

Northeast Florida Affordable Housing Needs Plan

Draft August 2017

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Metrics:

ALICE

Affordable/Available Analysis

Homelessness

Program Investment and Households/Individuals Served

Track Local Government Strategies

Economic Justification

Goals

Each County reduces ALICE

Each County reduces homelessness

Each County increases affordable units from their strategy

Strategies:

Training

Social Service Planners and Land Use Planners

The art of the deal: Bankers, developers teach about pro formas. Audience: local government planners (SS & LU) and NFPs

Appraisers on the value of energy efficiency/resiliency/accessibility

Clearinghouse

Annual Survey of what services banks are providing, where, and what kind of deals they are looking for in the Northeast Florida market

Post results on a matrix available online

Provide a way to communicate such as a contact list and a list serve to share opportunities for investment with banks, and banks interests with communities and

providers. Also provide a way for communities and NFPs to ask banks for what they need (training, expertise, funding)

Partnerships

Work with banks to fund strategies included in the Needs Plan

To make Federal Home Loan Bank programs available to the entire region, explore with Housing Finance Authorities (Clay, Duval) whether they are interested in partnering with other counties and under what circumstances

To build a constituency for Affordable Housing, partner with ULI, NEFAR and NEFBA to convene stakeholders

Once the two strategies above are underway, consider an Opportunity Bond and the structure and programs to implement it, or other regional approaches to funding

More Units

Land Banking/Donation: St. Johns County did it in West Augustine. Duval has the land donation program. Share lessons learned and best practices.

Each Community should have its own strategy to address its needs: density bonus, inclusionary requirements, waiving fees, alternative infrastructure requirements, 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. The results of this discussion may be reflected in the Housing and other elements of the next SRPP.

Champion

Hire a regional Affordable Housing champion.