

# Inclusionary Housing Presentation

Alachua  
County

March 5,  
2024



THE FLORIDA  
HOUSING  
COALITION



# About the Florida Housing Coalition

- Statewide nonprofit organization that is primarily a training and technical assistance provider to local governments and nonprofits on all things affordable housing
- Our work covers:
  - Compliance with local, state, and federal affordable housing programs
  - Affordable housing program design
  - Capacity building for nonprofit housing providers
  - Land use planning for affordable housing
  - Research & data gathering
- We can provide free training & technical assistance to you under the Catalyst Program

# Presenters



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# Alachua County IHO Feasibility Study

- January 2023 – Alachua County entered into an agreement with the Florida Housing Coalition to produce a feasibility study and policy recommendations for an inclusionary housing ordinance
- Project scope:
  - Report 1 – Framing the Need and Context
  - Report 2 – Analyzing Resources and Capacity
  - **Report 3 – Final Recommendations and Requested Research Topics**

## FHC's Role

- FHC's role is not to set the IHO policy for the County
- Our role is to provide the County with information to help decide on nuances of affordable housing policy
- Staff support

## 9/19/23: Alachua County Commission Meeting

- FHC presented the findings of Reports 1 (Framing the Need and Context) and 2 (Analyzing Resources and Capacity)
- BoCC requested the following areas of research for the final report:
  - Analysis of the County’s definition of “affordable” and possibilities for amendment
  - Best practices and examples on fee waivers for affordable housing
  - Targeted areas to zone for multifamily residential development, including “missing middle” housing
  - Evaluate the concept of removing non-residential requirement for TOD and TND developments in exchange for providing affordable housing
  - Recommendations for a streamlined public hearing process for affordable housing developments
  - Coordinating county and municipal governments on affordable housing policy

# Final Recommendations for IHO in Alachua County

- A limited desire (at the current time) for additional density poses a challenge for implementing a mandatory inclusionary housing ordinance county-wide
- County can:
  - Consider conditioning future major entitlement increases on the applicant providing deed-restricted affordable housing
  - Adopt zoning reforms to facilitate greater allowances for multifamily housing county-wide
  - Adopt other affordable housing policies such as targeted funding efforts, impact fee waivers, expedited permitting and other strategies

## Where to encourage multi-family housing?

- BoCC provided direction for a preliminary analysis to help identify target areas where multifamily and missing middle type uses may be encouraged within the Urban Cluster.
- **Goal:** to ensure areas that receive increased density/units are close to **employment centers** and **commercial services**



## Three main strategies to achieve this goal:

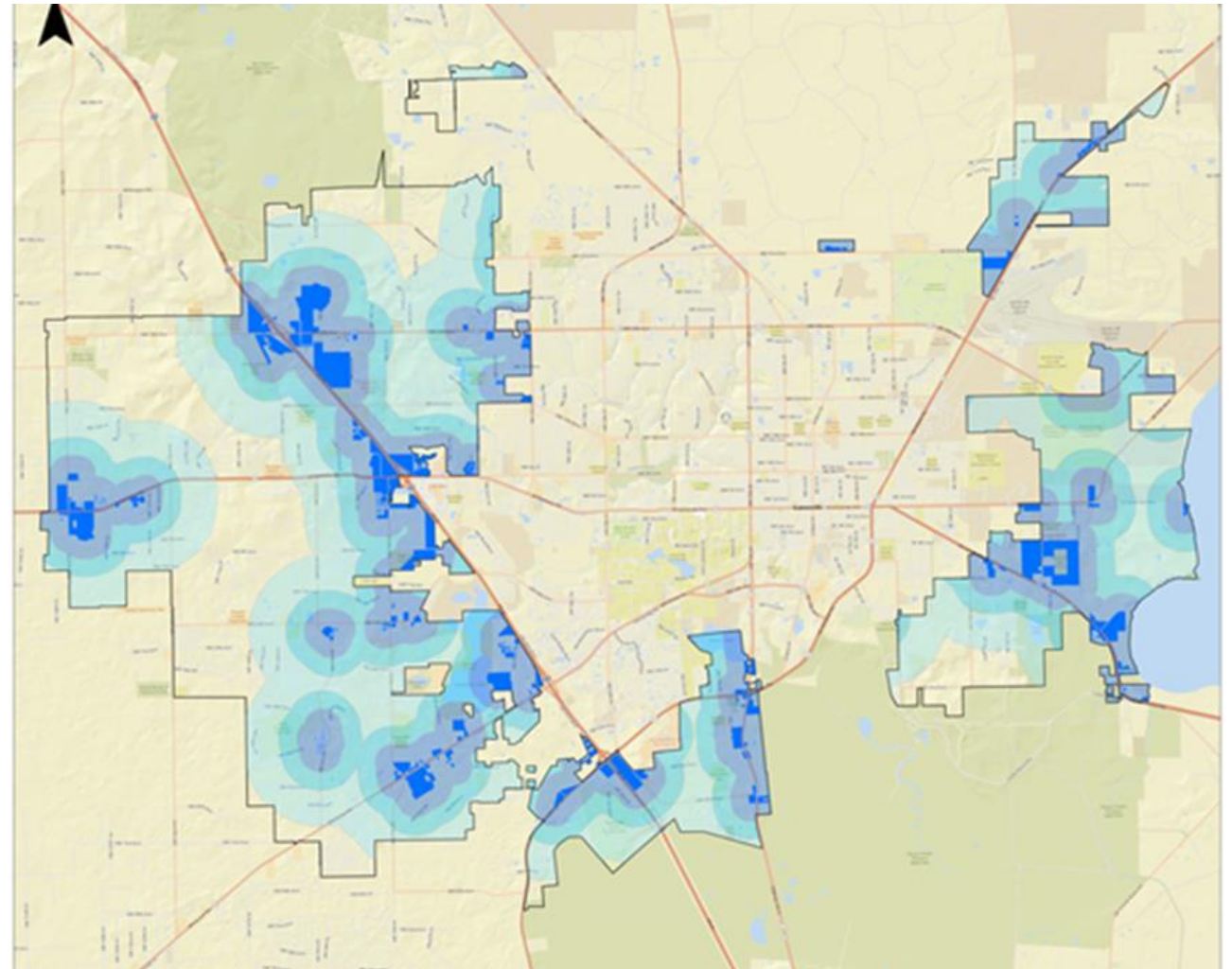
1. Providing for additional larger scale, high-density multi-family allowances;
2. Providing additional residential allowances on agricultural and estate residential land; and
3. More robust cottage neighborhood allowances to enable small-scale multi-family “missing middle housing” types.

## Commercial Use Tiered Buffer Area

Three proximity levels at the ¼ mile, ½ mile, and 1-mile distances from commercial & retail office centers.

Data sources:

- Geospatial data layer from the County GIS department
- Florida Geospatial Open Data Library's (FGDL) Generalized Land Use layer
- Florida Commerce's Employer Database
- Census Longitudinal Employer-Household Dynamics OnTheMap tool



Commercial Buffers



Commercial Zoning and Retail/Office Existing Uses Group



Urban Cluster Line



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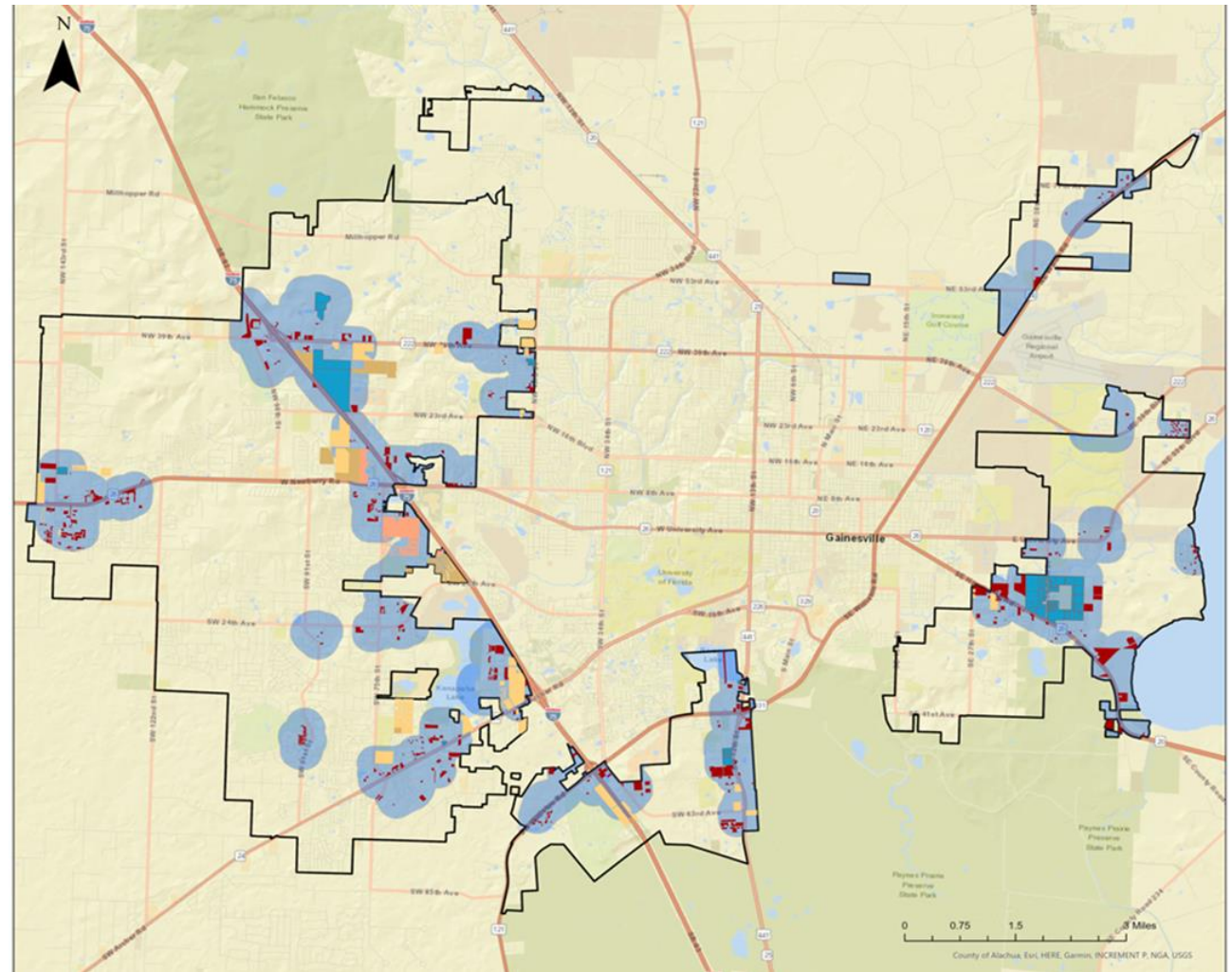
### 3. Targeted areas for multifamily housing, including the “missing middle”

## Addit'l larger scale, high-density multi-family allowances

Locations in ¼-mile buffer are a starting point to consider more of these allowances by right or with affordable housing set-asides.

Dark red parcels are vacant residential, commercial, and industrial within ¼ mile of commercial use.

These parcels may see more immediate development if allowances increase or, in the case of commercial and industrial land, if developed with Live Local Act allowance for multi-family affordable housing.



#### Zoning Districts

- Residential Multi-Family (R-2)
- Residential Multi-Family (R-2A)
- Residential Multi-Family (R-3)

- Mixed Use Zones and Activity Centers
- Urban 7
- Commercial Zoning and Retail/Office Existing Uses

#### Parcels within Commercial Proximity Tier 1

1

#### Commercial Buffers

0.250000

#### Boundaries

Urban Cluster Line

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### 3. Targeted areas for multifamily housing, including the “missing middle”

## Addit'l residential on ag. and estate residential land

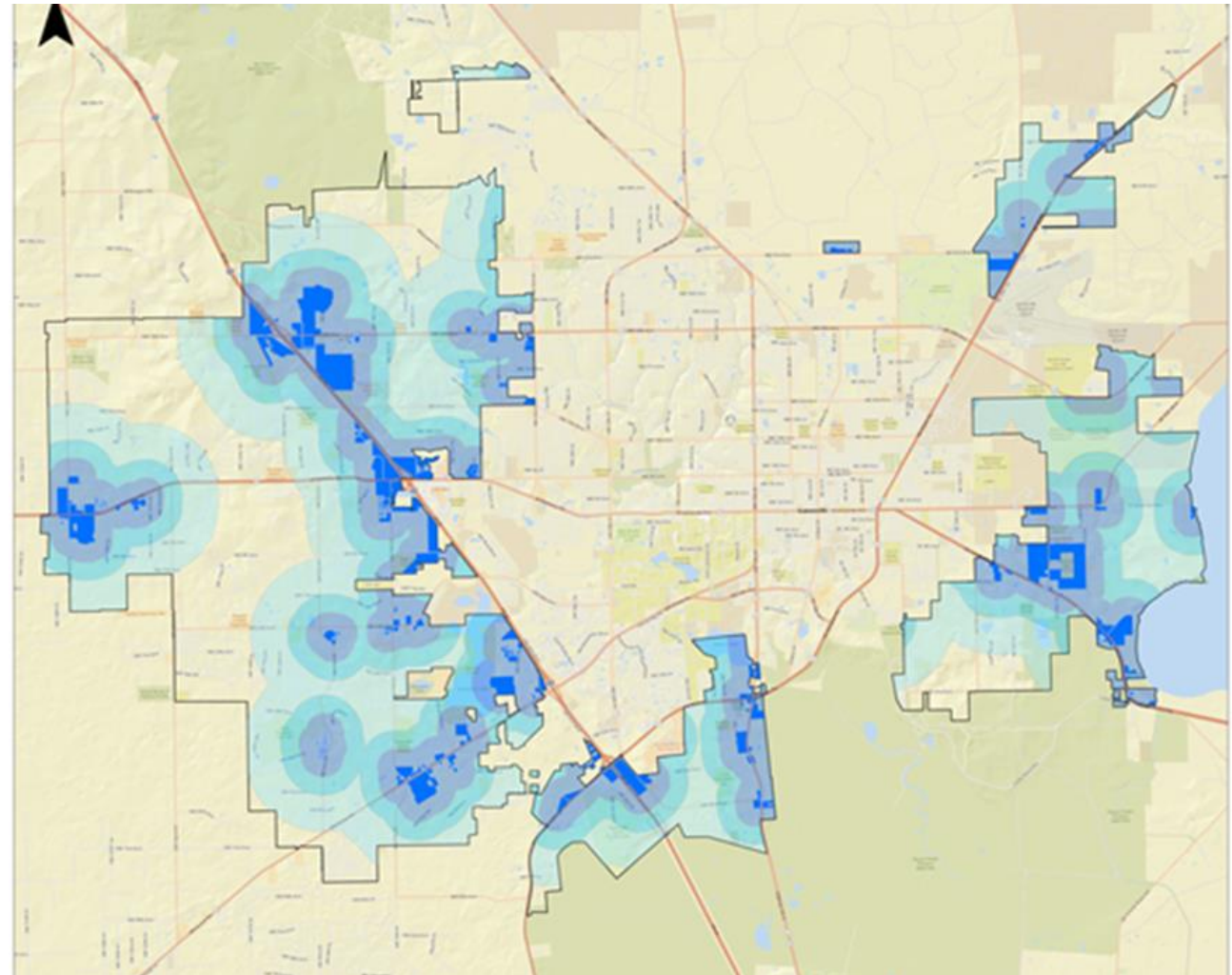
Agricultural and Estate Residential zoning district allow limited residential and are not eligible for cottage neighborhood, traditional neighborhood, or transit-oriented development with increased density.

**Agricultural land** makes up **30%** of land in total buffer area and **41%** of all land in Urban Cluster Area.

**Residential Single-Family Estate** land makes up **22%** of land in total buffer area and **24%** of land in Urban Cluster.

Together, these uses make up more than half of all the land in the buffer and Urban Cluster areas.

Could consider more allowances by right or with affordable housing set-aside



Commercial Buffers



Commercial Zoning and Retail/Office Existing Uses Group



Urban Cluster Line



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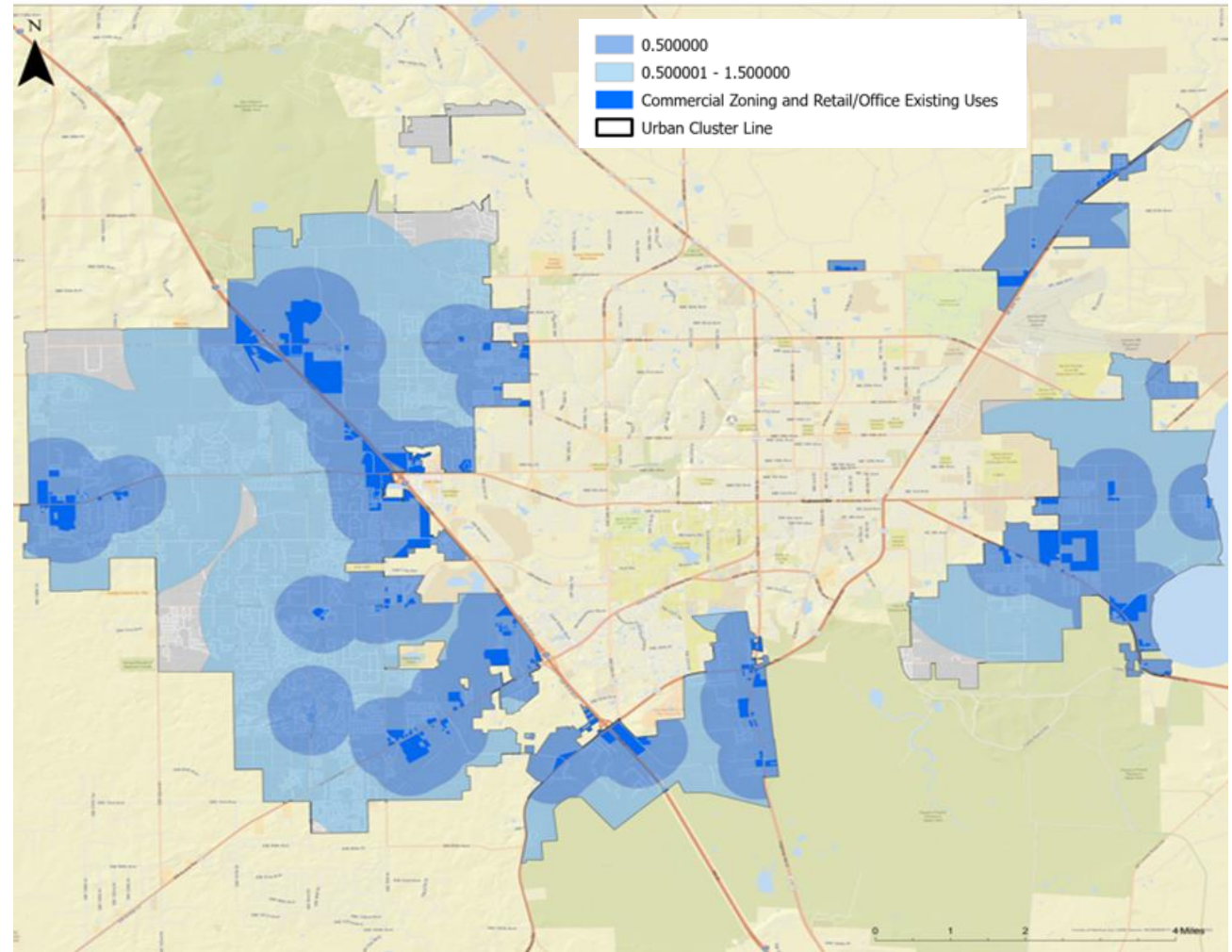


## Geographically focusing “missing middle” housing types

- In 2023, the BoCC scaled back its Cottage Neighborhood allowances to only allow detached units, increase the minimum lot size, and other standards
- The County could reinstate the original Cottage Neighborhood regulations in a more geographically focused way using this Report’s findings
- Ex) County could allow duplexes/triplexes via the CN regulations in the ½-mile or 1-mile buffer zones around commercial areas.

### Policy considerations

- Retaining good access between housing and non-residential uses
- Removal vs reduction of non-residential based on proximity to commercial
- Reduction of non-residential relative to the affordable unit set-aside requirement
- Development value and costs of affordable residential vs commercial
- Case-by-case vs standard removal/reduction



This map shows 0.5- to 1.5-mile buffers to commercial uses, indicating where there may already be adequate access.

## Relevant definitions of AH

- CH 410, Article III of Land Development Code
  - *"Affordable housing:* Affordable means that monthly rents or monthly mortgage payments including taxes and insurance do not exceed thirty (30) percent of that amount which represents the percentage of the median annual gross income for the households as indicated as low-income, moderate income, or very-low-income . . ."
  - *"Affordable housing development:* A development where at least fifty (50) percent of the units meet the definition for affordable housing for low-income households, or where at least twenty (20) percent of the units meet the definition for affordable housing for very low-income households . . ."
- Policy 1.2.8. of the County's Housing Element
  - Provides direction to "Establish regulatory incentives for the development and redevelopment of housing units affordable to very low and extremely low-income households. The new units are to be located within proximity to major employment centers, high performing public schools and public transit."

## What about including utility and transportation costs in the definition of "affordable"?

- **Utilities.** County could consider adding "utilities" to its affordability calculation for County-supported developments. Two important nuances:
  - 1) What utilities will be included?
  - 2) How does the County or property owner calculate utilities?
- **Transportation costs.** Including transportation costs in the "affordable" definition is not advised.
  - Why? Administrative obstacles + project feasibility.
  - Alternative solutions:
    - Utilize proximity scoring to ensure publicly-assisted units are located in areas that facilitate lower transportation costs
    - Targeted density increases near commercial cores



## Recommendations

1. The County could consider adding "utilities" to the definition of "affordable housing" at Chapter 410, Article III of the Land Development Code
2. The County could consider amending the definition of "affordable housing development" to be more broad depending on the local incentive or housing initiative
3. Proactively facilitate dense housing development near job centers and major transit corridors to lower transportation costs
4. Amend Policy 1.2.8. of the County's Housing Element to give the County discretion to provide regulatory incentives for the development or redevelopment of affordable housing to households up to 120% AMI

## Types of fee assistance

- Fee waivers
- Fee modifications
- Fee deferrals
- Alternative sources of payment

## Policy considerations

- **Income Eligibility** – max of 120% AMI per Florida Impact Fee Act
- **Term of affordability** – strike a balance between amount of assistance provided and length of affordability
- **Required set-asides** – ex) fee waivers only available for developments with 25% of units dedicated as “affordable”
- **Housing types & number of units** – ex) fee waivers only for multifamily developments of a certain size
- **Location**
- **Prioritizing nonprofit organizations**
- **Serving only developments receiving another affordable housing subsidy?**

## Process considerations

- Compliance monitoring
- Certifying eligible households
- Resale procedures – if ownership units are assisted
- **Default & enforcement** – clear standards for what happens if property owner violates affordability period
- **Ensuring the fee relief actually results in a lower purchase or rent price**

# 1. Administratively approve AH developments that meet certain criteria

- Ideas for criteria that unlock administrative approval in lieu of BoCC:
  - Set percentage or number of affordable housing units
  - Income limits
  - Which zone districts are applicable
  - Lot design regulations such as setbacks, parking, open space, buffering, and other site controls
  - Other incentives such as density bonuses or lot design flexibility
- County could also increase the 25-unit threshold that triggers a BoCC approval for developments certified as affordable
- County can still preserve its neighborhood workshop requirement at s. 402.12 and “front-load” community engagement

## 2. Consider administrative approval for certain defined variances

- Developments certified as “affordable” could expedite review for variances, rezonings, and similar types of approvals
- Example – City of Hialeah
  - Employs an “administrative variance committee” for affordable housing developments
  - AVC reviews “limited nonuse variances” such as “setback requirements, landscaping requirements, sign regulations, floor area requirements, yard requirements, lot coverage, height, width and length limitations”

### 3. Designate an ombudsman to shepherd affordable housing applications through the development process

- County could help streamline the approval process for AH developments through a designated staff position or department
- Ombudsman would coordinate an expedited and efficient application
- Could assist with any required neighborhood workshops or any deficiencies in the application
- Examples:
  - Fort Lauderdale
  - Orlando
  - Charlotte County
  - Pinellas County

## Ideas for interlocal approaches to affordable housing

- Develop a shared strategic plan for affordable housing and community development with municipalities within Alachua County that defines shared goals and cross-jurisdictional issues. Provide timelines for short and long-term action items.
- Encourage local government staff throughout Alachua County to share data and concepts to consider potential interlocal initiatives.
- Explore interlocal partnerships to implement new local housing programs that are responsive to community needs.



## Recent examples across Florida

- Regional Affordable Housing Initiative covering Orlando, Orange County, Seminole County, Osceola County
- Pensacola & Escambia County's Infill Affordable Housing Program
- Sarasota Blueprint for Workforce Housing (involved City and County)
- Tallahassee/Leon County joint AHAC meetings

# Questions??



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