



ALACHUA COUNTY DEPARTMENT OF GROWTH MANAGEMENT STAFF REPORT

Application Number: Z24-000011

Staff Contact: Ben Chumley, Principal Planner or Ivy Bell, Senior Planner, (352) 374-5249

SUBJECT:	County-initiated text amendment to the Alachua County Comprehensive Plan Future Land Use and Housing Elements to establish affordable housing requirements for certain land use actions and voluntary affordable housing incentives for Transit Oriented Developments and Traditional Neighborhood Developments, and to revise policies relating to potential incentives available for affordable housing.
APPLICANT/AGENT:	Alachua County Board of County Commissioners
CHRONOLOGY:	Local Planning Agency Hearing: November 20, 2024 County Commission Transmittal Hearing: January 14, 2025 County Commission Adoption Hearing: May 27, 2025
STAFF RECOMMENDATION:	Adopt ordinance approving Comprehensive Plan amendment Z24-000011.
LPA RECOMMENDATION:	Approve transmittal to the State Land Planning Agency and other agencies for review and comment with recommendation to change affordability level for Urban Cluster expansions in Policy 7.1.3(e) to 50% AMI (original proposal is 80% AMI)
BoCC ACTION (transmittal):	Approve transmittal for agency review.
BoCC ACTION (adoption):	
Staff Report Exhibits:	Exhibit 1 – Proposed text amendments to the Alachua County Comprehensive Plan Exhibit 2 - Florida Housing Coalition Report #1 - Inclusionary Housing in Alachua County: Framing the Need and Context (web link) Exhibit 3 - Florida Housing Coalition Report #2 - Inclusionary Housing in Alachua County: Analyzing Capacity and Resources (web link) Exhibit 4 - Florida Housing Coalition Report #3 - Final Recommendations and Requested Research Topics (web link)

INTRODUCTION

Application Z24-000011 is a County-initiated text amendment to the Alachua County Comprehensive Plan Future Land Use Element to add policies to establish requirements for providing affordable housing in connection with certain land use actions, and establish incentives for providing affordable housing as part of Transit Oriented Developments (TOD) and Traditional Neighborhood Developments (TND). The proposed amendment also revises policies in the Housing Element relating to potential regulatory incentives to promote the development of affordable housing and expand the target income levels for those incentives.

SUMMARY OF PROPOSED AMENDMENT

The proposed amendment to the Comprehensive Plan includes revisions to the Future Land Use and Housing Elements to implement several of the recommendations contained in the Alachua County Inclusionary Housing Study that was completed by Florida Housing Coalition in 2023. These amendments are intended to require or incentivize the development of more affordable residential units within the unincorporated County, and in particular, within the Urban Cluster. Significant policy changes that are proposed as part of this amendment include the following:

Inclusionary Housing Incentives for TOD and TND

TODs and TNDs are development types that require a mix of both residential and non-residential uses, compact design standards, and an interconnected network of narrow streets to promote bicycle and pedestrian circulation. Both TNDs and TODs have requirements in the Comprehensive Plan for minimum and maximum residential density as well as minimum and maximum non-residential floor area within the development. TODs have requirements for higher density and intensity needed to support transit service as well as a requirement to provide for express transit service to serve the development. The following changes are proposed for the TND and TOD policies:

- Proposed new policies would allow for the voluntary substitution of a portion of the minimum required amount of non-residential floor area in TODs and TNDs in exchange for providing affordable residential units. TNDs would need to retain a minimum of 10,000 square feet of non-residential floor area after the substitution, and TODs would need to retain a minimum of 10,000 square feet plus 50 square feet per residential unit after the substitution. As a density bonus, the affordable units realized through this substitution would not count toward the maximum allowable residential density for the development and would not factor into the calculation of the required non-residential floor area for the TND or TOD. The proposed policies further provide that the land development regulations will include tiered substitution rates that will allow for greater reduction in non-residential floor area per affordable residential unit in exchange for providing greater depth of affordability. The proposed policies also provide that the land development regulations will include substitution rates to 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. See Future Land Use Element Objective 1.6 and 1.7, and subsequent policies.

- Proposed new policies would establish a separate density bonus for voluntarily providing affordable residential units within TODs and TNDs. The proposed policy would allow for a bonus density of up to 4 dwelling units per acre within a TND or TOD provided that a minimum of 20% of the additional units realized through the bonus are designated as affordable. The bonus units would not be included in the calculation of the required non-residential floor area for the TND or TOD. See Future Land Use Element Objective 1.6 and 1.7, and subsequent policies.
- The proposed new TND and TOD policies define an affordability standard of being 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.

Inclusionary Housing Requirements for Proposed Urban Cluster Expansions and Land Use Map Changes to Increase Residential Density

- A proposed new policy would establish a requirement that, for proposed applications to expand the Urban Cluster boundary, 25% of the additional residential units realized through the Urban Cluster expansion must be designated as affordable to households with income at or below 80% of Area Median Income (AMI) for 30 years. As a density bonus, the affordable residential units shall not be counted toward the maximum allowable residential density for any eventual development on the property. It is noted that the County's Planning Commission recommended that the required affordability level for this policy should be 50% AMI. See Future Land Use Element Policy 7.1.3(e).
- Proposed new policies would establish a requirement that, for proposed future land use map change applications that increase the allowable residential density on a property, 10% of the additional residential units realized through the change would be required to be designated as affordable to households with income at or below 80% AMI for 30 years. See Future Land Use Element Policy 7.1.4.

Housing Element Revisions to Policies for Affordable Housing Incentives and Target Income Levels

- Specify that potential land use regulatory incentives to promote affordable housing within new development shall target income levels at or below 80% AMI. This includes the "low" (80% AMI), "very low" (50% AMI), and "extremely low" (30% AMI) income levels as defined in the Housing Element. Previously, this policy specifically targeted only the "very low" and "extremely low" income levels, so the proposed change would add the "low" income level. See Housing Element Policies 1.1.5 and 1.2.8.
- Adds impact fee and mobility fee assistance as potential incentives that the County could offer for the development of affordable housing. The Comprehensive Plan previously identified impact fee assistance as a potential incentive, and the County had an impact fee assistance program for affordable housing, however, this program was discontinued due to budgetary and other policy considerations. Changes to the County's impact fee and mobility fee ordinances would be necessary to implement this incentive. See Housing Element Policy 1.2.2.

- Adds policy to recognize that Alachua County offers density bonuses for developments proposed under Florida’s Live Local Act. See Housing Element Policy 1.2.10.
- Establishes a definition of Inclusionary Housing and revises the definition of Affordable Housing consistent with Florida Statutes Section 420.0004. See Housing Element definitions.

BACKGROUND

Inclusionary housing is a local land use policy that is intended to increase the supply of affordable housing in the community by establishing affordability requirements or incentives that apply to new development. The local government requires or incentivizes local housing developers to designate some percentage of the total units within new developments as affordable to households of specified income levels for a certain time period. One of the benefits of inclusionary housing is that affordable units are integrated with market rate units within the same areas or neighborhoods. This allows for a more geographic distribution of affordable housing throughout the community as opposed to concentrations of affordable housing within a few affordable housing developments.

Florida Statutes Section 125.01055 provides that an inclusionary housing ordinance may require a developer to provide a specified number or percentage of affordable housing units to be included in a development or allow a developer to contribute to a housing fund or other alternatives in lieu of building the affordable housing units. In exchange for a developer fulfilling such requirements, a county must provide incentives to fully offset all costs to the developer of its affordable housing contribution. Such incentives may include, but are not limited to density or intensity bonus, fee reductions or waivers, or other incentives.

In December 2022, the Board of County Commissioners directed staff to work with Florida Housing Coalition (FHC) to conduct an inclusionary housing feasibility study for Alachua County. The Study was conducted and completed in 2023 by FHC. The Study was comprised of three separate reports:

1. “Framing the Need and Context”
2. “Analyzing Capacity and Resources”
3. “Final Recommendations and Requested Research Topics”

Each of these reports prepared by Florida Housing Coalition (FHC) is incorporated by reference as part of the data and analysis for this comprehensive plan amendment.

The Study prepared by FHC concluded that a countywide mandatory inclusionary housing requirement on new development was likely not feasible due to the statutory requirement to fully offset the costs to the developer. However, the Study did recommend that the County consider other inclusionary housing provisions which have been included in this proposed amendment, such as establishing requirements for the inclusion of affordable housing units in connection with proposed applications to expand the Urban Cluster and land use change applications to increase residential density. Another key recommendation from the Study that is included in this amendment is the allowance for the substitution of some of the required non-residential floor area in TODs and TNDs with affordable residential units. This amendment

also implements a recommendation of the Study to expand the target income levels that are the focus of the County's efforts and incentives to promote affordable housing as part of new development.

COMPREHENSIVE PLAN CONSISTENCY

The proposed Comprehensive Plan amendment is internally consistent with the adopted Comprehensive Plan and specifically with the following goals, objectives, and policies. In the following section, the applicable Comprehensive Plan policies are shown in italics followed by a discussion of how the proposed amendment is consistent with the Comprehensive Plan.

Future Land Use Element

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.

...

(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*

The adopted Policy 7.1.3 calls for the consideration of affordable housing in connection with any expansion of the Urban Cluster, however, there are currently no standards that specify what those affordable housing requirements would be. The proposed amendment elaborates on the existing policy by providing specific requirements for the provision of affordable housing in connection with proposed Urban Cluster expansions in terms of the number of affordable units required as a percentage of the proposed increase in the maximum number of residential units, target affordability levels, and term of affordability.

Housing Element

GOAL 1

TO PROMOTE SAFE, SANITARY, AND AFFORDABLE HOUSING FOR ALL CURRENT AND FUTURE ALACHUA COUNTY RESIDENTS.

Objective 1.1. *Alachua County shall provide for the development of affordable housing, dispersed throughout the County, through policies which focus on the following areas:*

- Land use and facilities*
- Methods to promote the dispersion of affordable housing, and*
- Manufactured housing.*

Objective 1.1 calls for the County to provide for policies that focus on promoting the dispersion of affordable housing throughout the County. The proposed policies provide both land use requirements and incentives for development to include affordable residential units as part of individual developments. One of the main benefits of these types of inclusionary housing policies is that they help to promote the dispersion of affordable housing throughout the community. Such policies, if utilized, would result in affordable residential units that are located within areas or neighborhoods that also include market rate housing throughout the County. This dispersion of affordable housing can reduce some of the negative perceptions that are commonly associated with housing developments that are comprised solely of affordable units.

Policy 1.1.4. *It is and shall be the policy of the Board of County Commissioners to promote the dispersion of newly built affordable housing units within developments throughout the entire County. This should include areas which are proximate to schools, shopping, employment centers, daycare facilities, and transit corridors. The Board of County Commissioners shall promote the development of affordable housing in the areas identified in the Housing Study that are deficient in market produced, or incentive based, affordable housing. This policy shall be used as a guideline to determine future affordable housing development goals. This policy shall not limit housing programs created to assist farmers or rehabilitation assistance programs and activities which may be appropriate in rural areas.*

The proposed inclusionary housing requirements for Urban Cluster expansions and land use map changes to increase residential density, as well as the proposed inclusionary housing incentives for TND and TOD, if utilized, would result in new affordable units being included within individual developments and on properties throughout the Urban Cluster. This would promote the dispersion of newly built affordable housing units rather than concentrations of such units within developments that consist solely of affordable housing. These policies focus on the new development aspect of affordable housing and are intended to supplement other County housing programs.

Policy 1.2.8. *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.*

The proposed amendment provides voluntary incentives for the inclusion of affordable housing units within mixed use TNDs and TODs. TNDs and TODs are mixed use development types that include both residential and non-residential uses, including those uses that provide for employment. TODs and TNDs

are also required by policy to be located along existing or planned transit corridors as described in the Transportation Mobility Element. The proposed amendment also provides for the potential consideration of impact or mobility fee assistance as one of the possible incentives the County may provide for affordable housing development. Note, the adopted policy is proposed to be amended to add “low” income households (80% AMI and below) as one of the target income levels for regulatory incentives.

EFFECT OF AMENDMENT ON AFFORDABLE HOUSING

The proposed Comprehensive Plan amendment is intended to promote the development of more affordable housing units in Alachua County. The amendment includes several inclusionary housing requirements and incentives which, if utilized, would increase the supply of housing units that are affordable to households with income levels at or below 80% AMI. According to the most recent data available, the current Area Median Income (AMI) for Alachua County is \$96,700 (US Department of Housing & Urban Development, 2024 Income Limits). The proposed amendment also helps to promote the dispersion of new affordable units within market rate developments throughout the Urban Cluster.

ALACHUA COUNTY LOCAL PLANNING AGENCY/PLANNING COMMISSION RECOMMENDATION

The Alachua County Planning Commission serving as the Local Planning Agency held a public hearing on the proposed amendment on November 20, 2024, and recommended that the Board of County Commissioners approve transmittal of Comprehensive Plan Amendment Z24-000011 to the state land planning agency and other agencies for review and comment pursuant to Sec. 163.3184, Florida Statutes with the following change:

Policy 7.1.3(e)(2)b. - For Urban Cluster expansions, the affordability level for required affordable units should be 50% AMI (original proposal is 80% AMI).

STAFF RECOMMENDATION

Staff recommends **adoption of the ordinance for** Comprehensive Plan amendment Z24-000011 as shown in Exhibit 1 with the following basis:

The proposed amendment is internally consistent with the Alachua County Comprehensive Plan, and specifically the following goals, objectives and policies as discussed in the previous section of this report.

HOUSING ELEMENT

GOAL 1

TO PROMOTE SAFE, SANITARY, AND AFFORDABLE HOUSING FOR ALL CURRENT AND FUTURE ALACHUA COUNTY RESIDENTS.

Objective 1.1. *Alachua County shall provide for the development of affordable housing, dispersed throughout the County, through policies which focus on the following areas:*

- Land use and facilities*
- Methods to promote the dispersion of affordable housing, and*
- Manufactured housing.*

Policy 1.1.4. *It is and shall be the policy of the Board of County Commissioners to promote the dispersion of newly built affordable housing units within developments throughout the entire County. This should include areas which are proximate to schools, shopping, employment centers, daycare facilities, and transit corridors. The Board of County Commissioners shall promote the development of affordable housing in the areas identified in the Housing Study that are deficient in market produced, or incentive based, affordable housing. This policy shall be used as a guideline to determine future affordable housing development goals. This policy shall not limit housing programs created to assist farmers or rehabilitation assistance programs and activities which may be appropriate in rural areas.*

Policy 1.2.8. *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.*

FUTURE LAND USE ELEMENT

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 nonexcessive amount of land within the Urban Cluster to accommodate urban uses for a ten year and twenty year time frame.

...

(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*

Exhibit 1 – Proposed Text Amendment to Alachua County Comprehensive Plan

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.

...

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.

...

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 shall be designated as affordable residential units. The additional number of residential units shall be calculated as the difference between the maximum density of the existing Future Land Use category multiplied by the acreage subject to the change and the number of residential units approved as part of a subsequent preliminary development plan for the property under the newly approved future land use category. As a density bonus, affordable residential units provided pursuant to this policy shall not be counted toward the maximum allowable residential density for the development under the Future Land Use category or Zoning of the property.
 - 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 shall be designated as affordable residential units. The additional number of residential units shall be calculated as the difference between the maximum density of the existing Future Land Use category multiplied by the acreage subject to the change and the number of residential units approved as part of a subsequent preliminary development plan for the property under the newly approved future land use category. As a density bonus, affordable residential units provided pursuant to this policy shall not be counted toward the maximum allowable residential density for the development under the Future Land Use category or Zoning of the property.
- 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 to be renumbered when codified.

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 to be renumbered when codified.

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 to~~ 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

Affordable Housing: Affordable means that monthly rent or monthly mortgage payments including utilities, insurance and property taxes generally do not exceed 30 percent of that amount which represents the percentage of the median adjusted gross income for households qualifying under the definitions for low-income, moderate-income, extremely low-income, and very low-income. This does not preclude participation in federal or state programs that allow for a higher percentage of income to be devoted to rent or mortgage payments-, or that use different definitions of affordability that are specific to those programs.

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.

**Exhibit 2 - Florida Housing Coalition Report #1
Inclusionary Housing in Alachua County: Framing the Need and Context**

Report attached or available online:

[Florida Housing Coalition Report #1 - Inclusionary Housing in Alachua County:
Framing the Need and Context \(web link\)](#)

Exhibit 3 - Florida Housing Coalition Report #2
Inclusionary Housing in Alachua County: Analyzing Capacity and Resources

Report attached or available online:

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Exhibit 4 - Florida Housing Coalition Report #3
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