



City Commission **agenda item**

item type Public Hearings	meeting date March 24, 2021
prepared by Allison McGillis	approved by Bronce Stephenson, Michelle Neuner, Randy Knight
board approval Completed	
strategic objective	

subject

Request of the City of Winter Park for:

item list

- Amendment of the Fee Schedule to re-establish an Affordable Housing Fee
- Resolution providing for an Affordable and Workforce Housing Plan
- Joint Participation Agreement with Habitat for Humanity of Winter Park/Maitland, Inc.

motion / recommendation

background

This item is a Public Hearing on three items regarding the re-establishment of the Affordable Housing Fee; a Resolution providing for a Housing Plan outlining priorities and parameters for the Housing Program and a Joint Participation Agreement with Habitat for Humanity of Winter Park/Maitland Inc.

The City fee schedule is proposed to be amended to add 0.005 of the building valuation as the fee amount. For a new single family home with a permit valuation (cost to construct) of \$400,000, the fee would be \$2,000. In October 2019 the building permit fee was reduced by 0.10% which was a reduction in building permit fees of 11%. This would recapture one-half of that reduction. It is expected to raise \$200,000 to \$250,000 per year.

The City Commission directed staff to bring this fee back in concert with a Resolution to adopt a Housing Program Plan to establish priorities for disbursements, proposed as follows:

1. Housing provided by Habitat for Humanity of Winter Park/Maitland, Inc.
2. Housing provided by the Winter Park Housing Authority.
3. Housing provided by other non-profit 501 (c) (3) entities who provide affordable

housing.

4. Housing provided via down payment or rental assistance to income qualified police or fire employees to enable residence within the City for immediate response if needed during emergencies.

No housing funds can be disbursed over the typical authority granted to the City Manager unless specifically approved by the City Commission. The Resolution would also enable the City Commission to enter into long term funding agreements with non-profit housing providers subject to availability of funding. Funding may be also be utilized for sites located within the city limits or within annexation reserve areas in the Comprehensive Plan that are located within one-quarter mile of the city limits.

The Joint Participation Agreement with Habitat for Humanity would re-establish the formal Agreement that was in place until 2011. The Agreement, subject to authorization via the adoption of the Annual Budget and availability of funds, would allocate monies to Habitat for the purchase of one building lot per year for the next five years. The Agreement would also provide that these housing funds could also be used to pay for indirect costs such as impact fees, tree removals and related construction fees/costs paid to the City. The Agreement also provides a 50% discount for the annual fundraising events of Habitat, which are the Fiddlers 5K and the Night Golf event at the Country Club. The Agreement allows the City Commission to terminate this Agreement for any reason at any time.

alternatives / other considerations

fiscal impact

ATTACHMENTS:

[Affordable_Housing_Resolution__updated 3.18.21.doc](#)

ATTACHMENTS:

[Affordable_Housing_Fee_updated 3.18.21.docx](#)

ATTACHMENTS:

[Joint Participation Agreement with Habitat \[CLEAN\].doc](#)