Assembling the Puzzle – The Partnership Perspective

Affordable Housing Tools

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Affordable Housing Tools

Inclusionary Zoning

- *What is it?*
  - Inclusionary Zoning involves the development of a percentage of residential units at affordable costs
- *Is it for your community?*
  - **Advantages**
    - Creates ongoing affordable housing stock
    - Less public subsidies needed
    - Integrates families of all income levels
    - Eliminates pockets of high poverty
    - Prevents sprawl by intensifying densities
  - **Disadvantages**
    - Developers asked to solve a social problem
    - Costs are passed on to market rate homebuyers

Affordable Housing Tools

Inclusionary Zoning

- *Allowing Alternatives*
  - **Fee In-Lieu - *Developer pays a fee for units not built***
    - Collected into a fund to build affordable units elsewhere
    - Varying calculation to determine amount (per unit, per square foot, etc)
    - Some require larger fee than cost to build units
  - **Off-Site Construction - *Developer builds units on an alternate site***
    - Some require a greater percentage of affordable units
  - **Land Dedication - *Developer donates land for future affordable units***
    - Often developed by profit/non-profit partnership
    - Best in areas where land is limited
  - **Credit Transfer - *Developer credits required units to another project***
    - Similar to off-site construction

Affordable Housing Tools

Inclusionary Zoning

- *Striking a Balance*
  - **Mandatory vs. Voluntary**
    - Mandatory – Difficulty in gaining public support
    - Voluntary – Fewer units created
  - **Percentage of affordable units**
    - Too low – Not enough affordable units created
    - Too high – Income from market rate units will not subsidize development costs
  - **Size of qualifying developments**
    - Too small – projects become unfeasible without alternatives
    - Too large – may encourage developers to only build below threshold
  - **Targeted income group**
    - Lower – More subsidizes necessary and fewer units created
    - Higher – Less needy families assisted
  - **Incentives**
    - Too few – Advantages do not outweigh costs of development
    - Too many – City over-subsidizes projects

Affordable Housing Tools

Inclusionary Zoning

- *Striking a Balance (cont)*
  - **Alternatives**
    - Advantage – Maximizes number of units developed
    - Disadvantage – Reduces dispersal and integration of mixed-income families
  - **Length of affordability**
    - Short time – loss of units over time
    - Long time – may not have most deserving families occupying units
  - **Resale Restrictions**
    - Advantage – Maintain units at affordable prices
    - Disadvantage – Homebuyer does not build equity in their home

Best Practices in Affordable Housing

Examples from Florida Counties' Comprehensive Plans

Counties That Were Reviewed

- City of Jacksonville/Duval County
- Palm Beach County
- Brevard County
- Broward County
- Miami-Dade County

Permitting Procedures

- Filing for Final Plat Review without Preliminary Plat Review
- Streamline planning, zoning, permitting, and building codes that may unduly restrict or increase the cost of housing

Financial Incentives

- Waiver of Impact Fees
- Define "Significant Economic Impact" on affordable housing and review proposed regulation accordingly
- Tax abatement
- Utilizing tax increment financing
- Payment into Housing Trust Fund
- Increased Subsidy Programs
- Eliminate Processing Fees Affordable Housing Zoning Petitions

Alternative Standards

- Innovative Methods for Affordable Housing – Accessory Dwelling Units, Single Room Occupancy, Mixing Unit Types
- Support development of new and economically feasible construction techniques
- Allow for a variety of minimum lot sizes, minimum floor areas, setbacks, and residential land use mixes that allow for a choice in housing types, designs, and price levels

Alternative Standards (Continued)

- Provide code compliance incentive programs to preserve affordable housing units
- Allowance of density bonuses without rezoning or comprehensive plan amendment if builder constructs affordable housing
- Allow for density bonuses in targeted areas that include mixed use development, transit, and other preferred siting criteria
- Incorporate a percentage of “reserve units” above the units approved at site development to incentivize affordable housing

Availability of Land

- Dedication of County-Owned Land to Affordable Housing
- Establish programs to utilize lands for building affordable housing in targeted areas

Partnership Opportunities

- Coordinate with Economic Development Council to develop plans and encourage multifamily and mixed income level housing into these plans.
  - Establish tenant or homeowner association to maintain units
- Community Engagement in Developing Housing Plans

Siting Criteria

- “Live where you work”
- Assist affordable housing projects which are proximate to employment concentrations, mass transit, or with easy access to a range of services
- Geographic Dispersal must be addressed to avoid the concentration of affordable housing in specific areas of the County
- Target Areas