

SHIP Affordable Housing Advisory Committee (AHAC)

Incentive Review and Recommendation Report Summary February 19, 2009



Overview

- AHAC reviewed 11 required Incentives
- AHAC reviewed 5 additional Incentive areas
- City Commission must adopt incentives for:
 - Expedited Permitting of Affordable Housing Units (Incentive 1)
 - Ongoing process to review cost of regulations on housing prior to adoption (Incentive 9)

Key Actions

- Review and Consider AHAC Recommendations
- Amend City's SHIP Local Housing Assistance Plan to include recommended affordable housing incentives by March 31, 2009
- Submit Amended SHIP Local Housing Assistance Plan to Florida Housing Finance Corporation by May 2, 2009.

AHAC

Incentives & Recommendations



Incentive 1: Expedited Permitting

- The processing of approvals of development orders or permits, as defined in s.163.3164 (7) and (8), for affordable housing projects is expedited to a greater degree than other projects.
- **AHAC Recommendation:** 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.
- **Board Action:** Adopted.

Incentive 2: Reduced Impact Fees

- **Modification of impact fee requirements including reduction or waiver of fees and alternative methods of fee payment.**
- **AHAC Recommendation:** Further study required.
- **Board Action:** No Action.

Incentive 3: Flexible Densities

- **Allowance of flexibility in densities for affordable housing.**
- **AHAC Recommendation:** Further study required.
- **Board Action:** No Action.

Incentive 4: Reservation of Infrastructure

- **Reservation of infrastructure capacity for housing for very-low-income persons, low-income persons, and moderate-income persons.**
- **AHAC Recommendation:** Further study required.
- **Board Action:** No Action.

Incentive 5: Accessory Dwelling Units

- **Allowance of affordable accessory residential units in residential zoning districts.**
- **AHAC Recommendation:** Further study required.
- **Board Action:** No Action.

Incentive 6: Reduced Parking & Setback

- **Reduction of parking and setback requirements for affordable housing.**
- **AHAC Recommendation:** Further study required.
- **Board Action:** No Action.

Incentive 7: Flexible Lot Configurations

- **Allowance of flexible lot configurations incl. zero lot line configurations for affordable housing.**
- **AHAC Recommendation:** Further study required.
- **Board Action:** No Action.

Incentive 8: Modified Street Requirements

- **Modification of street requirements for affordable housing.**
- **AHAC Recommendation:** Further study required.
- **Board Action:** No Action.

Incentive 9: On-going Evaluation of Regulations Prior to 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.**
- **AHAC Recommendation:** 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.
- **Board Action:** Adopted.

Incentive 10: Inventory of Public Lands

- **Preparation of a printed inventory of locally owned public lands suitable for affordable housing.**
- **AHAC Recommendation: No Action Recommended.**
- **Board Action: No Action.**

Incentive 11: Housing Near Transit, Employment & Mixed Use Development

- **Support of affordable housing development near transportation hubs and major employment centers and mixed use developments.**
- **AHAC Recommendation:** Request creation of a high quality GIS map comparing existing location of transportation hubs; major employment centers (grouped by ¼ mile radius); mixed use development; and existing affordable housing.
- **Board Action:** Adopted.

Incentive 12: Other Affordable Housing Incentives (Identified by AHAC)

- Energy Efficiency
- Support for SHIP Staff
- Property Tax and Insurance
- Community Land Trusts
- Mobile Homes

Energy Efficiency

- **Recommendation:** Find effective means to encourage energy efficiency upgrades to rental units.
- **Recommendation:** 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).
- **Recommendation:** 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

- **Recommendation:** AHAC to serve as a citizen panel for first level appeal of complaints or grievances from members of the public in the operation of the City's SHIP Program.
- **Recommendation:** In conjunction with the Alachua County AHAC, City AHAC sit as a citizen panel for ranking applications for Special Housing Needs City/County Grants.

Property Taxes & Insurance

- **Further study required:** Property Taxes and Insurance: There is a major problem for first-time home buyers (particularly low-income), when after one year insurance and property taxes cause monthly housing costs to rise dramatically.

Community Land Trust

- **Further study required:** Explore establishment of a community land trust for affordable housing.

Mobile Homes

- **Further study required:** Consider public incentives to increase the availability of mobile home slots in the area (particularly in light of past and expected closings of existing mobile home parks).

AHAC Recommendation Summary

- Expedited Permits (Incentive 1)
- On-going Evaluation of Regulations Prior to Adoption (Incentive 9)
- Housing Near Transit, Employment & Mixed Use Development (Incentive 11)
- Energy Efficiency (Incentive 12- Other)
- Support for SHIP Staff (Incentive 12-Other)

Summary

- Review/Consider AHAC Incentives/Recommendations
- Provide Staff Direction on Affordable Housing Incentives/Recommendations
- Direct staff to:
 - Submit Amended LHAP to CCOM by March 31, 2009
 - Submit Amended LHAP to State by May 2, 2009