



Alachua County IHO Feasibility Study: Affordable Housing Strategies Overview

The following summarizes potential strategies to increase affordable housing in Alachua County, based on findings in Report 2 of the Alachua County Inclusionary Housing Ordinance (IHO) Feasibility Study. See the full study for additional details.

While requests for entitlement increases are currently rare, the County can consider implementing mandatory IHO requirements for future entitlement increases via land use amendments, rezonings, and Urban Cluster expansions. Such requirements should apply to single-family and for-sale units.

The following are additional incentive opportunities for voluntary IHO/affordable housing development that can also be provided with mandatory IHO requirements.

- Create an affordable housing density bonus program.
- Provide funding & land with permanent affordability.
- Remove non-residential requirement for TNDs and TODs.
- Streamline/frontload public hearing and workshop requirements for developments with 25 units or more.
- Establish standard development fee and transportation mitigation cost offsets for affordable housing developments.
- Consider additional incentives, including stormwater management support, facilitation of use of non-residential parcels for affordable housing, funding support, and site design flexibility:
 - Provide off-site stormwater management.
 - Facilitate affordable housing development on commercial, industrial and mixed-use sites via the Live Local Act (2023).
 - Establish additional funding for manufactured/modular (the latter indicating no chassis) homes; this approach should be considered in view of current homeowner's association rules which may limit this housing type.
 - 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 and incentives.

The following are opportunities for by-right adjustments to facilitate market-rate housing development, or that are best practice to comply with State law.

- Evaluate locations for implementation of a “missing middle” housing (e.g., duplex, triplex) zoning district.
- Remove ownership and locational barriers to accessory dwelling units (ADUs); consider tiered size caps between urban and rural areas.
- Additional opportunities for expedited review and more objective language for compatibility.
 - 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.