



## HUMAN SERVICES AND COMMUNITY PARTNERSHIP

**DATE:** November 8, 2018

**TO:** Chairman Tom Lewis and the Housing Finance Authority of Leon County

**FROM:** Shington Lamy, Director of Human Services and Community Partnerships  
Kevin McCarthy, Housing Services Manager

**SUBJECT:** County Staff Report for November 2018

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This County staff report is provided by the Leon County Division of Housing Services to the Housing Finance Authority of Leon County (HFA) for the November 8, 2018 HFA meeting. The items presented in this report include the following:

- Update on the HFA Emergency Repairs Program
- Information on the Request for Qualification for a Community Land Trust
- Update on the Tallahassee-Leon County Housing Leadership Council

### HFA Emergency Repairs Program

This Housing Services Division recently updated its tracking of commitments and expenditures for the HFA Emergency Repairs Program. At the beginning of the 2019 fiscal year the Housing Services Division began allocating funds for pump-outs and tarps one at a time. Most non-mobile home properties will only be served once with HFA funds. We are immediately moving most qualified households into our SHIP Emergency Repairs strategy. Where allowable, we are recovering the HFA funds from the SHIP program.

For example, during a 6 week period HFA funds allowed us to immediately address threats to the health and safety of 8 households. We have engaged contractors to provide permanent roof repairs and septic system replacements for all of these homes. We will recover 75% of the HFA funds, allowing us to continue providing emergency repairs. The remaining money allowed the County to repair the roof of an elderly woman's mobile home. The roof needed minor repair and we would not have been able to serve this individual with SHIP. Without the repair the continued water intrusion would have caused more extensive damage and created a threat to her health and wellbeing. A net investment on the part of the HFA of \$1,650 improved the lives of 8 households, and enabled the County to invest more than \$45,000 in permanent repairs.

Going forward these changes will allow the Housing Services Division to make more efficient use the funds provided by the HFA, and to account for the use of funds more clearly.

### Information on Community Land Trusts and Partnership with the City of Tallahassee

On November 2, 2018, Leon County and the City of Tallahassee released a request for qualification (RFQ) to identify local organizations that are interested and have the capacity to serve as a community land trust. In a community land trust model a home and the land it sits on are separated which allows the sell and transfer of title of a home without selling the land. This

allows the cost of the home to be more affordable. A non-profit organization, which serves as the community land trust entity, holds title to the land and manages the ground lease which sets limitations on the resale of the home. This allows the property and home to remain affordable in perpetuity.

The deadline to submit bids is November 27, 2018. A committee will be formed to review the responses that will include representatives from the County's Housing Division, the City, and HFA. At its June 20, 2018 meeting the HFA appointed Mr. Jeffery Sharkey to serve on the RFQ Review Committee. The Committee is expected to evaluate the bids and make a recommendation in early December which would be presented to the County and City Commissions respectively in late January or early February. County staff will continue to provide updates to the HFA regarding the community land trust process. **Additionally, it is recommended that the HFA invite the Florida Housing Coalition to a future meeting to provide a comprehensive presentation on community land trust in order to gain a greater understanding of its impact to affordable housing.**

#### Tallahassee-Leon County Housing Leadership Council

In June 2018, the County and City each budgeted \$5,000 (total of \$10,000) to United Partners for Human Services (UPHS) to provide administrative support to the Tallahassee-Leon County Housing Leadership Council (Leadership Council). The purpose of the Leadership Council is to strengthen and encourage greater collaboration and coordination among local housing stakeholders.

The Leadership Council's primary functions will include:

- Holding bi-monthly and/or quarterly meetings with all affordable housing stakeholders to share data, best practices, and leverage resources.
- Collecting, maintaining, and promoting local affordable housing data, including an inventory of affordable rental housing units, the percentage of County and City residents that are cost burdened by housing; and work with Big Bend Continuum of Care to collect and maintain data on the homeless population.
- Promoting affordable housing programs and services by operating as the clearinghouse for public information including down-payment assistance programs, home rehabilitation programs, emergency housing repair programs, rapid rehousing programs, homebuyer education programs, etc.

The first meeting of the Leadership Council is expected to take place late November or early December. On June 20, 2018, the HFA appointed Chairman Tom Lewis to serve on the Leadership Council.

CC: Mark Hendrickson, Financial Advisor to the Housing Finance Authority of Leon County