



## Agenda Item Summary

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**File #: 24-00182**

**Agenda Date: 3/5/2024**

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**Agenda Item Name:**

**Inclusionary Housing Study: Follow Up Topics and Focus Areas for Next Steps**

**Presenter:**

Florida Housing Coalition and Alachua County Staff

Kody Glazer, Florida Housing Coalition (consultant)  
Ivy Bell, Senior Planner and Ben Chumley, Principal Planner

**Description:**

Presentation by Florida Housing Coalition and Alachua County staff on various Inclusionary Housing topic areas as requested by the Board of County Commissioners (Board) at its September 19, 2023 meeting. Staff is seeking direction from the Board about whether to proceed with preparing potential changes to the County's Comprehensive Plan and/or Unified Land Development Code to establish certain voluntary and incentive-based inclusionary housing strategies, and any parameters for such strategies.

**Recommended Action:**

Receive presentation and provide direction to staff.

**Prior Board Motions:**

September 19, 2023: The Board directed staff to bring back additional information and recommendations based on the Inclusionary Housing Study.

December 13, 2022: The Board approved a Scope of Work from Florida Housing Coalition in the amount of \$50,000 to assist the County in conducting an Inclusionary Housing Feasibility Study. The Board approved a related budget amendment to utilize reserves to fund the Study with that cost to be reimbursed from American Rescue Plan State and Local Fiscal Recovery Funds.

**Fiscal Note:**

On December 13, 2022, the Board approved a Scope of Work from Florida Housing Coalition in the amount of \$50,000 to conduct an Inclusionary Housing Feasibility Study; the Board also approved a budget amendment to utilize reserves to fund the Study with that cost reimbursed from American Rescue Plan (ARPA) State and Local Fiscal Recovery Funds. On February 28, 2023, the Board approved a recovery plan to secure the use of ARPA funds for the purpose of conducting the Study. The Scope of Work for the Study with Florida Housing Coalition is now substantially completed.

**Strategic Guide:**

## Housing

### **Background:**

Inclusionary housing is a local land use policy that is intended to increase the supply and dispersal of affordable housing throughout the community by requiring and/or incentivizing housing developers to include affordable units as part of new residential developments.

A mandatory inclusionary housing program would typically require a housing developer to designate a certain percentage of the housing units in a development as affordable to certain income levels, or to pay a fee in lieu of constructing the affordable units. Local governments that enact mandatory inclusionary housing requirements are required to provide incentives, such as bonus residential density, to fully offset the costs to the housing developer for providing such affordable housing units (or fee-in-lieu) pursuant to Florida Statute Section 125.01055.

In December 2022, the Board approved a Scope of Work from Florida Housing Coalition to assist the County in conducting an Inclusionary Housing Feasibility Study. The Study provides a data-based foundation for the potential establishment of a mandatory Inclusionary Housing Program and ensures that such a program would comply with the technical requirements of Section 125.01055, Florida Statutes, regarding cost offsets to the housing developer. The Study also helps to determine which locally available incentives may be the most effective and feasible and determines the dollar value of those incentives.

Florida Housing Coalition has submitted three reports, which in total, constitute the Inclusionary Housing Study. These reports are attached to the agenda item.

Report #1 focuses on framing the need and context for an Inclusionary Housing Program in Alachua County. This report utilizes recently completed studies and planning documents, county permit data, Census data, data compiled by the Shimberg Center for Housing Studies, and other readily available sources to identify key data points on local affordable housing needs. Report #1 examines these key data points to help guide the County in determining whether an inclusionary housing ordinance is appropriate to meet its affordable housing goals given the local development context.

Report #2 analyzes potential outcomes from implementing an Inclusionary Housing Program, as well as the feasibility of adopting an effective program in compliance with State law with a resulting menu of regulatory options for the County's consideration.

Report #3 addresses specific questions that the Board had at its September 19, 2023 meeting, and provides a general summary of each of the reports and final recommendations.