



# **Inclusionary Housing Study Update and Discussion**

**Board of County Commissioners Special Meeting  
September 19, 2023**

# County Commission Direction

At its December 13, 2022 meeting, the Board of County Commissioners directed staff to develop a scope of services and move forward with a contract with the Florida Housing Coalition for a feasibility study for mandatory inclusionary housing in the unincorporated County.

# What is Inclusionary Housing?

- Land use policy intended to increase private development of affordable housing and promote more even geographic distribution of affordable housing.
- Requires or incentivizes housing developers to include units affordable to households of specified income levels as part of new residential developments.
- Inclusionary requirements are typically given as a percentage of the total number of units in the development (e. g. 10% of total housing units must be affordable to households at or below 50% area median income)
- Local governments must provide incentives to offset the financial impact to the housing developer, per Florida Statutes.

# Statutory Requirements for Inclusionary Housing

- House Bill 7103, signed into law in 2019, revised Sec. 125.01055, Florida Statutes (“Affordable Housing”) to provide the following:
- **Inclusionary housing ordinance may *require developer to:***
  - Provide a specified number or percentage of affordable units within a development, OR
  - Contribute to a housing fund or alternative in lieu of building the affordable housing units
- **In exchange, a *County must:***
  - Provide incentives to fully offset all costs to developer of its affordable housing contribution
- **Incentives may include:**
  - Density or intensity bonuses
  - Reducing or waiving application fees or reduced process requirements
  - Granting other incentives

# Affordable Housing Definition

**Affordable Housing:** Affordable means that monthly rent or monthly mortgage payments including insurance and property taxes generally do not exceed 30 percent of that amount which represents the percentage of the median adjusted gross income for households qualifying under the definitions for low-income, moderate-income and very low-income.

Extremely Low: Household AGI  $\leq$  30% of household median AGI for area

Very Low: Household AGI  $\leq$  50% of household median AGI for area

Low: Household AGI  $\leq$  80% of household median AGI for area

Moderate: Household AGI  $\leq$  120% of household median AGI for area

*Definitions from Alachua County Comprehensive Plan*

*AGI = Annual Adjusted Gross Income*

# Inclusionary Housing Feasibility Study

- **Florida Housing Coalition Deliverable Report #1**
  - Frames the need and context for a mandatory inclusionary housing program in Alachua County
  - Identifies and analyzes key data (socioeconomic, demographic, etc.) points
- **Florida Housing Coalition Deliverable Report #2**
  - Analyzes potential outcomes from implementing a mandatory inclusionary housing program
  - Provides a menu of options for consideration.



# Presentation to the Alachua County Affordable Housing Advisory Committee (AHAC)

- The findings and solution options detailed in the Florida Housing Coalition reports were presented to AHAC on the following dates:
  - Wednesday, August 16, 2023
  - Wednesday, September 13, 2023
- AHAC does not have a recommendation for mandatory inclusionary housing at this point and recommends further exploration and expansion of voluntary inclusionary housing options.

# Potential Next Steps

Provide direction if the Board wishes to proceed with developing and ordinance to establish a mandatory Inclusionary Housing program and any general parameters for such a program.



# Questions and Board Discussion