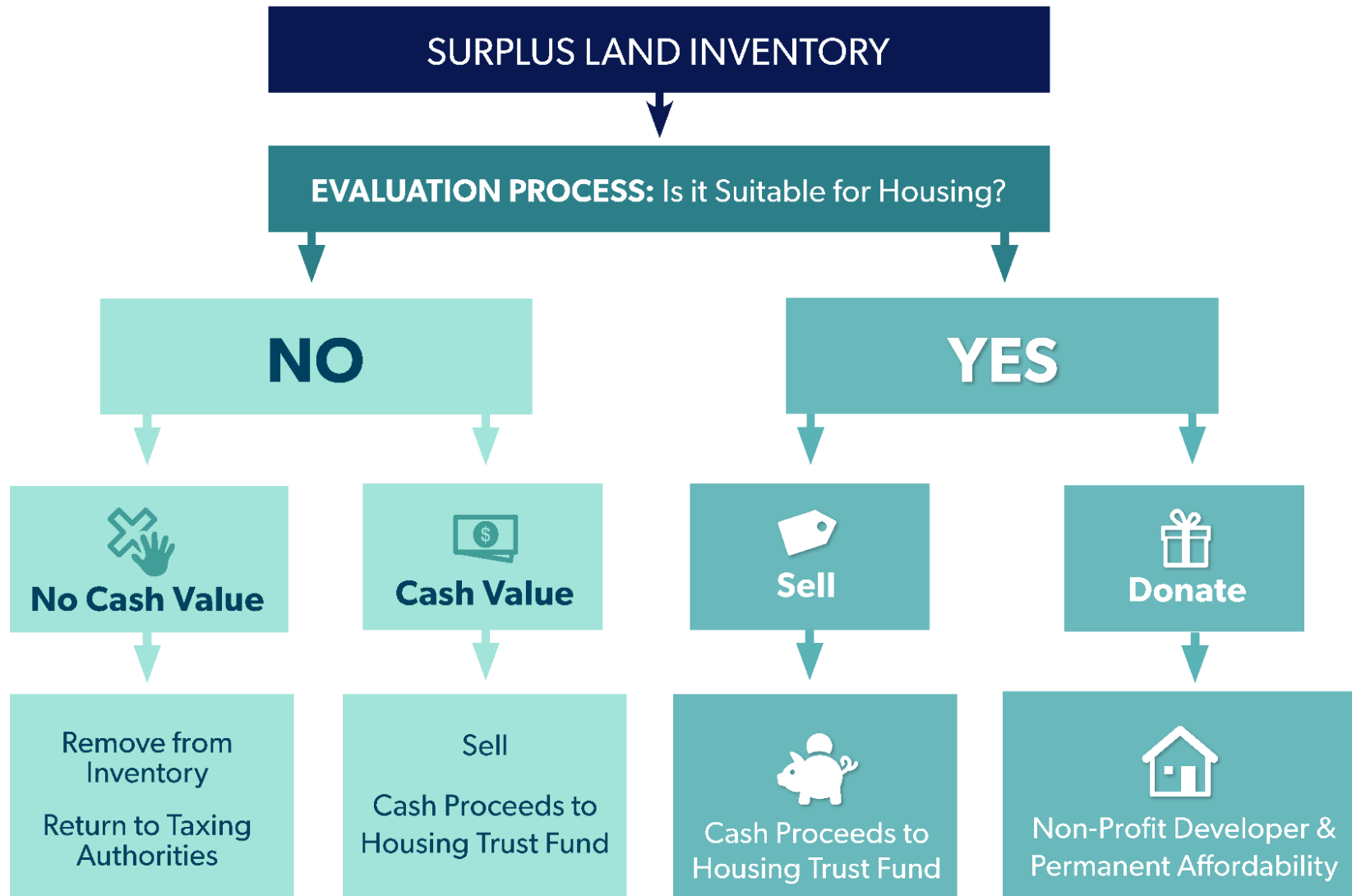
- Recommend the **modification or repeal** of existing policies, procedures, ordinances, regulations, or plan provisions;
- Recommend the **creation of exceptions** applicable to affordable housing; or
- Recommend to **amend** the local government comprehensive plan and corresponding regulations, ordinances, and other policies
- **Share your committee's work with the AHAC through Travis Jeffrey TJeffrey@coj.net**





AHAC Task: Review Inventory of Publicly Owned Lands

- Connected to Florida’s “surplus land statutes” at ss. 125.379 (counties) and 166.0451 (municipalities).
- The AHAC can make recommendations on how to address:
 - Land identification
 - Land disposition



AHAC Task: Consider Accessory Dwelling Units (ADUs)

“Affordable accessory residential units.”

- An ADU is an accessory living unit, with a separate kitchen, bathroom, and sleeping area, on the same lot as a primary home
- Can be attached or detached from primary unit
- Also called granny flats, mother-in-law suites, carriage houses, backyard apartments, etc.
- Zoning is not the only barrier to ADU growth, but can be the first barrier to overcome



Examples of Florida ADUs

St. Petersburg

- 2019: Amended ADU regulations to exempt ADUs from density calculations, reduce minimum lot size requirements, and eliminate minimum unit size
- 2022: Amended ADU regulations to expand where ADUs are allowed, clarified unit sizes, increase max ADU size, and lessened parking regs
- Collects real-time data on ADU permitting

Orlando

- Does not require parking for ADUs of a certain size

Sarasota

- Zoning reforms in 2019 in City and County to allow ADUs in most single-family districts

Overview of Jacksonville's SHIP Housing Assistance

Additional Use of Funds

Use	Expended
Administrative	\$135,606.00
Homeownership Counseling	\$0.00
Admin From Program Income	\$0.00
Admin From Disaster Funds	\$0.00

Total Revenue (Actual and/or Anticipated) for Local SHIP

Source of Funds	Amount
State Annual Distribution	\$1,672,813.00

Account Maintenance | LG Selection | Annual Reporting | SHIP Cont

SHIP Annual Report Duval County/Jacksonville

Report: 2019-2020 (Approved)

Form 1 | Form 2 | Form 3 | Form 4 | Form 5 | Interim Year Data | Review | References

[Click](#)

1 of 1 Automatic Zoom

Homeownership

Code	Strategy	Expended Amount	Units	Encumbered Amount	Units	Unencumbered Amount	Units
1	Down Payment Assistance	\$300,000.00	27				
3	Rehabilitation	\$976,901.70	142				
7	Foreclosure Intervention	\$277,642.30	48				
Homeownership Totals:		\$1,554,544.00	217				

