



## Agenda Item Summary

---

**File #:** 25-00046

**Agenda Date:** [Publish Date]

---

**Agenda Item Name:**

**Z24-000011: Transmittal Public Hearing for Comprehensive Plan Amendment on Inclusionary Housing Policies**

**Presenter:**

Ivy Bell, Senior Planner, Growth Management Department

**Description:**

Public hearing to consider transmittal of a proposed County-initiated Comprehensive Plan Amendment on inclusionary housing and other affordable housing policies for state agency review.

**Recommended Action:**

Approve transmittal of proposed Comprehensive Plan amendment Z24-000011 to the state land planning agency and other agencies for review and comment in accordance with Section 163.3184, Florida Statutes.

**Prior Board Motions:**

March 5, 2024:

- Staff recommendations to bring back policy recommendations on the five focus areas with the Inclusionary Housing requirement being 10% of units at 80% of Area Median Income (AMI) or greater with the definition being amended to be at the Low-income target area.
  1. Inclusionary requirement for Urban Cluster Expansions and "upzoning".
  2. TND/TOD optional exchange required non-residential floor area for provision of affordable housing units.
  3. Consider expanding policies to include "Low" and/or "Moderate" as target income levels for Inclusionary Housing policies.
  4. Live Local Act land use regulatory requirements
  5. Impact/MMTM fee assistance as incentive for providing affordable housing.
- Staff to bring back edits to the Comprehensive Plan and Zoning to comply with the Live Local Act.
- Staff to bring back recommendations for Impact Fee assistance as incentive for providing affordable housing.
- Staff to bring back recommendations for flexibility with requirements on affordable housing projects for discussion.

- Staff and the building community to have conversations with stakeholders to try and arrive at a timeframe of 10 years, 15 years, 30 years, or in perpetuity that is feasible, accomplishes the goals, and considers the type of housing owned vs. rental.

September 19, 2023: Direction to bring back additional information and recommendations for policy amendments based on the Inclusionary Housing Study.

December 13, 2022: Approved Scope of Work from Florida Housing Coalition to conduct an Inclusionary Housing Feasibility Study for Alachua County.

**Fiscal Note:**

N/A

**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 typically requires 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 for Florida Housing Coalition to conduct an Inclusionary Housing Feasibility Study. Florida Housing Coalition has submitted three technical reports to the County, which in total, constitute the Inclusionary Housing Study. These reports are attached to this agenda item.

On September 19, 2023, the Inclusionary Housing Study Report #s 1 and 2 were presented to the BoCC. The Study concluded that a mandatory inclusionary housing requirement would likely not be feasible for Alachua County, however, the Study also provided recommendations on other potential inclusionary housing incentives and options that the County could consider. The BoCC directed staff to bring back policy amendment recommendations based on the Inclusionary Housing Study.

Traditional Neighborhood Developments (TND) and Transit Oriented Developments (TOD) as well as inclusionary housing requirements for proposed Urban Cluster expansions and "upzonings". The BoCC also expressed an interest in considering revisions to existing policies to increase the target income levels for potential regulatory incentives for affordable housing to include incomes up to 80% AMI, as well as reinstating impact fee assistance for affordable housing.

On March 5, 2024, staff presented several inclusionary housing policy recommendations to the BoCC. The recommendations included the option to substitute non-residential floor area with affordable housing units for TNDs and TODs. The recommendations also included establishing specific affordable housing requirements associated with proposed Urban Cluster expansions and applications to increase residential density. In addition, there was discussion of revising existing policies to indicate that the

target income levels for potential affordable housing land use regulatory incentives would be up to 80% of Area Median Income (AMI). The BoCC directed staff to move forward with proposed Comprehensive Plan amendments based on these policy recommendations.

The County's Affordable Housing Advisory Committee (AHAC) reviewed the proposed Comprehensive Plan amendments on September 18, 2024. AHAC recommended moving forward with the proposed Comprehensive Plan Amendments with the following changes: (1) implement tiered substitution rates for TOD and TND which allow greater non-residential reduction per unit by providing greater depth of affordability in the units provided, and (2) increase inclusionary housing percentage for Urban Cluster expansions to 25% of the increase in the maximum number of residential units realized through the expansion (original proposal was 10%). These two changes have been incorporated into the proposed Comprehensive Plan Amendment language.

The County's Planning Commission reviewed the proposed Comprehensive Plan amendments on November 20, 2024. The Planning Commission recommended that the Board of County Commissioners approve transmittal of the proposed Comprehensive Plan Amendment to the state land planning agency and other agencies for review and comment with the following change: In Policy 7.1.3(e)(2)b., for proposed Urban Cluster expansions, the affordability level for required affordable units should be 50% AMI (original proposal was 80% AMI).