

EXCERPT FROM THE FEBRUARY, 2018

NORTHEAST FLORIDA AFFORDABLE HOUSING NEEDS PLAN

MEASURES OF SUCCESS

We will know if we are succeeding if:

- Each County positively impacts ALICE households

ALICE stands for Asset Limited, Income Constrained, Employed. It is a metric created and measured by the United Way, and is a way for Florida Counties to consider the number of households that struggle to afford basic needs. The percentage of households below the ALICE threshold in Northeast Florida varies from a high of 52% in Putnam County to a low of 28% in St. Johns County. This number is not a fair measure of affordable housing, as it may simply be a measure of wealth. More useful indicators are the Housing portion of the monthly Household Survival Budget, which ranges between \$644 for a family (2 adults, one infant and one preschooler) in Putnam County and \$935 in Flagler County. Counties may also positively impact ALICE households by reducing the monthly costs within a survival budget associated with child care, food, transportation, health care or taxes, and changes to these will be noted. In addition, ALICE provides the housing burden of homeowners and renters, or the % of those who pay more than 30% of their income for their housing costs. This homeownership metric varies from a low of 22% in Baker and Putnam Counties, and a high of 29% in Flagler County. The renter metric varies between a low of 45% in Clay and Nassau Counties, and a high of 59% in Putnam County. As each of these metrics may change based on factors beyond simply the number of affordable housing units, each will be reported as a metric of this plan each time the ALICE report is updated. The relevant data plus an excerpt from the 2017 Update to the Florida ALICE Report from the United Way is included in the Appendix.

- Each County reduces homelessness

The metric for homelessness is always subject to question, as there is no easy way to count the homeless and individual circumstances change. It is, however, the ultimate measure of success in providing affordable housing, even if it touches on many other issues beyond just the

availability and affordability of units. Northeast Florida will combine the annual count of homeless citizens by County (Baker County does not participate in the count) plus the estimated number of homeless households determined by the Florida Department of Education Homeless Student Data, and the Unaccompanied Homeless Youth Data included in that report. The relevant data plus the source data is included in the Appendix.

- Each County increases the number of affordable units from local strategies

Each County and Local Government is asked to identify a strategy or set of strategies that they want the region to track to assess their increases in affordable units. A baseline will be developed from an initial survey provided to each local government after approval of this plan, and the number of units produced will be tracked annually, again by survey, thereafter.

REGIONAL AFFORDABLE HOUSING STRATEGIES

Training

NEFRC will educate social service planners and land use planners by convening the two groups to discuss how they impact each other's activities, how they can share data, and how they can help achieve each other's goals.

NEFRC will assemble bankers, developers and other experts to teach about pro formas. The audience will be social service and land use planners as well as non-profit housing providers.

NEFRC will coordinate with developers on assembly of a developer's packet. It will contain a synopsis of this plan, a list of lenders and programs from the clearinghouse, and sample pro formas for affordable housing.

NEFRC will reach out to appraisers on the value of energy efficiency/resiliency/accessibility. The goal is recognition of the value of these building attributes when appraising affordable housing.

Clearinghouse

NEFRC will conduct an annual survey of what services banks are providing, where, and what kind of deals they are looking for in the Northeast Florida market. Results will be posted on a matrix available online.

NEFRC will provide a way to communicate such as a contact list or a list serve to share opportunities for investment with banks, and banks interests with communities and providers. NEFRC will also provide a way for communities and NFPs to ask banks for what they need, such as training, expertise, or funding.

NEFRC will coordinate with banks on a tour of projects that may serve as models for communities in Northeast Florida.

Partnerships

NEFRC will work with banks to ensure they know where funding is needed in support of affordable housing.

NEFRC will increase its familiarity with the Florida Community Loan Fund, and will explore the possibility of making Federal Home Loan Bank programs available to the entire region, by potentially partnering with the Housing Finance Authorities in Clay or Duval Counties or creating other authorities.

NEFRC will launch this plan by reaching out to partners. To build a constituency for Affordable Housing, the Urban Land Institute, the Northeast Florida Association of Realtors, and the Northeast Florida Builders Association will be contacted and asked to convene stakeholders.

Once the strategies above are underway, NEFRC will convene interested parties to consider an Opportunity Bond and the structure and programs to implement it, or other regional approaches to funding.

Create More Affordable Units

NEFRC will share lessons learned and best practices related to land banking and land donation programs, including St. Johns County's experience in West Augustine and Duval County's experience with the land donation program.

NEFRC will ask each community to have its own strategy to address its needs. These may include density bonuses, inclusionary requirements, waiving fees, alternative infrastructure requirements, encouragement of affordable housing types (accessory units, co-habitation, etc.), funding, etc.

Regional Strategy

NEFRC will begin to implement this Affordable Housing Needs Plan immediately. With the benefit of experience and lessons learned from the Needs Plan, but before the next update to the Strategic Regional Policy Plan (SRPP), NEFRC will convene all of its counties to discuss how their policies and strategies relate to each other. This will include an update on regional transit initiatives. The results of this discussion may be reflected in the Housing and other elements of the next SRPP.

Champion

NEFRC will consider how the region might hire a regional Affordable Housing champion.