

PROPOSED POLICY CHANGES
COMPREHENSIVE PLAN AMENDMENT Z24-000011
INCLUSIONARY HOUSING

For BoCC Public Hearing on Transmittal, January 14, 2025

Underlined text is proposed to be added
Regular text is currently adopted language

~~Struck-through~~ text is proposed for deletion

FUTURE LAND USE ELEMENT

Policy 1.3.10.4

Densities higher than 24.00 DU/Acre may be considered in activity centers, ~~and~~ within developments that meet the standards for Traditional Neighborhood Development as provided in Objective 1.6 and subsequent policies, Transit Oriented Development as provided in Objective 1.7 and subsequent policies, and within residential or mixed-use developments that qualify for a density bonus by providing affordable housing as detailed in the Land Development Regulations. ~~A comprehensive plan amendment will be required to establish additional policies to ensure compatibility with surrounding land uses and identify areas appropriate for these higher densities.~~

OBJECTIVE 1.6 – TRADITIONAL NEIGHBORHOOD DEVELOPMENTS

To provide for interconnected, mixed-use development through specific site and design standards that create pedestrian and bicycle friendly communities, reduce per capita greenhouse gas emissions and vehicular trips on external roadways and provide development patterns that are transit supportive.

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Policy 1.6.9 Affordable Housing Incentives within Traditional Neighborhood Developments: Affordable housing shall be encouraged and incentivized within Traditional Neighborhood Developments through the following strategies.

(a) Substitution of Non-Residential Floor Area with Affordable Residential Units

The minimum required amount of non-residential floor area within the TND may be substituted with affordable residential units in accordance with the following:

- (1) The Land Development Regulations shall include detailed options for substituting non-residential floor area with affordable residential units within TNDs. Options shall include substitution rates that provide greater reduction in the required non-residential floor area per unit by providing greater depth of affordability. Options shall also include substitution rates that allow for and encourage the

development of affordable residential units within unbuilt non-residential portions or phases of existing TNDs that are otherwise substantially built out.

- (2) The total non-residential floor area within a TND shall not be reduced to an amount less than 10,000 square feet as a result of any substitution under this subsection.
- (3) As a density bonus, affordable residential units proposed under this subsection shall not be counted toward the maximum allowable residential density within the development and they shall not be included in the calculation of the required non-residential floor area for the TND.

(b) Density Bonus for Provision of Affordable Residential Units

A density bonus of up to 4 dwelling units per acre is allowable within a TND provided that a minimum of 20% of the additional units realized through this bonus are designated as affordable. Such bonus units shall not be included in the calculation of the required non-residential floor area for the TND.

(c) Affordability Standards

For purposes of this policy, affordable residential units are residential units that are designated as affordable to households with income at or below 80% of the area median income (AMI) for households within the Metropolitan Statistical Area, adjusted for family size. Such units must remain affordable for a period of 30 years.

(d) General Standards for Affordable Residential Units

Affordable residential units proposed under this policy must be provided on-site and should generally not be concentrated in one portion of the development. They must be comparable to market rate units within the development in terms of overall quality of construction, quality of exterior appearance, and energy efficiency, and must have the same access to all on-site amenities available to market rate units.

(e) Affordability requirements will be guaranteed by an agreement between the developer and the County as part of the development review process, as detailed in the Land Development Regulations.

Objective 1.7 - TRANSIT ORIENTED DEVELOPMENT

To provide for compact, mixed-use, pedestrian and bicycle friendly communities designed with the densities and intensities needed to support transit service, reduced per capita greenhouse gas emissions and enable an individual to live, work, play and shop in a community without the need to rely on a motor vehicle for mobility.

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Policy 1.7.11 Affordable Housing Incentives within Transit Oriented Developments: Affordable housing shall be encouraged and incentivized within Transit Oriented Developments through the following strategies.

(a) Substitution of Non-Residential Floor Area with Affordable Residential Units

The minimum required amount of non-residential floor area within the TOD may be substituted with affordable residential units in accordance with the following:

- (1) The Land Development Regulations shall include detailed options for substituting non-residential floor area with affordable residential units within TODs. Options shall include substitution rates that provide greater reduction in the required non-residential floor area per unit by providing greater depth of affordability. Options shall also include substitution rates that allow for and encourage the development of affordable residential units within unbuilt non-residential portions or phases of existing TODs that are otherwise substantially built out.
- (2) The total non-residential floor area within a TOD shall not be reduced to an amount less than 10,000 square feet plus 50 square feet per total residential unit as a result of any substitution under this subsection.
- (3) As a density bonus, the affordable residential units proposed under this policy shall not be counted toward the maximum allowable residential density within the development and they shall not be included in the calculation of the required non-residential floor area for the TOD.

(b) Density Bonus for Provision of Affordable Residential Units

A density bonus of up to 4 dwelling units per acre is allowable within a TOD provided that a minimum of 20% of the additional units realized through this bonus are designated as affordable. Such bonus units shall not be included in the calculation of the required non-residential floor area for the TOD.

(c) Affordability Standards

For purposes of this policy, affordable residential units are residential units that are designated as affordable to households with income at or below 80% of the area median income (AMI) for households within the Metropolitan Statistical Area, adjusted for family size. Such units must remain affordable for a period of 30 years.

(d) General Standards for Affordable Residential Units

Affordable residential units proposed under this policy must be provided on-site and should generally not be concentrated in one portion of the development. They must be comparable to market rate units within the development in terms of overall quality of construction, quality of exterior appearance, and energy efficiency, and must have the same access to all on-site amenities available to market rate units.

(e) Affordability requirements will be guaranteed by an agreement between the developer and the County as part of the development review process, as detailed in the Land Development Regulations.

Policy 7.1.3 As part of the periodic update of the Comprehensive Plan and any proposed amendments to the Urban Cluster, determine a sufficient and non-excessive amount of land within the Urban Cluster to accommodate urban uses for a ten year and twenty year time frame.

(a) The determination (methodology is shown in Appendix A) shall be based on a comparison of:

- 1) a forecast need for land for urban residential and non-residential development based on projected population, average household size, a residential vacancy rate, and a market factor. The market factor for the ten year time frame shall be 2.0. The market factor for the 20 year time frame shall be 1.5
- 2) land available in the Urban Cluster for urban residential and non-residential uses. Mapping of environmentally sensitive areas shall be utilized as a factor for determining land availability

(b) If the comparison shows that the land available is less than the forecast need for land, the following measures shall be considered:

- 1) revisions to density standards and land development regulations, or other measures, to accommodate greater population within the existing Urban Cluster
- 2) coordination with municipalities regarding possible reallocation of forecast need to the incorporated areas

- 3) phased expansion of the Urban Cluster
- (c) If the forecast need for one type of land use exceeds the supply of land for that particular use, a revision to the allocation of land uses within the Urban Cluster shall be considered before the Urban Cluster is expanded.
- (d) If this methodology determines expansion of the Urban Cluster is warranted, the evaluation of appropriate location shall be subject to analysis including the following economic, infrastructure, transportation, and conservation and recreation criteria:
- 1) rural character and viable agriculture land and the potential impact of expansion of the Urban Cluster on existing agricultural uses
 - 2) economic development considerations including affordable housing
 - 3) relationship to existing and planned future urban services and infrastructure
 - 4) access to the regional transportation network and multi-modal transportation systems
 - 5) Conservation and Preservation land uses
 - 6) planned recreation/open space or greenway systems
- (e) In addition to meeting the requirements identified above, any proposed amendment to expand the Urban Cluster must either:
- 1) include a commitment to purchase development rights at a rate equivalent to or greater than the proposed increase in density or intensity through the Transfer of Development Rights program in accordance with Section 9.0 of this Element, or
 - 2) include a commitment to provide affordable housing units in accordance with the following:
 - a. A minimum of 25% of the additional residential units authorized through the Urban Cluster expansion (calculated as the difference between the potential maximum number of residential units allowable on the property under the existing and proposed future land use categories) shall be designated as affordable residential units.
 - b. For purposes of this subsection, affordable residential units are residential units that are designated as affordable to households with income at or below 80% of the area median income (AMI) for households within the Metropolitan Statistical Area, adjusted for family size. Such units must remain affordable for a period of 30 years.

- c. Affordable residential units proposed under this policy must be provided on-site, integrated with the market rate units, and evenly dispersed throughout any development. They must be comparable to market rate units in terms of overall quality of construction, quality of exterior appearance, and energy efficiency, and must have the same access to any on-site amenities available to market rate units.
- d. Affordability requirements will be guaranteed by an agreement between the property owner and the County. Such agreement will be considered for approval by the County Commission concurrent with the final adoption hearing for the application to expand the Urban Cluster.
- e. Prior to issuance of a Construction Permit for residential use on such property, the applicant must enter into a Land Use Restriction Agreement (LURA) or similar legal instrument in a form established by the County for compliance monitoring of affordability requirements.

Policy 7.1.4. Any application by a property owner for a future land use map change that would allow for an increase in the potential number of residential units on a property must, if approved, include a commitment to provide affordable residential units in accordance with the following:

- (a) A minimum of 10% of the additional residential units resulting from the approval of such future land use map change (calculated as the difference between the potential maximum number of residential units allowable on the property under the proposed and existing future land use categories) shall be designated as affordable residential units.
- (b) For purposes of this policy, affordable residential units are residential units that are designated as affordable to households with income at or below 80% of the area median income (AMI) for households within the Metropolitan Statistical Area, adjusted for family size. Such units must remain affordable for a period of 30 years.
- (c) Affordable residential units proposed under this policy must be provided on-site, integrated with the market rate units, and evenly dispersed throughout any development. They must be comparable to market rate units in terms of overall quality of construction, quality of exterior appearance, and energy efficiency, and must have the same access to any on-site amenities available to market rate units.
- (d) Affordability requirements will be guaranteed by an agreement between the property owner and the County. Such agreement will be considered for approval by the County Commission concurrent with the final adoption hearing for the application.
- (e) Prior to issuance of a Construction Permit for residential use on such property, the applicant must enter into a Land Use Restriction Agreement (LURA) or similar legal instrument in a form established by the County for compliance monitoring of affordability requirements.

Existing Policy # 7.1.4 and subsequent policies will be renumbered as necessary.

HOUSING ELEMENT

Policy 1.1.5 Alachua County will consider inclusionary housing requirements and incentives to promote the development and geographic dispersion of low, very low, and extremely low-income housing within the Urban Cluster.

Existing Policy # 1.1.5 and subsequent policies will be renumbered as necessary

Policy 1.2.2 Alachua County shall provide incentives in the land development regulations and other County ordinances for the development and redevelopment of affordable housing. These incentives may include but are not limited to:

- (a) fee relief, including but not limited to, impact fee and mobility fee assistance;
- (b) provisions for expedited development review, approval, and permitting processes;
- (c) ~~special provisions for reservation of infrastructure capacity for concurrency~~;
- (d) density bonuses;
- (e) provisions for reduced lot sizes and modification of setback requirements; and
- (f) grants and other financial incentives.

Policy 1.2.8 Establish regulatory incentives for the development and redevelopment of new housing units that are affordable to low, very low and extremely low-income households. ~~The Incentives for new affordable units are to be located within proximity to~~ should take into account locational factors such as proximity to major employment centers, ~~high-performing public schools,~~ and public transit.

Policy 1.2.10 Alachua County will promote the development of affordable housing through implementation of the Live Local Act as provided in Sections 125.01055 (6) and (7), Florida Statutes. The Land Development Regulations shall specify the standards and procedures for approval of multifamily residential and mixed-use developments that meet the minimum affordability requirements of the statute and shall provide for density bonuses for those developments that exceed the minimum affordability requirements.

Policy 2.4.6 ~~Amend~~ ~~the~~ land development regulations ~~to allow~~ shall provide for adaptive reuse to facilitate the repurposing of existing vacant structures for affordable housing for low, very low and extremely low-income households.

HOUSING ELEMENT DEFINITIONS

Inclusionary Housing: Inclusionary Housing (also referred to as “Inclusionary Zoning”) refers to a public policy that requires or incentivizes developers to designate a certain percentage of housing units within new development or redevelopment as affordable to households of specified income levels. Inclusionary Housing policies typically identify a percentage of the total housing units within a development that are required or incentivized to be affordable, target income levels for affordability, and a number of years that those units must remain affordable. Inclusionary Housing is intended to promote the geographic dispersion of affordable housing units throughout the community and encourage a mix of affordable and market rate housing within new development or redevelopment.