

Alachua County IHO Feasibility Study

Alachua County AHAC Meeting | August 16, 2023



Households at 80% AMI and below have greatest need for affordable housing.

Household Income Maximum as % of AMI	Median Home vs Income at AMI \$326,000		Median Townhome vs Income at AMI \$175,000		Median Rent vs Income at AMI \$1,598	
	1-person	4-person	1-person	4-person	1-person	4-person
30 - Extremely Low	-\$271,400	-\$236,000	-\$120,400	-\$85,000	-\$1,111	-\$591
50 - Very low	-\$234,950	-\$195,950	-\$83,950	-\$44,950	-\$785	-\$341
80 - Low	-\$180,350	-\$117,950	-\$29,350	\$33,050	-\$298	\$413
120 - Moderate	-\$107,480	-\$13,880	\$43,520	\$137,120	\$353	\$1,420
140 - Middle	-\$71,060	\$38,140	\$79,940	\$189,140	\$678	\$1,923



Source: Zillow Observed Rent Index, HUD/SHIP AMI Limits, Florida Realtor's data for median sales price

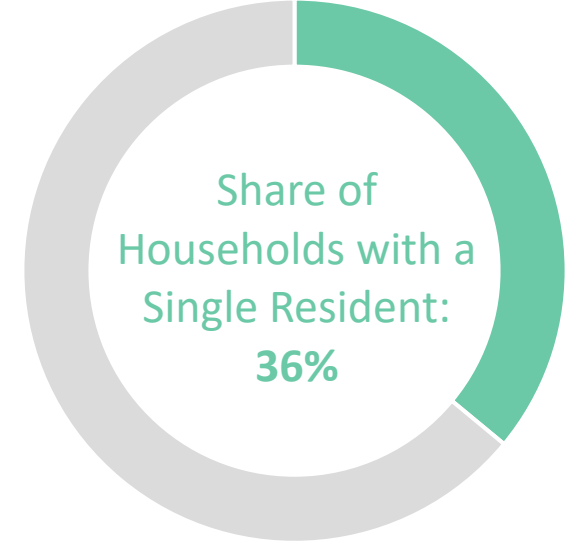
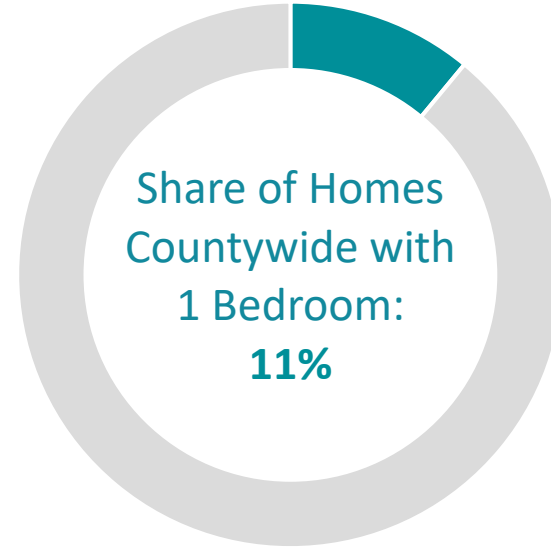
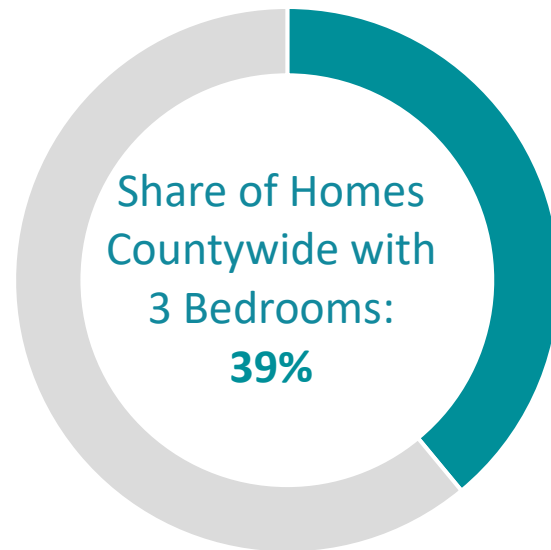
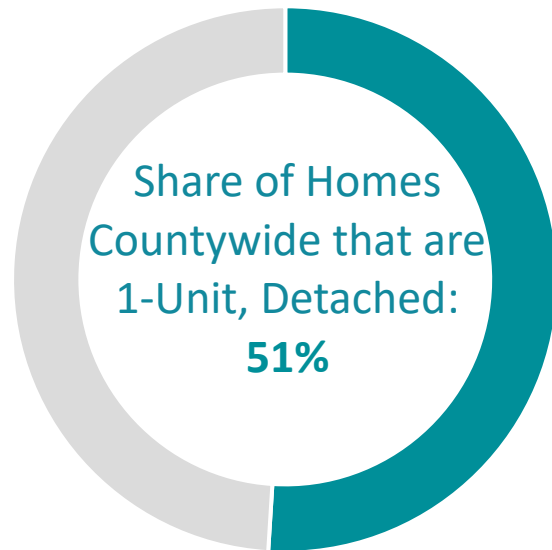
There is dramatic need for more rental housing in unincorporated County, particularly for households earning up to 60% AMI.

- 5-year decrease in units renting for less than \$500: **64.2%**
- 5-year decrease in units renting between \$500 and \$999: **41.2%**
- Growth in rental units in last 5 years occurring at rents of: **\$1,000+**
- No. of 20 most common occupations providing median wages to afford median rent: **3**
- Year-to-year median rent increase in 2021 and 2022: **25% and 15%**
- Deficit of affordable and available rental units at 60% AMI threshold: **5,000**

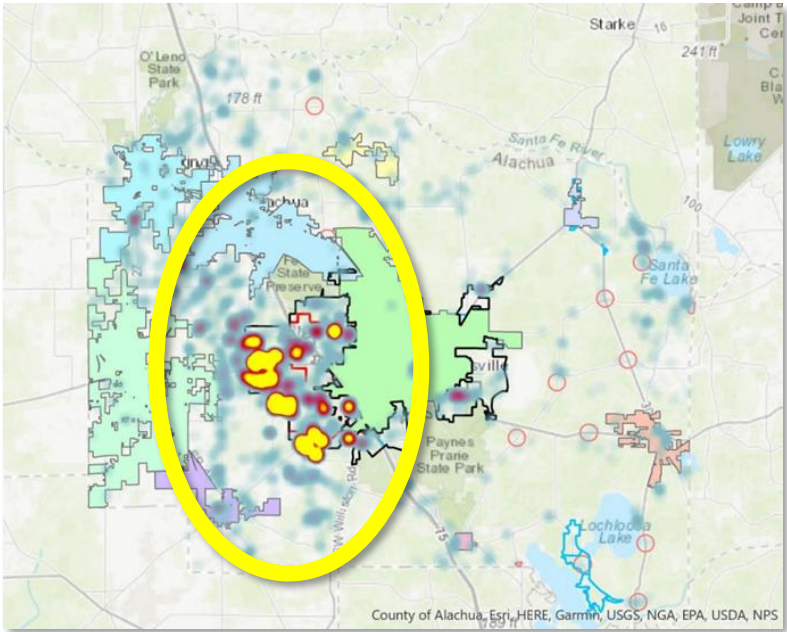
Homeownership is quickly becoming unaffordable for those earning up to 120% AMI.

- Median income increase between 2016 and 2021: **19%**
- Median home price increase between 2016 and 2021: **46%**
- Single-family year-to-year home price increase in 2022 and 2023: **7% each year**
- Townhome year-to-year price increase in 2022 and 2023: **20% and 13%**
- No. of 20 most common occupations providing income to afford median-priced home: **0**

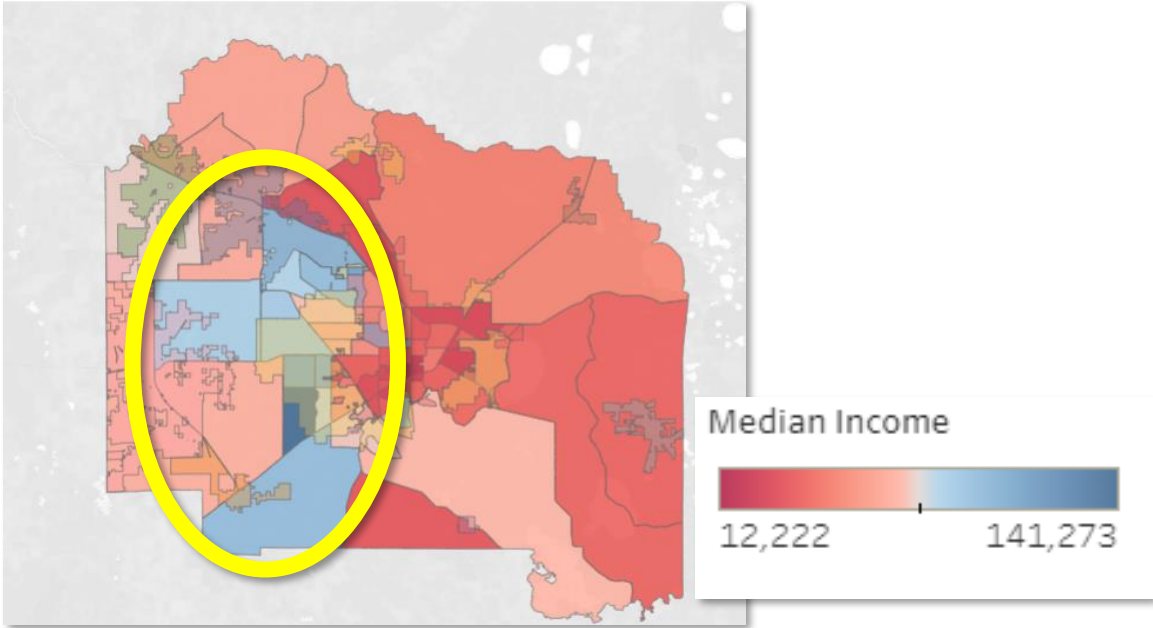
There is a need for housing aligned with household types.



The past 10 years of development aligns with higher-income areas in western county; on-site affordable units provided with new development could help address income segregation/access to opportunity.



Heat Map: Last 10 Years of County Building Permit Data



Median Income by Census Tract



Consider housing needs at higher target income levels than those explicitly identified in the Comprehensive Plan, namely up to 80% AMI for rental and 120% AMI for homeownership strategies.

Policy 1.2.8 of the Housing Element: “Establish regulatory incentives for the development and redevelopment of housing units affordable to very low and extremely low-income households.”

It is not clear that a density bonus, a typical and robust incentive to meet cost-offset requirements of mandatory IHO, would be effective in Alachua County; evaluate alternative strategies/incentives.

By-right increased density and housing types via TOD, TND, and cottage neighborhood regulations

Mixed results regarding complete use of allowed density in TNDs and Cottage Neighborhoods reviewed

Indications from developer interview of limited desire for additional density

Indications from City staff of limited requests for land use amendments/rezonings for additional density

Mandate IHO for future major entitlement increases; Consider growth management, infrastructure provision, and access goals.

Land Use
Amendments

Rezoning

Urban Cluster
Expansions

Robust incentive options for mandatory + voluntary IHO

- Provide density bonus.
- Provide funding and publicly owned land with permanent affordability.
- Remove non-residential requirements of TNDs and TODs.
- Streamline/frontload public hearing and workshop requirements for development with 25+ units.
- Provide standard development fee reduction and transportation mitigation cost offsets.

Additional incentive options for mandatory + voluntary IHO

- Provide off-site stormwater management.
- Facilitate affordable housing development on commercial, industrial and mixed-use sites via Live Local Act (2023).
- Establish additional funding for manufactured/modular homes; consider in view of current HOA rules.
- Eliminate buffer requirements internal to IHO development and buffer/minimum lot size requirements for mixed-use development edge transitions.
- Remove/reduce setback requirements.
- Establish streamlined process to request additional requirement deviations, incentives.



Primary by-right options to further facilitate market-rate and affordable housing.

- Implement a “missing middle housing” district.
- Remove ownership and locational barriers to accessory dwelling units (ADUs); consider tiered size caps between urban and rural areas.

Additional by-right options to further facilitate market-rate and affordable housing.

- Expand expedited review for affordable housing to the entire review process and all developments meeting income-restricted affordable development standards of the County.
- Establish objective terms for transitions between land uses and developments; address these regulations in the LDC as opposed to the Comprehensive Plan.