



# AFFORDABLE HOUSING STRATEGIES

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City Commission Workshop  
June 28, 2019

# Initial Recommended Strategies



## Completed

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- ✓ Consolidate City of Lakeland affordable housing planning/policy programs.
- ✓ Redirect focus of HOME Investment Partnerships Program (HOME).
- ✓ Establish a cross-departmental task force.

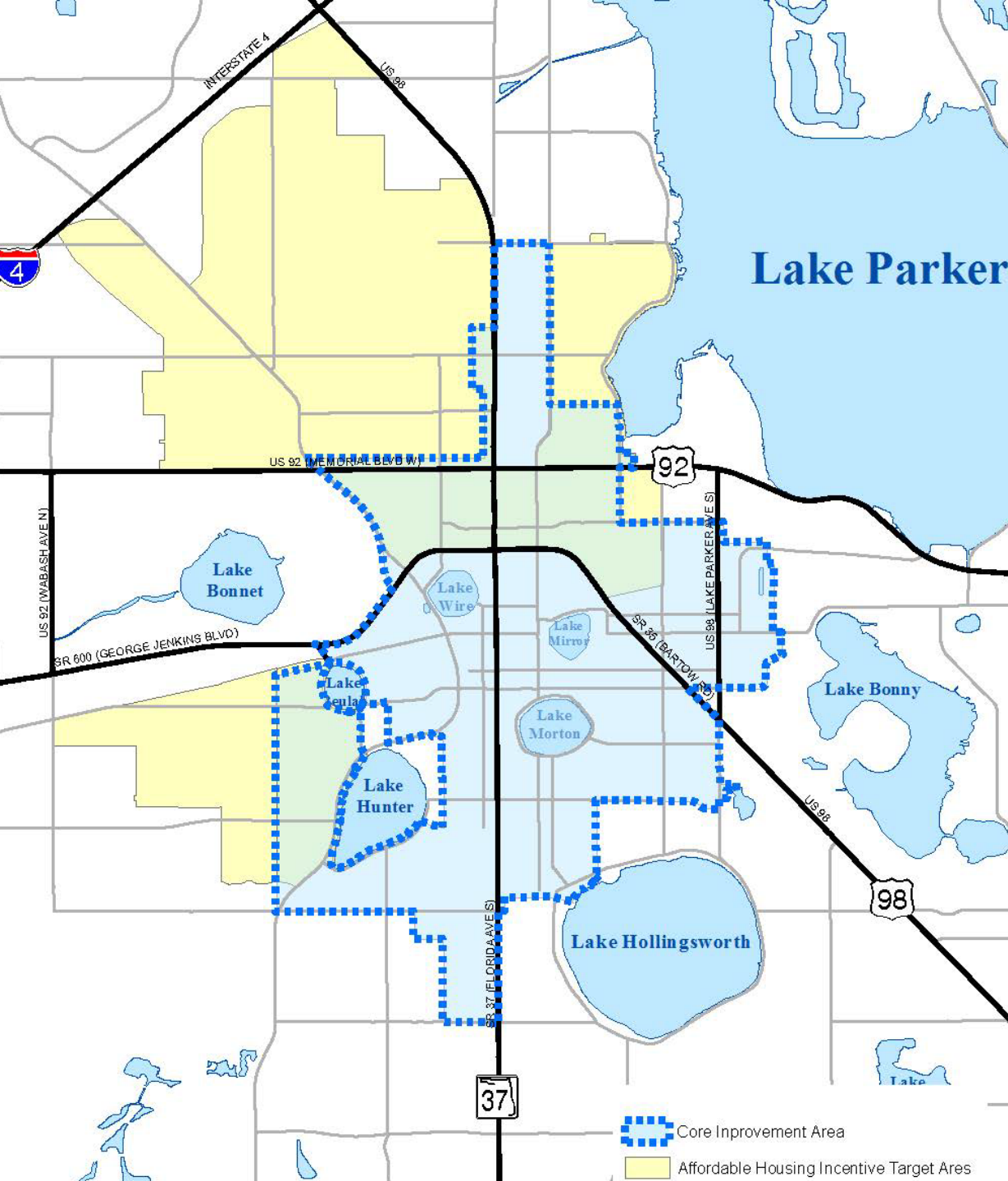
## Ongoing

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- Explore use of innovative programs.
- Modify TIF program.
- Analyze suitability of city-owned property.
- Strengthen relationships with community partners.
- Align housing goals with partner agencies and develop advocacy platform for common goals.
- Develop public participation plan.

# Refined Strategies





## Non-Utility Impact Fees

- Eliminate preference for target areas and expand eligibility for 100% waiver of non-utility impact fees City-wide for both single-family and multi-family affordable housing developments.
- Shift approval of impact fee waivers from Affordable Housing Review Committee and City Commission to housing staff.

## Water and Wastewater Fees

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- Re-establish annual appropriation of reimbursement fund for water/wastewater capacity fees and bank capacity through demolition or other public projects.
- Allow collection of utility deposits for single-family units through multiple payments.

- Include all buildable, City and CRA-owned single-family lots with marketable title;
- Modify existing urban homesteading program;
- Require buyer to be low-moderate income (120% of median income); and
- Allow for the administrative disposition of the single-family lots at assessed value.





- Allow for the administrative sale of all other properties suitable for residential development (e.g. MF) at a sale price of no less than 120% of the **just market** value; and
- Reassess program after one year to determine program modifications based upon prior year's sales.



## Annual Appropriation - \$250,000

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- Award to a single developer annually as a loan.
- Establish City application procedure, selection criteria and loan terms:
  - interest rate of 1%;
  - the maximum term of the loan not to exceed 20 years; and,
  - principal and interest to be paid annually.

# Next Steps



# Six-Month Actions

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Adopt One-Year Action Plan

Launch Land Bank Program

Amend Affordable Housing Incentive Plan



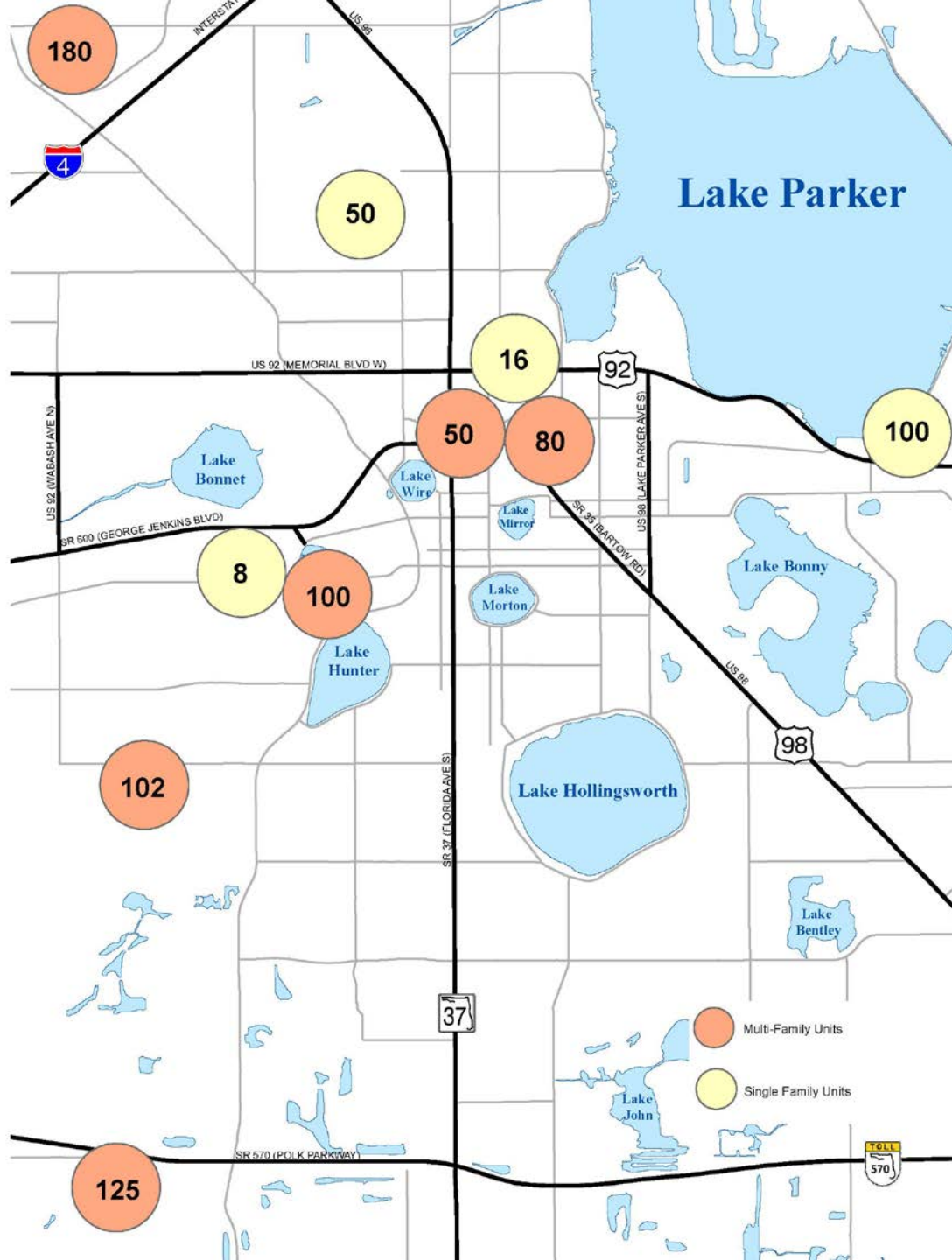
Adopt Land Bank and Loan Program Criteria  
Amend Action Plan  
Amend LHAP

Issue RFA/RFP for City Loan Program

## Two-Year Goals/Actions

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Goals/Actions	Completion
Adopt SHIP 3-Year LHAP	May – 2020
Reduce CDBG Carryover Funds by 50%	Sep – 2020
Close-out NSP1 Funds	Sep – 2020
Complete 5-Year Consolidated Plan	Aug – 2021
Increase number of persons assisted by 15%	Sep – 2021
Yield 10% increase in private investment	Sep – 2021



Location	Unit Type	No. of Units
Lake Beulah Dr.	MF	100
Parker St.	MF	80
Griffin Rd.	MF	180
Pipkin Creek Rd.	MF	125
Myrtle St.	MF	50
Westgate Ave.	MF	102
Olive St.	SFA	8
Scattered Sites	SF	50
E. Lake Parker Dr.	SFA	100
Bon Air	SFA	16

## PEACE Action Items

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- Schedule a City Commission workshop.
- Propose and Advocate for adoption of initial recommendations.
- Develop written benchmarks.
- Report City progress annually at the Nehemiah Action.

# Questions

