

Affordable Housing Incentive Strategies

National Community Development Association Winter Policy Meeting

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Florida Background

- Mandatory Comprehensive Planning – Including Housing Element
 - Each local government's comprehensive plan includes a housing element, which requires that it provide for housing all its current and anticipated populations, including special needs populations. Part of this mandate is having adequate sites for affordable housing, at Florida Statutes, Sec. 163.3177 (f) (1).
- 1992 Sadowski Act – Created Florida's State Housing Trust fund
 - The Sadowski Act created a dedicated revenue source for affordable housing that would assist local governments in meeting their housing element requirements
- The local housing trust fund portion of the Sadowski Act funds the **State Housing Initiatives Partnership (SHIP)** program, which provides money to every eligible county and entitlement city in Florida to assist in the implementation of their housing elements.

SHIP Requirements

- The SHIP program mandates that all municipalities receiving SHIP funds establish local initiatives that foster affordable housing development.
- To guide advisory committees, the SHIP Statute provides eleven affordable housing incentives; each strategy must be considered by the Affordable Housing Advisory Committee (AHAC). Florida Statutes, Sec. 420.9076

AHAC Requirements

- Sec. 420.9076 (2), Florida Statutes, provides details on the AHAC committee composition. The AHAC must have at least eight members representing at least six categories identified in the statute. However, local governments may elect to have up to eleven committee members.
- AHAC members should be appointed by the governing body of the local government, but do not have to be adopted by resolution. Representatives are to be selected from the following categories:
 - Citizen who is actively engaged in the residential home building industry in connection with affordable housing.
 - Citizen who is actively engaged in the banking or mortgage banking industry in connection with affordable housing.
 - Citizen who is a representative of those areas of labor actively engaged in home building in connection with affordable housing.
 - Citizen who is actively engaged as an advocate for low-income persons in connection with affordable housing.
 - Citizen who is actively engaged as a for-profit provider of affordable housing.

AHAC Requirements

- Citizen who is actively engaged as a not-for-profit provider of affordable housing.
- Citizen who is actively engaged as a real estate professional in connection with affordable housing.
- Citizen who is actively serving on the local planning agency pursuant to Florida Statutes, Sec. 163.3174.
- Citizen who is residing within the jurisdiction of the local governing body making the appointments.
- Citizen who represents employers within the jurisdiction.
- Citizen who represents essential services personnel, as defined in the local housing assistance plan.

Incentives

Expediting

Expediting processing approvals of development orders or permits for affordable housing projects over other housing projects.

Modifying

Modifying impact-fee requirements, including reduction or waiver of fees and alternative methods of fee payment for affordable housing.

Allowing

Allowing flexibility in densities for affordable housing.

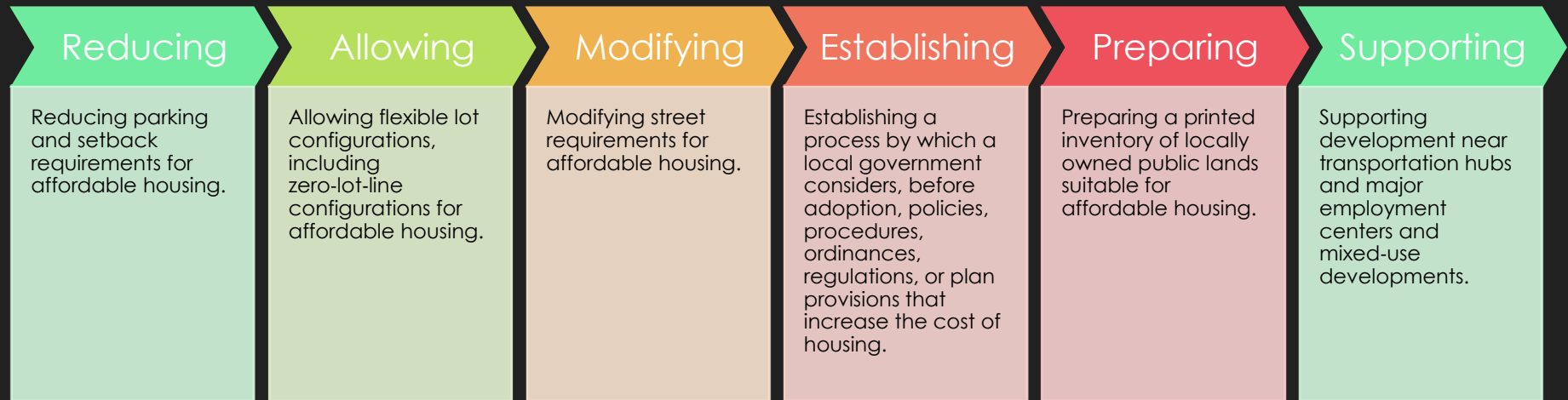
Reserving

Reserving infrastructure capacity for housing for very low-income persons, low-income persons, and moderate-income persons.

Allowing

Allowing affordable accessory residential units in residential zoning districts.

Incentives



Cape Coral - Florida

- Development began in late 1950's – incorporated in 1970
- Population – 180,000 (10th largest in Florida)
- Size – 120.5 Square Miles (2nd largest land area)
- 40% Built Out
- 400 linear miles of canals
- Median Sale Price 2018 \$222,000
- Primarily single family
- Mid 2000's Building Boom and Foreclosure Crisis
- HUD Entitlement Community



Cape Coral Incentives

Incentive	Currently Implemented			AHAC Recommendation
	Yes	No	Partial	
The processing of approvals of development orders or permits, as defined in Section 163.3164 (7) and (8), Florida Statutes, for affordable housing projects are expedited to a greater degree than other projects.	✓			Maintain.
The modification of impact-fee requirements, including reduction or waiver of fees and alternative methods of fee payment for affordable housing.	✓			Maintain.
The allowance of flexibility in density for affordable housing.	✓			Maintain. Adopt flexibility in New Code.

Cape Coral Incentives

Incentive	Currently Implemented			AHAC Recommendation
	Yes	No	Partial	
The reservation of infrastructure capacity for housing for very-low, low and moderate- income persons.		✓		Do Not Implement
The allowance of affordable accessory residential units in residential zones.		✓		Consider in New Code.
The allowance of flexible lot configuration, including zero-lot-line configurations for affordable housing.			✓	Maintain. Continue through PUD in New Code.
The reduction of parking and setback requirements for affordable housing.			✓	Maintain existing. Adopt Reduced Parking in New Code.

Cape Coral Incentives

Incentive	Currently Implemented			AHAC Recommendation
	Yes	No	Partial	
The modification of street requirements for affordable housing.	✓			Maintain.
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.	✓			Maintain.
The preparation of a printed inventory of locally owned public lands suitable for affordable housing.	✓			Maintain.
The support of development near transportation hubs, major employment centers and mixed use developments.		✓		Do Not Implement. Encourage the location of affordable housing in these locations.

Cape Coral Incentives

Incentive	Currently Implemented			AHAC Recommendation
	Yes	No	Partial	
Minimum House Size		✓		Consider Micro-Cottage Village Districts in the New Code.

Shifting/New Incentives

Current Initiatives

- Private sector involvement in production is necessary to meet demand
- Policy
 - Reducing the Cost of Development - Impact Fee Deferral/Waiver
 - Explore Regulatory Changes
 - Reduction in Parking Requirements
 - Density Increases for Production of Units - By Right
 - Multi-Family As a Permitted Use
 - Accessory Dwelling Units
 - Micro-Cottages

Shifting/New Incentives

- Impact Fee Deferral Programs
 - Single Family Impact Fee Deferral for City partner agencies (\$8,000/unit)
 - Multi-Family Impact Fee Deferral
- Regulatory Changes
 - Revisions to our Comprehensive Plan to allow greater flexibility in mixed use land use categories
 - Multi-Family As a Permitted Use in Mixed Use Zoning Districts
 - Introduction of new higher density zoning district
 - 16/acre to 25/acre
- Density Increases for Production of Units - By Right
 - 50% increase in baseline density for the production of affordable housing
- Accessory Dwelling Units and Micro-Cottages
- Reduction in Parking Requirements for Multi-Family

Collaboration/Education

- Collaboration between housing/grant staff and City/County Planning Departments are key – do not work in a silo
- Planners have an obligation as part of their AICP Code of Ethics
- American Planning Association (APA) Planning Home Initiative – RESOURCE!
 - APA conceived Planning Home, an organization-wide initiative, to reshape the way planning is used to address America's housing affordability crisis. We challenge planners, developers, policy makers, and advocates to think bigger — to change state laws, improve local practices, convene to address pressing problems, and reimagine ways to engage with communities and reach solutions together.
 - Six Guiding Principles

Collaboration/Education (Cont.)

- Six Guiding Principals
- 1. Modernize State Planning Laws Update state laws to promote local planning efforts and provide housing resources to solve our most pressing affordability challenges.
- 2. Reform Local Codes Modernize codes and rules to respond to the growing need for more housing — no matter the type or cost.
- 3. Promote Inclusionary Growth Provide everyone with a fair opportunity to access affordable housing and economic prosperity, while addressing the effects of gentrification.
- 4. Remove Barriers to Multifamily Housing Adopt local plans that not only expand family housing choices but also make them easier and more affordable to access.
- 5. Turn NIMBY Into YIMBY Transform community engagement and involve everyone in the planning process from the start.
- 6. Rethink Finance Promote innovative thinking about how to fund affordable housing in the future.

Collaboration/Education (Cont.)

- Education of elected officials, staff and community leaders key
 - Elected Officials – remind often about their obligations with regards to affordable housing
 - Easy in Florida – Florida Law and Fair Housing Law (Federal/State)
 - Get key staff members on the importance of affordable housing in a community
 - Economic Development Staff often overlooked but can be a great ally
 - Provide documentation
 - Use planning dollars to consider funding studies to use as a basis for future initiatives/change
 - Multi-Family Rental Housing Study

www.planning.org/home/action/

The screenshot shows a web browser window with the URL <https://www.planning.org/home/action/>. The browser's address bar and tabs are visible at the top. The website's header features the "Planning Home" logo, which consists of a blue house icon and the text "Planning Home American Planning Association Housing Initiative". Below the logo is a navigation bar with the following links: "About", "Action Agenda" (with a dropdown arrow), "Be Engaged", "Contact Us", and "planning.org". The main content area displays a breadcrumb trail: "Home > In Your Community > Planning Home >". Below the breadcrumb is the page title "Action Agenda" in a large, blue font. At the bottom of the page, there is a photograph of a street scene with people and a sign that reads "ETHIOPIAN DINNER" and "COFFEE".



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