
CITY COUNCIL WORKSHOP

CITY OF LAKE CITY

August 18, 2025 at 5:00 PM

Venue: City Hall

AGENDA

REVISED

Revised 8/14/2025: PowerPoint Presentation updated with additional slides

This meeting will be held in the City Council Chambers on the second floor of City Hall located at 205 North Marion Avenue, Lake City, FL 32055. Members of the public may also view the meeting on our YouTube channel. YouTube channel information is located at the end of this agenda.

Call to Order

Roll Call

Ladies and Gentlemen; The Lake City Council has opened its public meeting. Since 1968, the City Code has prohibited any person from making personal, impertinent, or slanderous remarks or becoming boisterous while addressing the City Council. Yelling or making audible comments from the audience constitutes boisterous conduct. Such conduct will not be tolerated. There is only one approved manner of addressing the City Council. That is, to be recognized and then speak from the podium.

As a reminder, persons are not to openly carry a handgun or carry a concealed weapon or firearm while the governing body is meeting.

Failure to abide by the rules of decorum will result in removal from the meeting.

Items for Discussion

- [1.](#) Proposed Lake City Housing Authority

Public Participation - Public Comments

Citizens are encouraged to participate in City of Lake City meetings. The City of Lake City encourages civility in public discourse and requests that speakers direct their comments to the Chair. Those attendees wishing to share a document and or comments in writing for inclusion into the public record must email the item to submissions@lcfla.com no later

than noon on the day of the meeting. Citizens may also provide input to individual council members via office visits, phone calls, letters and e-mail that will become public record.

YouTube Information

Members of the public may also view the meeting on our YouTube channel at:
<https://www.youtube.com/c/CityofLakeCity>

Pursuant to 286.0105, Florida Statutes, *the City hereby advises the public if a person decides to appeal any decision made by the City with respect to any matter considered at its meetings or hearings, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.*

SPECIAL REQUIREMENTS: *Pursuant to 286.26, Florida Statutes, persons needing special accommodations to participate in these meetings should contact the **City Manager's Office at (386) 719-5768.***

File Attachments for Item:

1. Proposed Lake City Housing Authority

Proposed Lake City Housing Authority





Proposed Lake City Housing
Authority

VISION STATEMENT

Lake City envisions a future where small-town values meet modern opportunity—a welcoming community where everyone has access to quality housing, meaningful employment, and essential services. Our strategic growth will revitalize all neighborhoods, create vibrant recreational amenities, and expand opportunities for residents of all ages and backgrounds. By leveraging our strategic location while honoring our heritage, we will build a strong economy that offers pathways to prosperity for all who call Lake City home.



STRATEGIC PLAN

Lake City developed a strategic plan with input from a broad range of stakeholders, including city staff, elected officials, county and school leaders, business owners, representatives from HAECO, Weyerhaeuser, and HCA Lake City Hospital. Regional input came from Columbia County, JAXPORT, and state agencies. A community survey drew 546 responses from across all neighborhoods, reflecting diverse voices and strong public investment in Lake City's future.



RESULTS OF THE STRATEGIC PLAN

Economic
Development

Housing
and
Community
Development

Infrastruc
ture &
Sustainabl
e Growth

Public
Safety &
Community
Engagement



STRATEGIC PLAN HOUSING INITIATIVE

Housing & Community Development: *Expand housing options through the new Housing Authority and public-private partnerships. Focus on neighborhood revitalization, downtown development, and recreation expansion.*



OVERVIEW

The proposed Housing Authority is an answer to the Strategic Plan and Community Survey conducted by Lake City. It is designed to address various housing needs throughout the community. **Most importantly, there is no cost to taxpayers (local residents), and in time, it will actually increase property values.** Historically, housing authorities have preserved the existing housing stock and stabilized property values. The Authority will be a department of the city directed by the Lake City Council.



Proposed Lake City Housing Authority

SERVICES



Workforce Housing



Energy Assistance



Veterans Assistance



Coordination with Columbia County
Housing Authority



PROGRAMS

- Abandoned Houses – Rehab or Rebuild
- Container Houses – Build, Rent, Sell
- Below Market Rate Loans:
 - Home Improvements
 - Mortgage Down Payment Assistance
- Senior Living:
 - Cottages/ Villas
 - 100 Unit Building
- Below Market Rate Apartment Building
 - 100 Unit Building



ABANDONED HOMES PROGRAM



Bring Up to Code or
Rebuild



Rent



Sell to Renter or to
Real Estate
Investment Market



Continue Cycle
Purchase Additional
Homes



Initial Budget -
(10) Homes -
Purchase Price &
Rehab \$100,000 -
\$1,000,000

CONTAINER HOME PROGRAM



HOME IMPROVEMENT LOAN PROGRAM



Proposed Lake City Housing Authority

SENIOR HOUSING PROGRAM



Build a 100-unit complex



Rent



Sell Real Estate Investment Market



Sell as Condos/Manage



Total Buildout - \$18,000,000



Proposed Lake City Housing Authority

APARTMENT BUILDING PROGRAM



BUILD A 100-
UNIT COMPLEX



RENT



SELL REAL
ESTATE
INVESTMENT
MARKET



CONTINUE
OWNERSHIP



TOTAL BUILDOUT
- \$18,000,000



Municipal Bonds

- Municipal bonds are debt securities issued by cities to finance obligations and capital projects.
- Generally, the interest on municipal bonds is exempt from income tax.
- As a result, borrowing rates are much lower than corporate rates.
- It is proposed that the Housing Authority issue Alternate Revenue Bonds.
- Annual payments will be made by sources other than property tax (*rents & property sales*).
- City may be required to secure annual payments until the project begins collecting rents.



Housing Authority Bonds

- Issue Bonds Per Program
- Use Proceeds to Purchase and Rehab Property
- Collect Rents
- Use Rents to Make Bond Payments
- Sell Property
- Purchase and Rehab a Second Property
- Collect Rents
- Use Rents & Profits From Sale to Make Bond Payments on Second Property
- Sell Property
- Program Keeps Revolving
- NO IMPACT ON FULL FAITH & CREDIT OF CITY/ OR BUDGET
- NO COST TO RESIDENTS



CONCLUSION

This newly formed department will serve as a dedicated body to oversee housing development initiatives, including the construction, acquisition, rehabilitation, and management of affordable properties throughout the city. Additionally, it will benefit all segments of the community, including local businesses, by maintaining assessed values and enhancing neighborhood quality.

We hope to secure your input and support for the proposed programs.



CONTAINER HOMES

Shipping container developments can be found in a variety of cities throughout the United States, often in urban areas with high demand for affordable and sustainable housing. Shipping container developments are underway in:

- Los Angeles, California
- Portland, Oregon
- Chicago, Illinois
- New York City, New York
- Seattle, Washington

BENEFITS TO LAKE CITY

- Affordable housing
- Sustainable housing
 - Made from recycled materials, highly energy-efficient, environmentally friendly.
- Durability
 - Extremely durable and can withstand extreme weather conditions. Much stronger than trailers.
- Customization
 - Easy to modify and customize.
- Often offer stylish, high-end finishes, private outdoor spaces, shared amenities.

APARTMENT BUILDINGS

Florida has only 25 affordable and available rental homes for every 100 extremely low-income renters, according to The Gap report from the National Low Income Housing Coalition.

A new University of Florida report highlights a continued shortage of affordable housing for Florida's workforce and seniors, despite rising single-family and multifamily construction. The state now has nearly 5.9 million single-family homes, with 71 percent serving as primary residences. Still, many Floridians face high housing costs that limit their ability to afford other essentials like food, transportation, and health care, according to UF's Shimberg Center for Housing Studies.

RECOMMENDATION: Lake City construct a 100 unit apartment building with affordable rents.

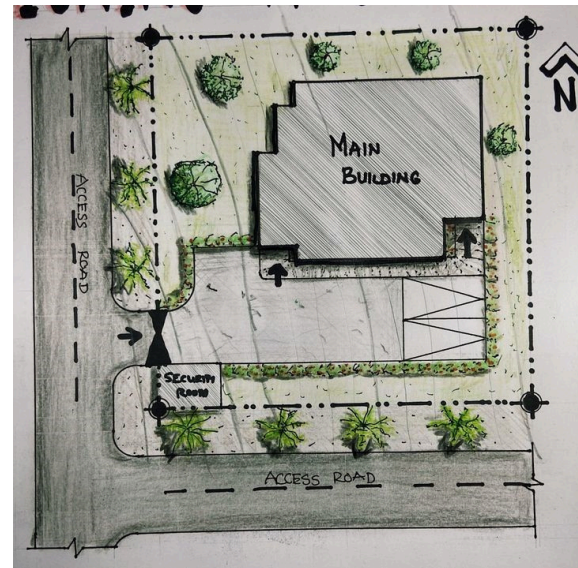


LAKE CITY PROPOSED HOUSING AUTHORITY



WHAT DOES A HOUSING AUTHORITY DO?

- Separate & distinct public legal body
- Created by the state, not the city
- The state authorizes a housing authority to:
 - Clear slums
 - Provide affordable housing
- Buy, build and operate property
- Lease, rehabilitate and sell property
- Spend and repay funds from Housing Authority budget



SENIOR HOUSING

Lake City Housing Authority agrees to a bond issuance of up to \$15 million for the construction of a 100-unit masonry constructed elevator apartment located in the historic downtown area.

The proposed project will provide 100 housing units affordable for Lake City seniors aged 55 and above who earn less than 60% of the area median income

SENIOR HOUSING

- With a median rent of \$1,719 and a senior poverty rate of 12.1 percent, nearly **one-fifth** of Florida's residents age 65 and older face significant challenges affording housing.
- A 2023 report by the Harvard Joint Center for Housing Studies shows that seniors aged 65 and older are the fastest-growing demographic facing homelessness.

Harvard's Joint Center for Housing Studies findings:

- **14 percent** of seniors living alone can afford daily visits from health aides
- Only **13 percent** could move to assisted living without depleting their savings

RECOMMENDATION: Prioritize senior housing developments on existing City-owned property downtown and throughout the community.





HOME IMPROVEMENT LOAN PROGRAM

5-year grants cover up to \$50,000 for eligible critical repairs including, but not limited to:

- Health, safety, and code violations;
- Roofing, soffit/fascia/gutters, drainage runoff management;
- Electrical and plumbing systems;
- Foundations, existing decks and porches;
- Modifications and improvements allowing seniors or disabled residents to age in place.

Construction projects are anticipated to begin in Summer 2025 and through 2026.

MORTGAGE DOWN PAYMENT ASSISTANCE PROGRAM

One-fifth of aspiring homeowners (20 percent) believe they'll never be able to save enough for a down payment, according to Bankrate's Down Payment Survey. Suggested guidelines to qualify for Downpayment Assistance Program:

- Usually, first time home buyers
- Primary residence
- No income producer
- Income threshold (AMI)
- Within city limits
- Qualify for 30-year fixed rate mortgage
- Meet credit qualification criteria



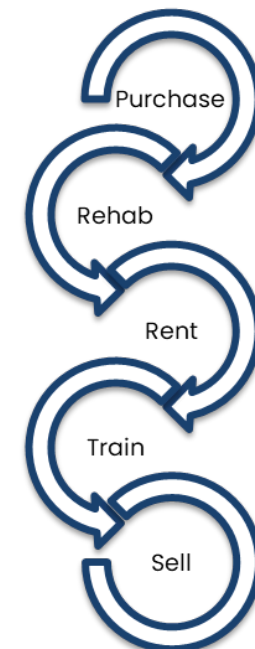
ABANDONED HOMES PROGRAM

There are options for communities to deal with abandoned homes:

- Code Enforcement
- Community Cleanup
- Condemnation
- Purchase

The Housing Authority will be responsible for:

- Purchasing and rehabbing the properties
- Bringing properties up to code
- Training renters on homeownership
- Selling the property to current renters or out on an open real estate market.





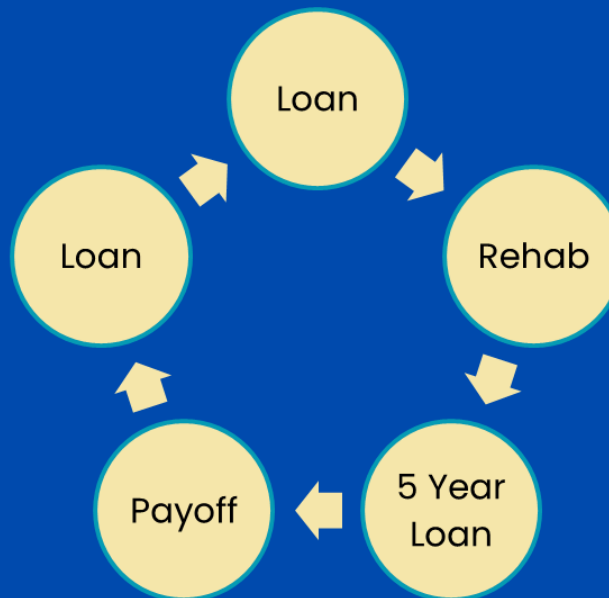
ELIGIBLE PROPERTIES

- Located in the City of Lake City
- Single-family homes, condominiums, and cooperative units
- Buildings with 2-to-4 units are eligible for the program (must be on a permanent foundation, homeowner owns land underneath and taxed as real estate)
- Properties must be held in fee simple title
- Reverse mortgage, home equity, line of credit, contract for deed or ownership held in a trust are ineligible
- Property value cannot exceed \$300,000.00 per Single Family Home / Unit.

RESPONSIBILITIES OF THE HOUSING AUTHORITY

- Purchasing and rehabbing the properties
- Bringing properties up to code
- Training renters on homeownership
- Selling the property to current renters or out on open real estate market.

Revolving loan program: principal interest payments cover the debt service until maturity.



INITIAL STEPS TO ESTABLISH A HOUSING AUTHORITY

- Organize team:
 - Authority Attorney, Bond Counsel, Bond Financial Advisor, City Manager, Assistant City Manager, Finance Director, City Planner / Growth Manager, Finance Consultant
- City Staff Department Review:
 - Police, Fire, Public Works, Sewer, Gas, Water, IT
- Seek HUD cooperation
- City Council review and approval:
 - Have one-on-one meetings with City Council members to explain procedure and answer questions
 - Present City Council with an appropriate resolution or ordinance to:
 - Establish need for a housing authority
 - Appoint initial board of commissioners to staggered terms
 - Meet with other local, state, and federal officials to seek support
 - Secure appropriate agreements for initial loans and/or funding
 - Make all necessary filings and disclosures
 - Hire initial Executive Director to facilitate hiring initial staff or enter into interlocal agreements for temporary help during start up
 - Prioritize projects and begin financing

LAKE CITY HOUSING AUTHORITY

VISION

The Authority will be an independent organization directed by Lake City Council designed to address a number of housing needs throughout the community.

IMPACT

There is no cost to local taxpayers (local residents), and will have no effect on property values.

VALUES

Housing authorities preserve the existing housing stock and stabilize property values.

OVERVIEW

- Home Improvement Loan Program
- Abandoned Homes
- Container Homes
- Apartment Buildings
- Senior Housing
- Fair Housing
- Veterans Housing Services

The proposed Housing Authority is an answer to a recent Strategic Plan and Community Survey conducted by Lake City.





LAKE CITY HOUSING AUTHORITY SERVICES AND PROGRAMS

SERVICES

- Workforce Housing
- Energy Assistance
- Veterans Assistance

HOME IMPROVEMENT LOAN PROGRAM

- Qualifying assistance
- Bring homes up to code
- Various home improvements
- Initial Investment (20) loans for \$50,000 max, 5 year term - \$1,000,000

ABANDONED HOMES PROGRAM

- Rehab and bring up to code
- Rent
- Sell to renter or real estate investment market
- Continue cycle purchase additional homes
- Initially (10) homes - purchase price and rehab \$100,000 - \$1,000,000

CONTAINER HOMES PROGRAM

- More secure than trailers
- Rent
- Sell to renter or to real estate investment market
- Initially (10) homes - build \$85,000 - \$850,000

APARTMENT BUILDING PROGRAM

- Build a 100-unit complex
- Rent
- Sell real estate investment market
- Continue ownership
- Total buildout - \$15,000,000

SENIOR HOUSING PROGRAM

- Build a 100-unit complex
- Rent
- Sell real estate investment market
- Sell as condos / manage
- Total buildout - \$15,000,000