



***AFFORDABLE
WORKFORCE HOUSING
ACTION PLAN***

HFA SUPPORTS THE GROWING WORKFORCE



TODAY'S PRESENTATION WILL COVER...

- WHO IS THE HOUSING FINANCE AUTHORITY
- *THE ESSENTIAL WORKER* HOUSING INVENTORY ANALYSIS
- THE FUTURE WORKFORCE IN MARION COUNTY
- HOUSING AFFORDABILITY FOR THE ESSENTIAL WORKFORCE
- KEY POINTS FROM THE CORE WORKFORCE HOUSING STUDY
- PUBLIC PRIVATE PARTNERSHIP COULD BE THE ANSWER TO OUR ESSENTIAL WORKER HOUSING ISSUES
- HOW CAN YOU AND THE COMMUNITY GET INVOLVED

A map of Alachua County, Florida, with various precincts outlined in green and labeled with numbers. The county is shaded in light orange. Surrounding counties are labeled: Alachua to the north, Putnam to the northeast, Volusia to the east, Lake to the southeast, Sumter to the south, and Citrus to the southwest. The text is overlaid on the map.

WHO IS THE HOUSING FINANCE AUTHORITY

**MISSION STATEMENT:
TO INCREASE THE AVAILABILITY
OF ESSENTIAL HOUSING**

WHO IS THE HOUSING FINANCE AUTHORITY

- The Housing Finance Authority (HFA) was established July 15th, 1980
- In 1981 Bond funding was offered and accepted by Paddock Park & Paddock Place apartments
- Three years later a bond was offered and accepted by Timber Ridge
- The HFA was dormant from the mid 1980's until early 2000s
- The bylaws were updated on July 18th, 2007, and became active again
- 2018 PH Culver became the new Chairman, and the HFA was positioned under Marion County Community Services and Director Cheryl Martin
- In 2019 Keith Fair was retained as the Executive Director
- The HFA currently owns and manages 40 rental properties

***THE ESSENTIAL WORKER* HOUSING INVENTORY ANALYSIS**

- Marion County needs to construct about 4,235 new homes a year to cover population growth trends. We are currently over 6,000 units behind.
- Since 2016, there have been very few building permits issued for multi-family structures composed of seven or more units.
- Median single-family home prices in Marion County are up 36% since the start of 2021.
- If Marion County wants to retain its rural character while supporting its growing population, it will need to support high-density residential developments within the Urban Core.
- The current average home size in the county does not reflect the typical household size needed for those moving into Marion County.
- The data shows two-person Households Size is the highest percentage and greatest demand in Marion County.

HFA HOUSING DEFINITIONS

Marion County Area Median Income(AMI) is \$65,200

- **Household Income at 50% AMI**
Low-income families whose incomes that do not exceed 50 percent of the median family annual income would be \$32,600. Renting would be the best recommendation for this income classification.
- **Household Income at 80% AMI**
Moderate income families can affordable either home ownership or renting. Generally, the persons in this income classification of 80 percent and earning a household annual income of \$52,160 are renters.
- **Household Income at 100 -120% AMI**
Living Wage income families are candidates for market rate rents or home ownership. The family annual income for this classification would be \$65,200 - \$78,240.

Note: The HFA agrees with The Brooke Amendment and HUD* that a family should spend 30% of their gross income on housing. This is a great guideline for managing a household budget.

THE FUTURE WORKFORCE IN MARION COUNTY

- **The current population in Marion County is 385,000**
(1970 - 69,000; 1980 - 122,488; 1990 - 197,095; 2000 - 260,198; 2010 - 331,341; 2020 - 377,370)
- **Marion County is one of the Top 25 Fastest Growing Metros in the US @ a 2.1% growth rate with 159 people moving in every week between the ages of 30-39**
- **According to US News and Report Marion County ranks 6th fastest growing metro in the United States and 16th in Best Place for retirement**
- **Approximately 200 people moving into Marion County every week**

THE FUTURE WORKFORCE IN MARION COUNTY CONT'D

- Marion County/Ocala recorded to be #1 among the Top 200 largest metro for job growth in 12 months with Marion County's unemployed rate at 3.6 % which is below the state average
- The companies moving into Marion County are known to be recession-resistant... Chewy, Auto Zone, FedEx, Amazon, Dollar Tree, McLane Food Service
- Median Household Income grew 31.4% faster than the US Average 2016-2020.

HOUSING AFFORDABILITY FOR THE ESSENTIAL WORKFORCE

AREA MEDIAN INCOME @ \$65,200

Based On 80% AMI @ \$52,160 Annually or \$4,346.67 Monthly

Max Purchase \$200,000 / Rentals 1-Bed \$933.00 / 2-Bed \$1,120.00 /
3-Bed \$1,293.00

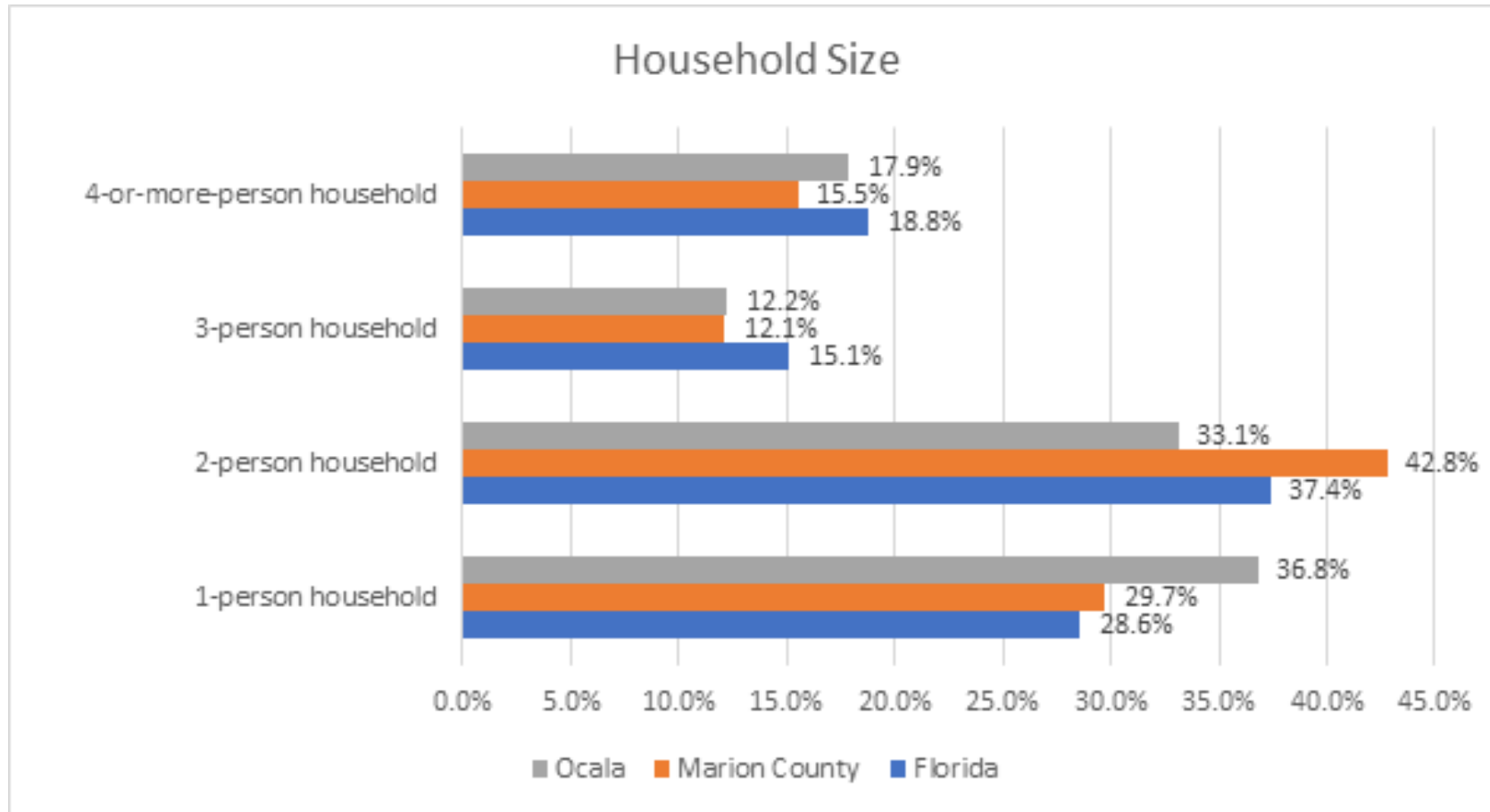
Based on 100% AMI @ \$65,200 Annually or \$5,433.33 Monthly

Max Purchase \$255,000 / Rentals 1-Bed \$1,165.00 / 2-Bed \$1,400.00 /
3-Bed \$1,617.00

Based on 120% AMI @ \$78,240 Annually or \$6,520.00 Monthly

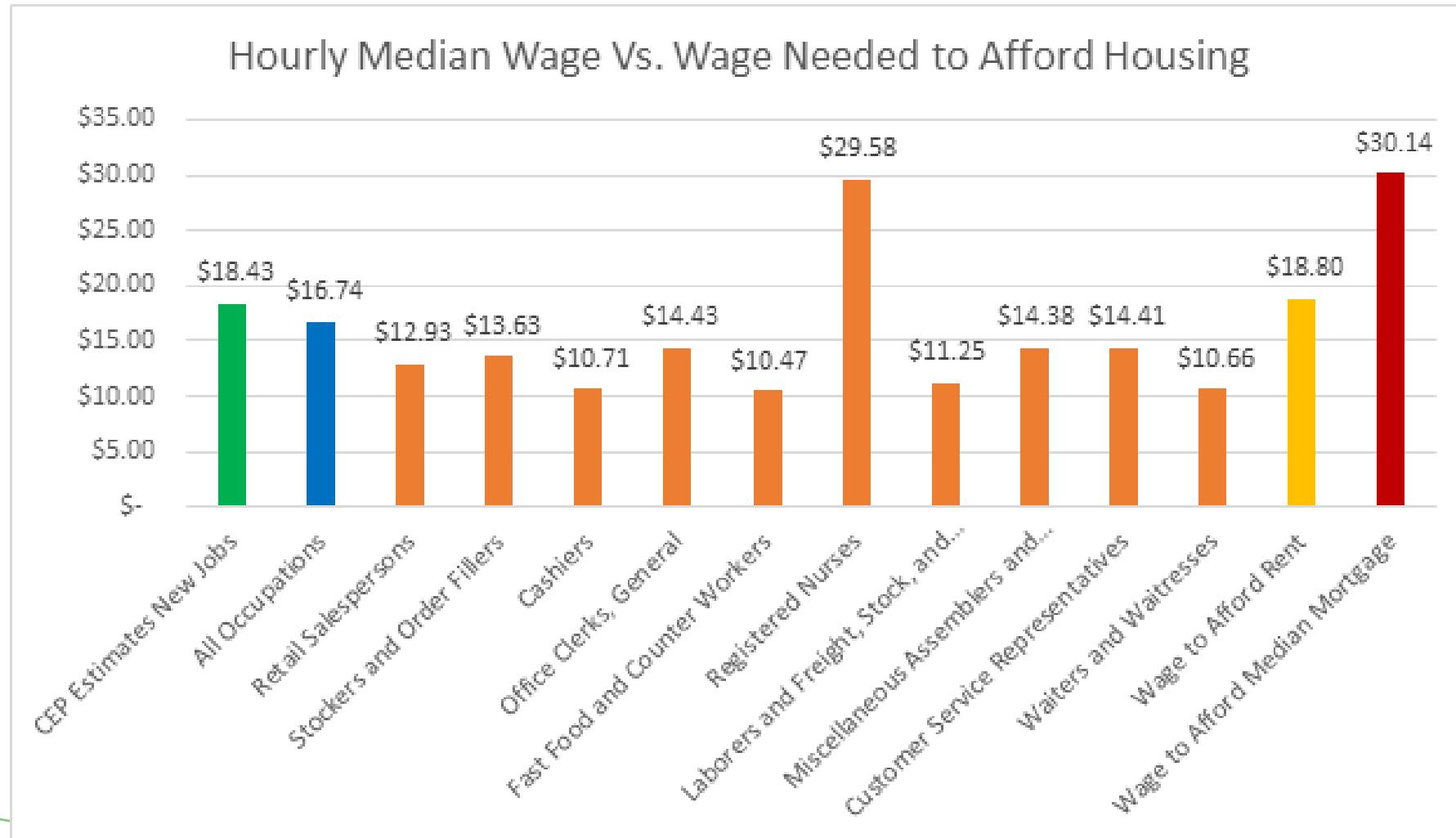
Max Purchase \$300,750 / Rentals 1-Bed \$1,401.00 / 2-Bed \$1,680.00 /
3-Bed \$1,941.00

MARION COUNTY HOUSEHOLD SIZE



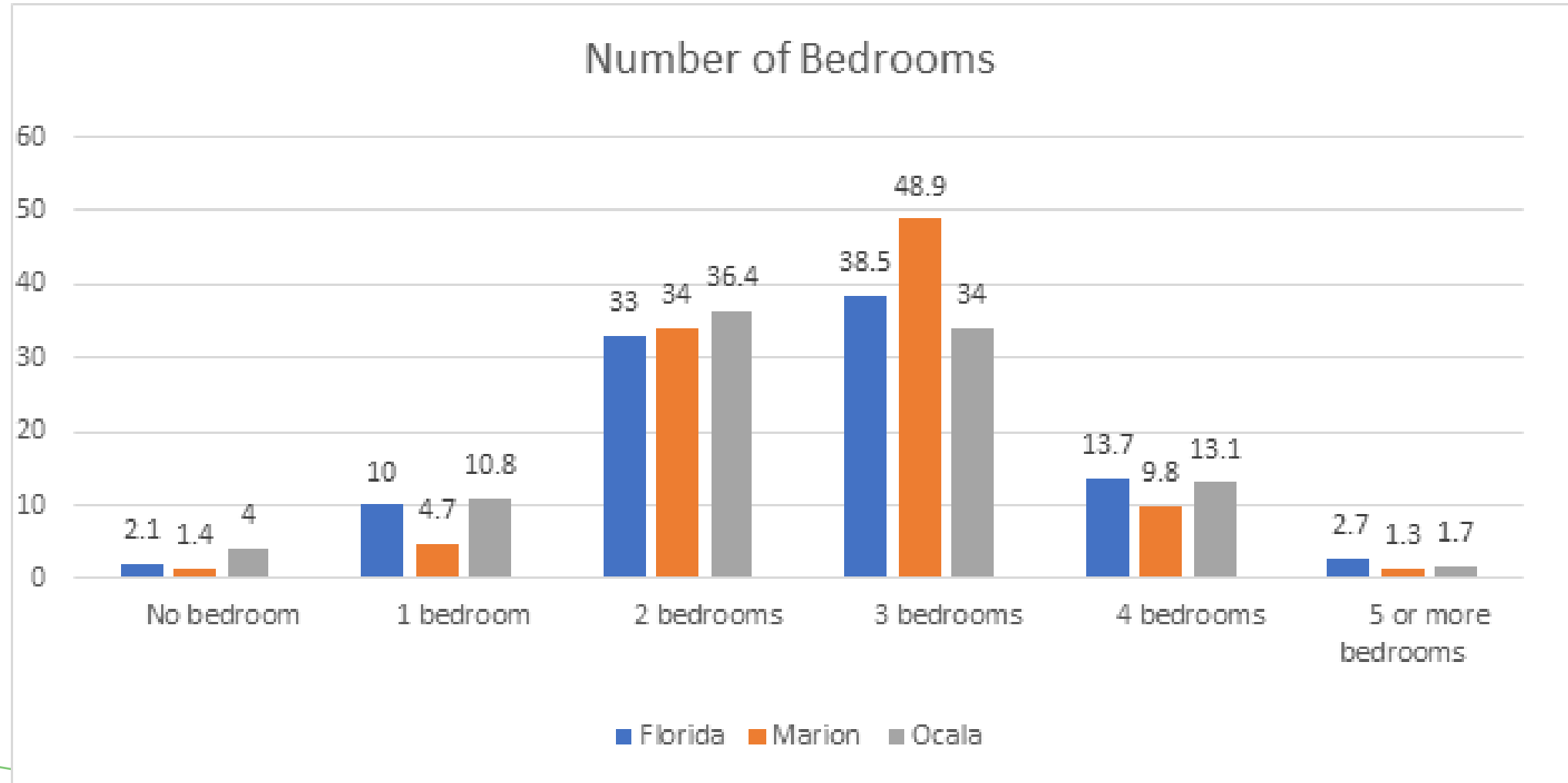
Source: 2019 5-Year ACS, Census Table DP04

ACTUAL VS. NEEDED WAGES TO AFFORD HOUSING



Source: US Bureau of Labor Statistics, 2021, Census American Community Survey 5 Year Estimates, 2020

NUMBER OF BEDROOMS STATE-COUNTY-CITY



Source: 2019 5-Year ACS, Census Table DP04

AFFORDABILITY CALCULATIONS

MONTHLY PAYMENT CALCULATOR

Based on 50% AMI

Proposed Amounts

Applicant Information:			
Annual Income	\$ 32,600	Monthly Debt	\$ 350
Monthly Income	\$ 2,716.67		
Front Ratio	30.0%	30%	Total \$ 350
Back Ratio	42.9%	43%	
Max Front Ratio	\$ 815.00		
Max Back Ratio	\$ 1,168.17		
Max Monthly PITI	\$ 815.00		

Sales Price	** Down Payment	Mortgage Amount	Annual Interest	Monthly Interest	Term (Months)	Monthly Payment	Taxes & Insurance	Total
\$ 130,000	\$ 35,000.00	\$ 95,000	6.000%	0.005	360	\$569.57	\$245.00	\$814.57

Proposed Amounts

Based on 80% AMI

Applicant Information:			
Annual Income	\$ 52,160	Monthly Debt	\$ 565
Monthly Income	\$ 4,346.67		
Front Ratio	29.9%	30%	Total \$ 565
Back Ratio	42.9%	43%	
Max Front Ratio	\$ 1,304.00		
Max Back Ratio	\$ 1,869.07		
Max Monthly PITI	\$ 1,304.00		

Sales Price	** Down Payment	Mortgage Amount	Annual Interest	Monthly Interest	Term (Months)	Monthly Payment	Taxes & Insurance	Total
\$ 202,000	\$ 35,000.00	\$ 167,000	6.000%	0.005	360	\$1,001.25	\$300.00	\$1,301.25

Rentals

One bedroom	\$583.00
Rental Limits / 2 bedrooms	\$700.00
Rental Limits / 3 bedrooms	\$808.00

One bedroom	\$933.00
Rental Limits / 2 bedrooms	\$1,120.00
Rental Limits / 3 bedrooms	\$1,293.00

Proposed Amounts

Based On 100% AMI

Applicant Information:			
Annual Income	\$ 65,200	Monthly Debt	\$ 650
Monthly Income	\$ 5,433.33		
Front Ratio	31.0%	30%	Total \$ 650
Back Ratio	42.9%	43%	
Max Front Ratio	\$ 1,630.00		
Max Back Ratio	\$ 2,336.33		
Max Monthly PITI	\$ 1,630.00		

Sales Price	** Down Payment	Mortgage Amount	Annual Interest	Monthly Interest	Term (Months)	Monthly Payment	Taxes & Insurance	Total
\$ 255,500	\$ 25,000.00	\$ 230,500	6.000%	0.005	360	\$1,381.96	\$300.00	\$1,681.96

Proposed Amounts

Based On 120% AMI

Applicant Information:			
Annual Income	\$ 78,240	Monthly Debt	\$ 850
Monthly Income	\$ 6,520.00		
Front Ratio	30.0%	30%	Total \$ 850
Back Ratio	43.0%	43%	
Max Front Ratio	\$ 1,956.00		
Max Back Ratio	\$ 2,803.60		
Max Monthly PITI	\$ 1,956.00		

Sales Price	** Down Payment	Mortgage Amount	Annual Interest	Monthly Interest	Term (Months)	Monthly Payment	Taxes & Insurance	Total
\$ 300,750	\$ 25,000.00	\$ 275,750	6.000%	0.005	360	\$1,653.26	\$300.00	\$1,953.26

One bedroom \$1,165.00

Rental Limits / 2 bedrooms \$1,400.00

Rental Limits / 3 bedrooms \$1,617.00

One bedroom \$1,401.00

Rental Limits / 2 bedrooms \$1,680.00

Rental Limits / 3 bedrooms \$1,941.00

6/15/2022

**Down Payment Assistance
Through Community Services

“KEY POINTS” FROM THE CORE WORKFORCE HOUSING STUDY

- **Marion county is no longer a rural county**
- **Data shows there is a need to create smaller housing units**
- **Over 20,000 households in Marion County live in un-affordable housing**
- **Essential housing is a key community asset**
- **Affordable housing is not substandard housing**

CONT'D

“KEY POINTS” FROM THE CORE WORKFORCE HOUSING STUDY

- **Affordable housing and strong economic growth CAN work together**
- **Housing affordability requires long-term investments**
- **Support infrastructure needed for affordable housing developments**
- **Increase maximum allowable densities in the county**

IS PUBLIC PRIVATE PARTNERSHIP THE ANSWER?

- If the County, City or Citizen donates property to the HFA, this is a Public Contribution
- When the land has been transferred, the HFA would enter into a land lease agreement with the “New Public Private LLC” (NPPLLC)
- The NPPLLC begins developing the affordable multi-family essential workforce apartments... surveying, engineering, concept drawings, zoning, blueprints, apply for permits, secure construction loan, etc.
- The HFA will apply for any available grants that could be applicable to the development
- The HFA is responsible for all building materials for the development

PUBLIC PRIVATE PARTNERSHIP

- The HFA will purchase all the building materials for the development
- During construction, the HFA would start applying for a HUD 223(f) loan for the development with a loan term of 35 years, 85% LTV, and low interest rate
- The HFA will own the apartment buildings, manage the property, and collect the monthly rents from the tenants... monthly fee TBD
- The HFA will also income qualify the tenants to make sure the property is compliant to HUD standards
- The workforce housing rents would be a blend of 80%, 100%, 120%, and 140% AMI (Area Median Income) / If there are Grant Funds used then there may be a percentage of 50% AMI rents pending on specific Grant Guidelines
- Ad Valorem property taxes will not be applicable because the property ownership is with the HFA
- The private partner would retain all the monthly net revenues after approved expenses are paid

HOW CAN YOU AND THE COMMUNITY GET INVOLVED

- The HFA has established an account at the Community Foundation to accept cash and land donation
- Every development will have a “Walkway of Progress” on the property made from bricks and/or pavers with donor’s names
- Pallets and/or truckloads of in-kind gifts will be welcomed too... paint, lumber, electric wiring, dry wall, piping, landscaping/sod, tile or flooring, appliances, HVAC systems, windows, doors, hardware, cabinets, center blocks, truck load of concrete, etc.
- This truly can be a community effort coming together to solve a major issue in our county.

HFA SUPPORTS THE GROWING WORKFORCE





Q & A

THANK YOU!