



Affordable Housing Strategies

Follow up on Board direction from September 17, 2019

***Board of County Commissioners Special Meeting
December 3, 2019***

BOCC MOTION FROM SEPTEMBER 17, 2019

1. Refer to staff to return to the Board with creative options for incentives that would not draw funds from the General Fund and would enable linkage fees to be enacted by the Commission in compliance with State Law which clearly has some ambiguity.
2. Direct staff to return to the Board with a minimum density recommendation that the Board may be able to require.

PURPOSE OF MEETING

Review of potential additional strategies for affordable housing and increasing densities –

- Under New 2019 Statute 125.01055 2. counties “must provide incentives to fully offset all costs to the developer of its affordable housing contribution” in connection with inclusionary housing ordinances that “require a developer to provide a specified number or percentage of affordable housing units in a development”
- Review of recommended concepts identified by staff for options for affordable housing, higher densities, and Missing Middle housing types, that would not draw funds from the General Fund

HOUSEHOLD BUYING POWER BY INCOME LEVELS ADJUSTED FOR FAMILY OF 3

Percent of AMI	Annual Household Income (\$)	Buying Power (\$)
120% (Moderate)	76,800	230,400
80% (Low)	51,250	153,750
50% (Very Low)	32,000	96,000
30% (Extremely Low)	21,330	63,990

FLORIDA HOUSING RENT LIMITS

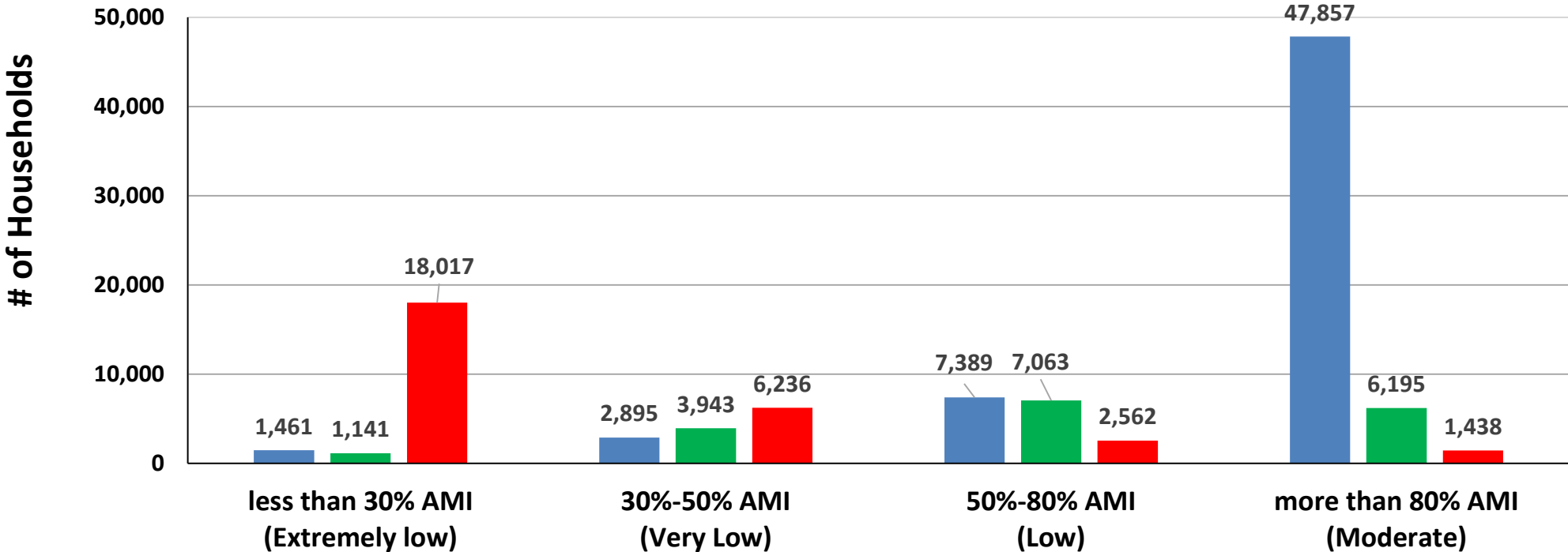
ALACHUA COUNTY 2019 (\$)

AMI Category	0 Bedroom Limit	1 Bedroom Limit	2 Bedroom Limit	3 Bedroom Limit	4 Bedroom Limit
30%	373	400	533	699	864
50%	622	666	800	924	1,031
80%	996	1,067	1,281	1,480	1,651
120%	1,494	1,600	1,920	2,218	2,475

Source: Florida Housing Finance Corporation, 2019 Combined Income and Rent Limits by County

HOUSEHOLDS BY INCOME AND COST BURDEN

ALACHUA COUNTY 2016

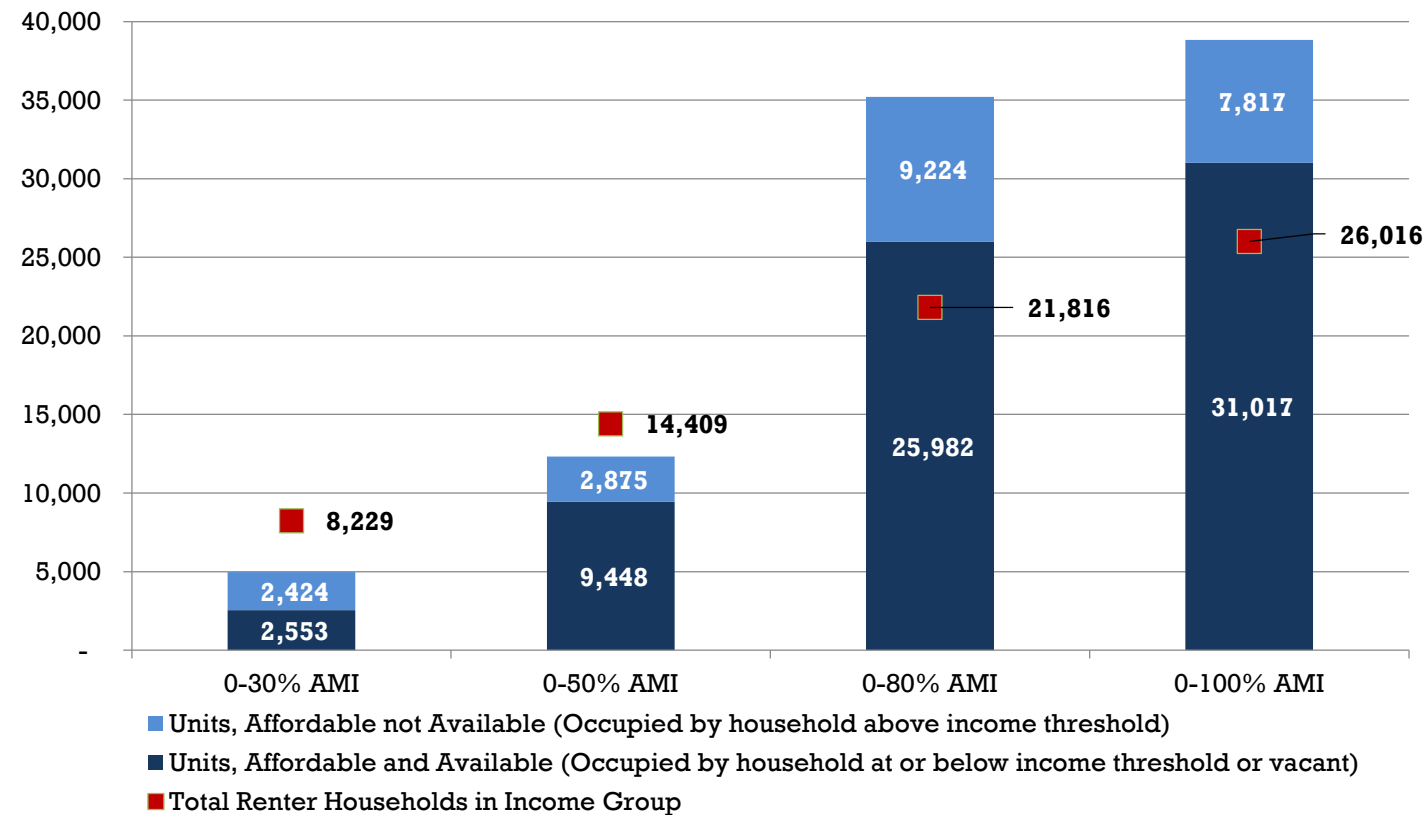


Household Income as Percentage of Area Median Income (AMI)

Percentage of Household Income Spent for Housing



AFFORDABLE AND AVAILABLE RENTAL HOUSING UNITS COMPARED TO RENTERS BY INCOME (% AMI) ALACHUA COUNTY 2016



Notes: An "affordable" unit has a gross rent at or below 30% of the top income in the range, adjusted by number of bedrooms.
 An "available" unit is either rented by a household at or below the top income in the range or vacant.
 Excludes Student-Headed Nonfamily Households

F.S. 125.01055 2. AFFORDABLE HOUSING

- **Inclusionary housing ordinance may require developer to:**
 - Provide specified number or percentage of affordable units or allow developer to:
 - Contribute to a housing fund or other alternatives in lieu of building the affordable housing units.
- **In exchange, a county must:**
 - Provide incentives to fully offset all costs to developer of its affordable housing contribution

Continued . . .

F.S. 125.01055 2. AFFORDABLE HOUSING

- Incentives may include:
 - Allowing developer density or intensity bonuses
 - Reducing or waiving fees
 - Granting other incentives
- Amended F.S. Section 163.31801 “Florida Impact Fee Act” to add specifics on rational nexus; and also “allowed exception or waiver of impact fees for affordable housing” and local government “is not required to use any revenues to offset the impact”

INCLUSIONARY HOUSING COMPONENTS

- Nexus study
- Specific areas v. whole jurisdiction
- Development threshold
- Implementation point (eg, plan amendment, rezoning, development plan approval)
- Target income levels & housing units price/rents
- Percentage of units to set-aside or mitigation options
- Incentives to fully offset all costs to the developer of its affordable housing contribution (per Statute)
- Control Period on price/rents
- Qualification of buyers and tracking resales
- Managing Housing Trust Fund
- Comparable design standards
- Affordable housing development plan

STAFF ANALYSIS OF F.S. 125.01055 2. AFFORDABLE HOUSING

- To not draw funds from the General Fund, do not require affordable housing units or fees in lieu under the Statute.
- Instead, staff has identified concepts for other approaches for provision of affordable housing, such as higher densities, Missing Middle housing types, and other strategies.

RECOMMENDED CONCEPTS IDENTIFIED BY STAFF FOR AFFORDABLE HOUSING

1. Allow for substitution for non-residential components in Traditional Neighborhood Developments (TNDs) with Affordable Housing
2. Establish higher minimum density for new development with option for lower density development with provision of Affordable Housing or payment of Fee in Lieu
3. Require Missing Middle mix of housing types with associated performance and design standards
4. Evaluate Future Land Use Map and zoning designations in the Urban Cluster to identify areas where higher densities may be appropriate

1. Allow for substitution for non-residential components in TNDs with affordable housing

- Development required to be used for non-residential uses per TND policy and code could instead provide affordable housing.
- Other TND design requirements (block pattern, street network, orientation of buildings) would still need to be achieved.

1. Allow for substitution for non-residential components in TNDs with affordable housing

Example: 40 acre TND @ min. 4 du/acre = 160 du

- Non-residential requirement: min. 10,000 sf
+ min. 50 sf to max. 250 sf per dwelling unit
x 160 dwelling units
min. 18,000 sf to max. 50,000 sf non-residential
- Substitute up to 100% equivalent amount of affordable housing on a square foot basis

2. Establish higher minimum density for new development with option for lower density development with provision of Affordable Housing or payment of Fee in Lieu

- Promotes efficient use of land in Urban Cluster
- Prevents build out of Urban Cluster without provision of affordable housing to meet needs
- Provision of dispersed affordable units

Urban Cluster Density Ranges Identified in Alachua County Comprehensive Plan

Future Land Use Category	Minimum Density	Maximum Density
Residential Estate	N/A	1 unit per 2 acres
Low Density Residential*	1 unit per acre	4 units per acre
Medium Density Residential*	> 4 units per acre	8 units per acre
Medium-High Density Residential*	> 8 units per acre	14 units per acre
High Density Residential*	> 14 units per acre	24 units per acre
Residential 0-2 (Idylwild-Serenola SAS)	N/A	2 units per acre
Residential 2-4 (Idylwild-Serenola SAS)	2 units per acre	4 units per acre

* Categories considered “Urban Residential” per Comprehensive Plan

3. Require missing middle mix of housing types with associated performance and design standards

- Minimum requirements for integration of smaller units/“missing middle” into developments accompanied by appropriate design standards

Missing Middle Housing is a range of multi-unit or clustered housing types—compatible in scale with detached single-family homes—that help meet the growing demand for walkable urban living.



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3. Require missing middle mix of housing types with associated performance and design standards

Missing Middle Housing: *House-scale buildings with multiple units in walkable neighborhoods*



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4. Evaluate Future Land Use map designations and zoning within the Urban Cluster

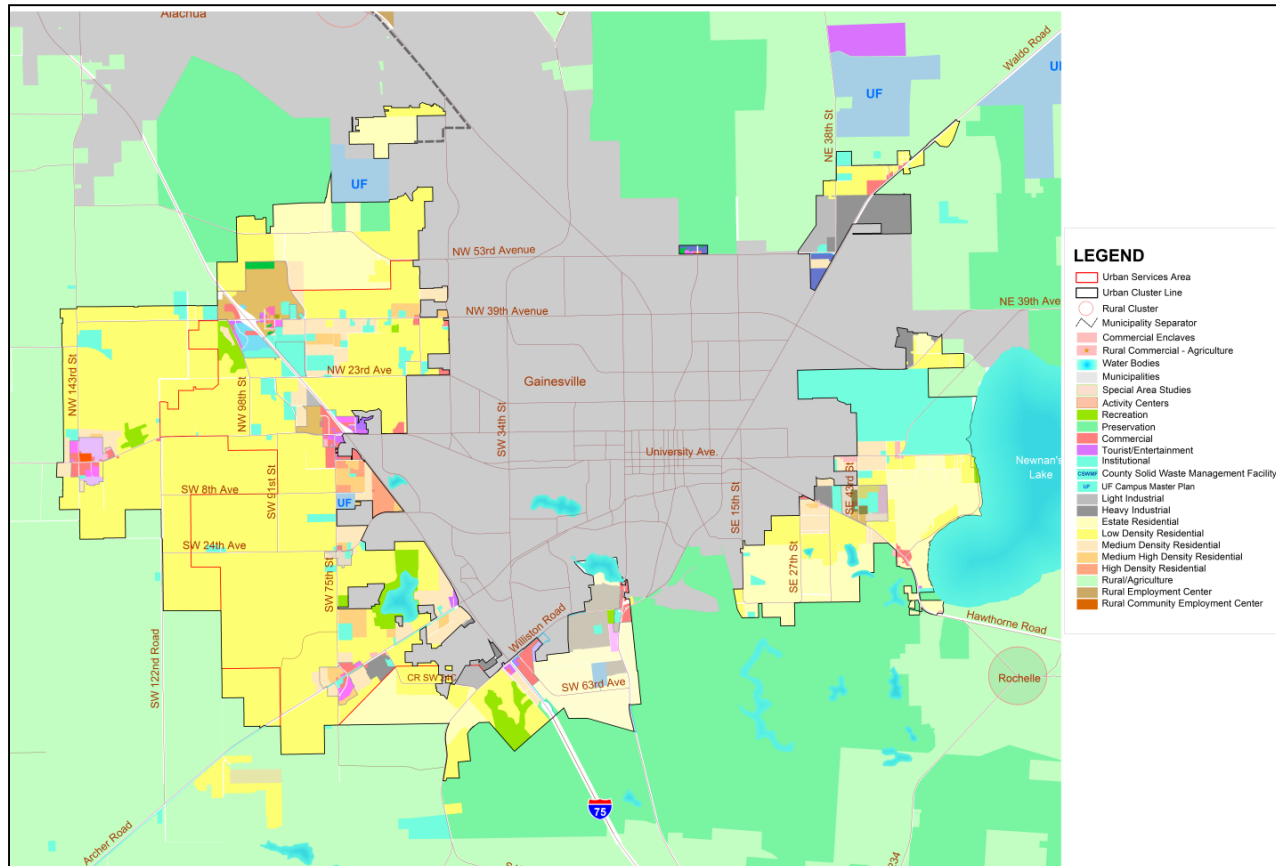
Evaluate the adopted Future Land Use Map and zoning designations in the Urban Cluster to identify specific areas where higher densities may be appropriate and consider amendments to the Future Land Use and/or Zoning Map.

Factors in evaluating potential areas for greater density may include:

- Available urban infrastructure and minimal environmental constraints
- Proximity to Activity Centers
- Proximity to approved or developed TODs and TNDs
- Proximity to major employment, education, or health care facilities
- Surrounding land uses
- Location relative to City of Gainesville
- Planned transit corridors

4. Evaluate Future Land Use map designations and zoning within the Urban Cluster

Future Land Use Map - Urban Cluster Area



Undeveloped Land In Urban Cluster

Future Land Use Category	Density Range Per Comprehensive Plan	Undeveloped Acres
Estate Residential*	Max. 1 unit per 2 acres	1,494
Residential Low*	1 to 4 units per acre	2,781
Residential Medium*	> 4 to 8 units per acre	413
Residential Medium-High*	> 8 to 14 units per acre	48
Residential High*	> 14 to 24 units per acre	25
Residential 0-2	0 to 2 units per acre	585
Residential 2-4	2 to 4 units per acre	18
Total		5,364

Data from November 2019

* Categories considered "Urban Residential" per Comprehensive Plan

SOME ADDITIONAL POTENTIAL APPROACHES TO AFFORDABLE HOUSING

- As part of update of mobility fees, reduce or include within maximum square footage cap per residential units, impact fees for Accessory Dwelling Units based on appropriate technical analysis relating to trip generation
- Provide incentives for affordable housing/or missing middle housing as part of redevelopment of commercial areas
- Require share of affordable housing in areas where extension of needed infrastructure such as components of central potable water and sanitary sewer is facilitated through County-sponsored Special Area Plans
- Promote partnerships with affordable housing development organizations

SUMMARY

Today

Staff seeks Board direction on which concepts it wants staff to develop further

Next steps

- Staff will bring back more detail on specifics of implementation components for Board consideration and direction on preparation of corresponding Comprehensive Plan amendments and/or land development regulations
- Board review of draft amendments to Comp Plan and/or land development code for authorization to advertise

RECOMMENDATION

Direct staff to develop one or more of the following concepts to bring back to Board for further review and direction:

1. Allow for substitution for non-residential components in Traditional Neighborhood Developments (TNDs) with Affordable Housing
2. Establish higher minimum density for new development with option for lower density development with provision of Affordable Housing or payment of Fee in Lieu
3. Require Missing Middle mix of housing types with associated performance and design standards
4. Evaluate Future Land Use Map and zoning designations in the Urban Cluster to identify areas where higher densities may be appropriate

AFFORDABLE HOUSING STRATEGIES

BOARD DISCUSSION & DIRECTION



FOR MORE INFORMATION

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