

SHIP Affordable Housing Advisory Committee (AHAC)



Incentive Review and Recommendation Report December 18, 2008

AHAC Report Mandates

- The City Commission adopted an ordinance (defined by state law) mandating the AHAC to report on 11 regulatory areas impacting the cost of housing (and in particular affordable housing). The AHAC was also invited to identify other affordable housing incentives.

1) Expedited Permits

- Expedited processing of approvals of development orders or development permits issued by the city for affordable housing projects, incl. without limitation, building permits, zoning permits, subdivision approval, rezoning, certification, special exceptions, variances, or any other official action of local government having the effect of permitting the development of land for affordable housing projects.

2) Reduced Impact Fees

- Modification of impact fee requirements including reduction or waiver of fees and alternative methods of fee payment.

3) Flexible Densities

- Allowance of flexibility in densities for affordable housing.

4) Reservation of Infrastructure

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

5) Accessory Dwelling Units

- Allowance of affordable accessory residential units in residential zoning districts.

6) Reduced Parking & Setback

- Reduction of parking and setback requirements for affordable housing.

7) Flexible Lot Configurations

- Allowance of flexible lot configurations incl. zero lot line configurations for affordable housing.

8) Modified Street Requirements

- Modification of street requirements for affordable housing

9) Consider regulatory impacts on cost of housing before adoption

- Establishment of a process by which the city considers before adoption policies, procedures, ordinances, regulations or plan provisions that increase in the cost of housing.

10) Inventory of Public Lands

- Preparation of a printed inventory of locally owned public lands suitable for affordable housing.

11) Housing Near Transit, Employment & Mixed Use Development

- Support of affordable housing development near transportation hubs and major employment centers and mixed use developments

Other Incentives

- Energy Efficiency
- Support for SHIP Staff
- Local Option Doc Stamps
- Property Tax and Insurance
- Community Land Trusts
- Mobile and Modular Homes
- Energy Efficiency Funding Mechanism

AHAC Recommendations

- Expedited Permits
- Affordable Housing Ombudsman
- Inventory of Public Lands
- Housing Near Transit, Employment & Mixed Use Development
- Energy Efficiency
- Support for SHIP Staff

Expedited Permits

- In the interest of integrating affordable and market-rate housing, provide automatic fee-waived Fast Track review for projects that include between 10% and 50% affordable units. Any project that includes affordable housing shall receive priority processing under Fast Track review.

Affordable Housing Ombudsman

- Assign a staff person to serve as Affordable Housing Ombudsman (AHO) to vet proposed changes to local policies, ordinances, regulations, and comprehensive plan provisions that impact the cost of housing. To the extent feasible, the AHO shall consult with the AHAC in identifying ways to reduce the cost of regulations or to advance innovations that encourage affordable housing.

Inventory of Public Lands

- An inventory of public lands available for affordable housing is currently maintained by the City.

Housing Near Transit, Employment & Mixed Use Development

- Create a high quality GIS map comparing existing location of transportation hubs; major employment centers (grouped by $\frac{1}{4}$ mile radius); mixed use development; and affordable housing and dense housing.

Energy Efficiency

- Find effective means to encourage energy efficiency upgrades to rental units.
- Evaluate how bundled rebates are effective at encouraging most cost-effective upgrades, and in particular how often they are used by rental property owners (as opposed to homeowners, builders or others).

Energy Efficiency

- Explore ways that private investors could install energy efficiency upgrades in affordable rental or homeowner housing, while tapping Federal tax incentives, state incentives, and local/GRU incentives and also reducing total housing costs.



Support for SHIP Staff

- Have Gainesville AHAC serve as a citizen panel for first level appeal of complaints or grievances from members of the public in the operation of SHIP programs.
- In conjunction with the Alachua County AHAC, have Gainesville AHAC sit as a citizen panel for ranking applications for \$200,000 Special Housing Needs City/County Grant.

Further Study Required

- Reduced impact fees or connection fees
- Flexible Densities
- Reservation of infrastructure
- Accessory Dwelling Units
- Reduced Parking and Setback Requirements
- Flexible Lot Configurations
- Modification of Street requirements
- Local Option Doc Stamps
- Property Tax and Insurance
- Community Land Trusts
- Mobile and Modular Homes
- Energy Efficiency Funding Mechanism

Thank you!

- AHAC members Cynthia Ashford, K. Richard Blount, Wayne P. Castello, David Frazier III, Philip Leitner, Juanita Miles-Hamilton (Vice Chair), Carol H. Parker, Ismael S. Rentz (Secretary), Jack Barry Sharp II, Obie Spratling, and Randolph M. Wells (Chair).

Thank you!

- Housing division staff, especially Jackie Richardson and Teresa Osoba
- City Planning staff, especially Caleb Stewart
- County AHAC members and staff
- Affordable Housing Steering Cmte chair Rodney Long and members