



Agenda Item Summary

File #: 25-00349

Agenda Date: 5/27/2025

Agenda Item Name:

Z24-000011 - Adoption Public Hearing on Comprehensive Plan Amendment for Inclusionary Housing

Presenter:

Ivy Bell, Senior Planner, Growth Management

Description:

Public hearing to consider adoption of an ordinance for a County-initiated Comprehensive Plan amendment that proposes to establish inclusionary housing incentives and requirements, and revise other related affordable housing policies.

Recommended Action:

Adopt the attached ordinance approving Comprehensive Plan amendment Z24-000011.

Prior Board Motions:

January 14, 2025: The BoCC voted to approve transmittal of the proposed Comprehensive Plan amendment for state agency review and comment.

Fiscal Note:

There are no direct budgetary impacts to Alachua County associated with the proposed Comprehensive Plan amendment.

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 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, including inclusionary housing incentives for 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 interest in revising 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 the possibility of reinstating impact fee assistance for affordable housing.

On March 5, 2024, staff presented several inclusionary housing policy amendment 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). The policy that was approved by the BoCC for transmittal for state review, and is proposed for adoption, keeps this percentage at 80% AMI. The BoCC approved the proposed amendments for transmittal to the required State agencies on January 14, 2025.