

# NEFRC

## Affordable Housing Task Force

### What is Working?

**Nassau County (76,000 pop) – Carol Gilchrist**

- Ship Administrator and Grants Coordinator
- Receiving about \$380K annually in SHIP funds
- Mostly used for down payment assistance and closing cost strategies
- 3-6 Rehab projects per year (rehab strategy time consuming to administer)
- Nassau Growth Management negotiated with private developer to create 10% affordable units in 300 unit complex (+/-) \$750 per month using HUD income guidelines in Yulee

The Reserve @ Amelia 904 398-5008 6200 Corners Parkway NW Norcross, GA

**St. Johns County (210,000) – Julie Voorles (Ben Coney)**

- \$1.1M in SHIP funds
- \$5M CWIP Grant (Community Workforce Housing Innovation Pilot Program) 1 year remaining provides \$42K per applicant down-payment assistance
- \$250K bank balance and 10 acres from DRI negotiations (15 active DRIs)
- \$750K Florida Housing Finance Corporation for Homeless
- Use portion of SHIP for Rehab strategy managed by a vendor
- Use about 20% of SHIP for small multi-family rental acquisition down-payment (10-20 units per year)
- Difficult to find suitable (economically viable) properties
- High cost / High growth market making affordability a very tough issue 1400 families on waiting list

**Clay County (196,000) – Teresa Sumner**

- \$1.2 Million in SHIP funds
- Proceeds from \$2M in T-bill investments through Housing Finance Authority of Clay
- HFA Strategy is using funds for non-profits building group homes for developmentally disabled
- HFA Strategy was to purchase foreclosures, pay closing costs sell to developers who pay to rehab and rent to affordable clients (during recession 4 per month)

- Use about \$800K of SHIP for Rehab managed by a vendor for rehab strategy
- Rehab is extensive with long view toward elders aging in place
- New strategy this year for homeless
- Desire to create a strategy to provide duplexes next to Senior center
- County runs several quadrplexes and scattered units
- Have an elderly population that spend 2 weeks a month homeless
- Do not try to serve homeless with mental issues

**Flagler County (100,000) – Valerie Bradley**

- Receiving about \$650K annually in SHIP funds
- 5-15 Down Payment assistance strategies per year
- Beginning in July, two new strategies, rapid re-housing and emergency housing strategy
- 6-8 Rehab strategies per year
- Only 1 -2 replacement houses(New Construction) strategies
- Interlocal Agreement with entitlement community Palm Coast on SHIP
- Palm Coast uses CDBG funds for affordable housing
- Difficulty in getting contractors to respond to bids now that construction has picked back up

**Duval County (886,000) – Dayatra Coles (Tina Beals)**

- Housing Services Coordinator
- \$5.7M in SHIP Funds
- Mostly Rehab strategies through other agency partners
- Homebuyer Education strategy
- Distribute fund through 60-80 agency partners through annual Universal Application Process
- Not Section 8 – Done by Jacksonville Housing Authority Susan Harnage
- Just about to issue RFP on Real Property Donation (May 2016 ordinance) negotiates with developers on City-owned land to construct affordable housing
- Offer some grant for emergency shelter, Home / HOPWA and Fair Housing
- Likes SHIP funds because of wide flexibility

**Baker County (27,000) – NEFRC**

- SHIP Administrator Planning Programs
- Receiving about \$350K annual SHIP funds

- Mostly used for new construction strategy (5 or 6 projects per year)
- 4 to 5 rehab strategy projects per year
- No multifamily in County except by Macclenny Housing Authority Section 8 Voucher Program managing 80 public housing units and 147 section 8 units with waiting lists on both

**Putnam County (73,000) – NEFRC**

- SHIP Administrator Planning Programs
- Receiving about \$380K annually in SHIP funds
- 10-12 Rehab strategies per year
- 1 or 2 purchase assistance strategies per year
- 2 managed multi-family rental complexes