



Z24-000011: County-Initiated Comprehensive Plan Text Amendment on Inclusionary Housing

**Board of County Commissioners Adoption Public Hearing
May 27, 2025**

Summary of Comprehensive Plan Amendment

Proposed Amendments to Future Land Use and Housing Elements:

- Establish incentives to provide affordable housing as part of Transit Oriented Developments (TOD) and Traditional Neighborhood Developments (TND).
- Establish requirements to provide affordable housing in connection with proposed Urban Cluster expansion and certain future land use change applications.
- Revise Housing Element policies relating to potential incentives for affordable housing that may be considered by the County.
- Revise definition of Affordable Housing and add definition of Inclusionary Housing

TOD = Transit Oriented Development

TND = Traditional Neighborhood Development

Inclusionary Housing – Process Timeline

- December 2022 – BoCC direction to work with Florida Housing Coalition (FHC) to conduct Inclusionary Housing Feasibility Study
- August 2023 – Study Reports 1 & 2 presented to Alachua County Affordable Housing Advisory Committee (AHAC)
- September 19, 2023 - Study Reports 1 and 2 presented to BoCC
- March 5, 2024 – Study final recommendations presented to BoCC
 - Direction to follow up with proposed Comprehensive Plan amendments
- September 18, 2024 - Proposed Comprehensive Plan amendments presented to AHAC
- November 20, 2024 - Planning Commission Public Hearing
- January 14, 2025 – BoCC Public Hearing for Transmittal



TND and TOD - Proposed Policy Amendments

- Allow substitution of minimum required non-residential floor area in exchange for providing affordable residential units.
 - Substitution rates to be provided in ULDC will incentivize greater depth of affordability and allow for possible development of affordable units within unbuilt non-residential phases of existing TNDs and TODs.
 - Affordable units not counted toward maximum allowable residential density or included in calculation of minimum required non-residential floor area.
 - Non-residential may not be reduced below 10,000 sf for TND, or 10,000 sf plus 50 sf per residential unit for TOD.
- Density bonus up to 4 units per acre if at least 20% of those bonus units are affordable.
- Affordability standard is maximum 80% AMI for 30 years.

Inclusionary Housing for Land Use Map Changes Proposed Policy Amendments

- Proposed future land use map change applications to increase the allowable residential density on a property must, if approved, include a commitment to provide affordable housing.
- 10% of the additional residential units realized through the change shall be required to be designated as affordable to households with income at or below 80% AMI for 30 years.

Inclusionary Housing for Urban Cluster Expansions

Proposed Policy Amendments

- Proposed Urban Cluster expansion applications must, if approved, include a commitment to provide affordable housing.
- 25% of the additional residential units realized through the change shall be required to be designated as affordable to households with income at or below 80% AMI for 30 years.

Housing Element Proposed Policy Amendments

- Expand target income levels for land use regulatory incentives to include household incomes up to 80% Area Median Income (AMI). Current policy targets only “very low” (50% AMI), and “extremely low” (30% AMI).
- Adds impact fee and mobility fee assistance among potential incentives that the County may consider for the development of affordable housing.
- Adds policy to recognize additional density bonuses offered by the County for developments proposed under Florida’s Live Local Act.
- Establishes a definition of “Inclusionary Housing”.
- Revises “Affordable Housing” definition to be consistent with Florida Statutes Section 420.0004 by adding the cost of utilities and adding reference to the “extremely low” income level.

State Agency Review

- Letters of “no comment” provided by:
 - Department of Commerce
 - Department of Transportation
 - Department of Environmental Protection
 - Fish and Wildlife Conservation Commission
 - St. Johns River Water Management District
- No response provided by other review agencies

Staff Recommendation

Adopt ordinance to approve Comprehensive Plan Amendment Z24-000011.

Questions and Discussion