



Affordable Housing Advisory Committee (AHAC)

2025 Incentives & Recommendation Report (IRR)

Approved by AHAC: October 15th, 2025

Approved by the Alachua County Board of County Commission:

ALACHUA COUNTY AFFORDABLE HOUSING ADVISORY COMMITTEE

2025 INCENTIVES AND RECOMMENDATIONS REPORT

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BACKGROUND

420.9076 Adoption of affordable housing incentive strategies; committees.

Each county or eligible municipality participating in the State Housing Initiatives Partnership Program, including a municipality receiving program funds through the county, or an eligible municipality must, within 12 months after the original adoption of the local housing assistance plan, amend the plan to include local housing incentive strategies as defined in s. 420.9071(16).

All meetings of the advisory committee are public meetings, and all committee records are public records. Staff, administrative, and facility support to the advisory committee shall be provided by the appointing county or eligible municipality.

Annually, the advisory committee shall review the established policies and procedures, ordinances, land development regulations, and adopt a local government comprehensive plan of the appointing local government, and shall recommend specific actions or initiatives to

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encourage or facilitate affordable housing while protecting the ability of the property to appreciate in value. The recommendations may include the modification or repeal of existing policies, procedures, ordinances, regulations, or plan provisions; the creation of exceptions applicable to affordable housing; or the adoption of new policies, procedures, regulations, ordinances, or plan provisions, including recommendations to amend the local government comprehensive plan and corresponding regulations, ordinances, and other policies. At a minimum, each advisory committee shall submit an annual report to the local governing body and to the entity providing statewide training and technical assistance for the Affordable Housing Catalyst Program which includes recommendations on the implementation of affordable housing incentives in the following areas:

The governing board of a county or municipality shall appoint the members of the affordable housing advisory committee. Pursuant to the terms of any interlocal agreement, a county and municipality may create and jointly appoint an advisory committee. The local action adopted pursuant to s. 420.9072 which creates the advisory committee and appoints the advisory committee members must name at least 8 but not more than 11 committee members and specify their terms. Effective October 1, 2020, the committee must consist of one locally elected official from each county or municipality participating in the State Housing Initiatives Partnership Program and one representative from at least six of the categories below.

The Alachua County Advisory Committee was created by Section 8. Ordinance 93-11, as amended, shall be composed of eleven (11) members who shall serve two (2) year terms of office. The Members of the Committee shall be appointed by the Board and will consist of eleven (11) members, each of whom must be residents of Alachua County, Florida. All members will serve for four (4) year terms, staggered so that approximately one-third of the positions will be appointed each year. The Committee will be composed of one locally elected official of Alachua County and one representative from at least six of the categories below:

- A. A citizen who is actively engaged in the residential building industry in connection with affordable housing.
- B. A citizen who is actively engaged in the banking or mortgage industry in connection with affordable housing.
- C. A citizen who is a representative of those areas of labor actively engaged in homebuilding.
- D. A citizen who is actively engaged as an advocate for low-income persons in connection with affordable housing.

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- E. A citizen who is actively engaged as a for-profit provider of affordable housing.
- F. A citizen who is actively engaged as a not-for-profit provider of affordable housing.
- G. A citizen who is actively engaged as a real estate professional in connection with affordable housing.
- H. A citizen who actively serves on the local planning agency pursuant to Section 163.3174, F.S.
- I. A citizen who resides in Alachua County, Florida.
- J. A citizen who represents employers in Alachua County, Florida.
- K. A citizen who represents essential services personnel, as defined in the local housing assistance plan.

The Committee has the following purpose, duties, and responsibilities unless otherwise directed by the Board and not limited to the following:

To establish an annual work program for the Committee.

To make recommendations for regulatory reform concerning affordable housing incentives in the eleven (11) areas of review specified in Section 420.9076, Florida Statutes.

To submit recommendations as a report to the Board of County Commissioners every three years beginning in December 2008 in the form of a Local Housing Assistance Plan (LHAP) as a description of local housing strategies and incentives adopted by local government resolution.

To assist and advise the County on future policies and directions concerning community development projects and to review and approve policies and standards for the operation of affordable housing programs.

To provide input to the County through citizen participation on the development and implementation of State Housing Initiatives Partnerships (SHIP) programs.

To review, make recommendations, or provide input to the Board of County Commissioners on prioritizations, projects, and land acquisition expenditures for residential affordable housing located or to be located in Alachua County, Florida when such will receive funding from Alachua County.

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To make any other recommendations to the Board, as the Committee deems necessary, to encourage and facilitate affordable housing in Alachua County.

Additional Responsibilities. Annually, the Committee shall review the established policies and procedures, ordinances, land development regulations, and adopted local government comprehensive plan and shall recommend specific actions or initiatives to encourage or facilitate affordable housing while protecting the ability of the property to appreciate in value. The recommendations may include the modification or repeal of existing policies, procedures, ordinances, regulations, or plan provisions; the creation of exceptions applicable to affordable housing; or the adoption of new policies, procedures, regulations, ordinances, or plan provisions, including recommendations to amend the local government comprehensive plan and corresponding regulations, ordinances, and other policies. The Committee shall submit an annual report to the Board and to the entity providing statewide training and technical assistance for the Affordable Housing Catalyst Program which includes recommendations on the implementation of affordable housing incentives in the following areas:

- 1) The processing of approvals of development orders or permits for affordable housing projects is expedited to a greater degree than other projects, as provided in Section 163.3177(6)(f)3, Florida Statutes.
- 2) All allowable fee waivers are provided for the development or construction of affordable housing.
- 3) The allowance of flexibility in densities for affordable housing.
- 4) The reservation of infrastructure capacity for housing for very-low-income persons, low-income persons, and moderate-income persons.
- 5) Affordable accessory residential units.
- 6) The reduction of parking and setback requirements for affordable housing.
- 7) The allowance of flexible lot configurations, including zero-lot-line configurations for affordable housing.
- 8) The modification of street requirements for affordable housing.
- 9) The establishment of a process by which a local government considers, before adoption, policies, procedures, ordinances, regulations, or plan provisions that increase the cost of housing.

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10) The preparation of a printed inventory of locally owned public lands suitable for affordable housing.

11) The support of development near transportation hubs and major employment centers and mixed-use developments.

The following items have been reviewed and voted on by the AHAC at their regular meeting held on October 15th, 2025 in Grace Knight, Administration Building dully advertised with Zoom accompanying. Grace Knight is fully handicap accessible.

The Board voted unanimously to maintain the following:

EXPEDITED PERMITTING:

The processing of approvals of development orders or permits for affordable housing projects is expedited to a greater degree than other projects, as provided in s. 163.3177(6)(f)3.

Existing Strategy:

Permits as defined in s. 163.3177(6)(f)(3) for affordable housing projects are expedited to a greater degree than other projects. Expedited building permitting is available for affordable housing, as detailed in Sec. 402.03.5 of the Alachua County Unified Land Development Code (ULDC). This applies to permits for housing units funded by affordable housing programs such as CDBG, SHIP, Housing Tax Credit Programs, and more. Qualification is verified by the Alachua County Housing Programs Office.

The building permit is then processed within six (6) business days from the day the permit application is found sufficient and complete.

FLEXIBLE DENSITIES:

The allowance of flexibility in densities for affordable housing.

Existing Strategy:

The Unified Land Development Code, Chapter 404. Article II, includes provisions to allow single-family attached units by right in residential zoning districts without restricting the number

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of units in a row that may be attached. Homes in Cottage Neighborhoods may be within singleunit, duplex, or triplex buildings.

RESERVATION OF INFRASTRUCTURE CAPACITY:

The reservation of infrastructure capacity for housing for very low-income persons, low-income persons, and moderate-income persons.

Existing Strategy:

The Unified Land Development Code, Sec. 407.121(b), provides that a preliminary certificate of level of service compliance (CLSC) may be issued for affordable housing developments for periods established by the phasing schedule of the project's approved preliminary development plan. Reservation of public-school capacity associated with this provision can be made through a development agreement between the developer, county, and the school board in accordance with the Interlocal Agreement for Public School Facility Planning.

ALLOWANCE FOR ACCESSORY DWELLING UNITS:

The allowance of affordable accessory residential units in residential zoning districts.

Existing Strategy:

The Unified Land Development Code, Sec. 404.24, provides that in the A, RE, RE-1, R-1aa, R1a, R-1b, and R-1c districts, located within the rural/agriculture, estate residential, low density, or medium density residential land use designations, a single accessory dwelling unit is allowed as an accessory use to a principal structure, without being included in gross residential density calculations. All accessory dwelling units must comply with standards such as, size, access, etc., as identified in Sec. 404.24.

REDUCTION OF PARKING AND SETBACK REQUIREMENTS:

The reduction of parking and setback requirements for affordable housing.

Existing Strategy:

The Unified Land Development Code, Sec. 407.17, allows a reduction in the number of required parking spaces for a mixed-use project or for uses that are located adjacent to one another and have different peak parking demands and operating hours. Sec. 407.18 provides for reductions in

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the required number of off-street parking spaces through documentation of reduced parking demand. Reduction in setback requirements for zero lot line housing is noted below under “allowance of flexible lot configurations, including zero lot line configurations, for affordable housing”.

FLEXIBLE LOT CONFIGURATIONS:

The allowance of flexible lot configurations, including zero-lot-line configurations for affordable housing.

Existing Strategy:

The Unified Land Development Code, Chapter 403. Article III implements density-based zoning districts that allow for flexible lot sizes and better utilization of densities allowed within land uses. Chapter 404. Article II includes provisions to allow mixed unit types by right (singlefamily detached units and single-family attached units) in residential zoning districts, allowing for more density and a greater range of unit prices. This in turn creates opportunities to include affordable housing units in market-rate developments. Sec. 403.07 and Sec. 407.67 allow for zero lot line units in single-family districts Traditional Neighborhood Developments and Transit Oriented Developments. Minimum side setbacks do not apply to zero lot line developments provided the building spacing requirements of the Florida Building Code are met.

Future Land Use Element Objective 1.8 in the Comprehensive Plan and ULDC Chapter 407. Article XVI provides for Cottage Neighborhoods intended in part to promote diverse and highquality infill development within the Urban Cluster and a variety of housing types and sizes in the community that meet the needs of households with a diversity of incomes. Cottage neighborhoods may be on lots as small as one acre, with a minimum of four homes and a maximum of 15 homes allowed around any common green, and may be incorporated within larger residential subdivisions. These neighborhoods provide for more efficient use of land through density bonuses of two times the maximum units per acre of the zoning district designation. Homes in Cottage Neighborhoods may be located on individually platted lots or on a common ownership lot, and maybe within a single unit, duplex, or triplex buildings. Setbacks are applied from the overall property boundaries rather than from individual lots.

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THE MODIFICATION OF STREET REQUIREMENTS FOR AFFORDABLE HOUSING:

The modification of street requirements potentially provides more parking options while reducing development, housing, and parking costs.

Existing Strategy:

The modification of street requirements for affordable housing allows the option of common parking lots rather than private roads, drives, or alleys accessing individual homes, potentially reducing development and housing costs.

ONGOING REVIEW PROCESS:

The establishment of a process by which a local government considers, before adoption, policies, procedures, ordinances, regulations, or plan provisions that increase the cost of housing.

Existing Strategy:

An ongoing process for review of local policies, ordinances, regulations, and plan provisions that increase the cost of housing before their adoption.

Describe the procedures used to implement this strategy:

The County provides for review of local policies, ordinances, regulations, and comprehensive plan provisions which significantly increase the cost of housing. Published notices of public hearings for comprehensive plan amendments, proposed new land development regulations, and rezoning help to invite public comment on the impact on the cost of housing.

Staff analysis is required for any comprehensive plan amendments or land development regulation text amendments, prior to adoption, to evaluate the impact(s) on the cost of housing, and to incorporate the findings in the staff report. This is implemented by Sec. 402.05(a) 17, ULDC.

ESCHEATED PROPERTIES:

The preparation of a printed inventory of locally owned public lands suitable for affordable housing.

Existing Strategy:

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Florida Statutes, Sec. 125.379, requires each county to prepare an inventory list every 3 years of all county-owned lands within its jurisdiction that is appropriate for use as affordable housing. The list is then reviewed and adopted by resolution at a public hearing. Housing Element Policy 1.1.8 in the Comprehensive Plan states that Alachua County will review surplus land in its possession for suitability for sale or donation to organizations which propose to develop affordable housing projects.

A Conveyance Plan was formally implemented in 2024 to allow such organizations to execute proposed affordable housing projects.

TRANSPORTATION DEVELOPMENT AND GROWTH:

The support of development near transportation hubs and major employment centers and mixed-use developments.

Existing Strategy:

The Alachua County Comprehensive Plan provides for mixed-use, pedestrian- and bicyclefriendly communities in higher densities and intensities that are transit supportive and reduce the need to rely on a motor vehicle for mobility. These are provided for in Activity Centers designated by the Comprehensive Plan, and in Transit Oriented Developments (TODs) and Traditional Neighborhood Developments (TNDs) in areas designated for urban residential development. To increase the variety of housing opportunities within walking distance of existing or future commercial and employment areas, residential uses in Activity Centers are allowable as part of mixed-use development in non-residential Future Land Use designations. A range of housing options is allowed in these developments, to provide opportunities for residents of various income levels to reside within the same community. Comprehensive Plan provides for mixed-use, pedestrian- to provide opportunities for residents of various income levels to reside within the same community.

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PUBLIC COMMENTS:

The following are additional recommendations to be considered for inclusion:

AHAC has reviewed and provided recommendations on a proposed County Inclusionary Housing policy this year. The Committee will consider adopting an inclusionary housing incentive strategy if approved by the state and BoCC in 2025.

In May 2025, the County adopted new and revised policies in the Alachua County Comprehensive Plan allowing for proposed mixed use Traditional Neighborhood Developments (TND) and Transit Oriented Developments (TOD) to substitute some of the required commercial component of the development project with affordable housing units. For purposes of the new policies, affordable units are those that are affordable to households at or below 80% of the Area Median Income (AMI). Proposed developments that utilize this new policy would also be eligible for a residential density bonus.

The new policies also included inclusionary housing requirements associated with proposed applications for future land use map changes and Urban Cluster expansions. A portion of the additional residential units derived from approval of these applications would be required to be affordable.

AHAC has expressed interest in exploring any possible utilization of tourism tax revenue to assist in the development of opportunities relating to affordable housing.