

AHAC Overview

Affordable Housing Advisory Committee

Communitywide Council

March 10, 2021



The primary goal of the AHAC is to create the **AHAC Incentive Report**

The Committee's Role and Responsibilities are to:

- Review the established policies and procedures, ordinances, land development regulations, and adopted local government Comprehensive Plan;
- Recommend initiatives to encourage or facilitate affordable housing;
- Recommend modifications or repeal existing policies, procedures, regulations;
- Recommend the creation of exceptions pertaining to affordable housing;
- Recommend adoption of new policies or amendments to local Comprehensive Plan and corresponding regulations.

The AHAC Report must be completed **annually** each December and submitted **to Florida Housing Coalition if the City received \$350,000**

An Elected Official must serve on the AHAC Committee if the City receives at least \$350,00.00 or above

LHAP

Local Housing Assistance Plan

2021-2022

2022-2023

2023-2024

The purpose of the LHAP is to set forth strategies to increase the delivery of affordable housing within the City limits for the next three years, pursuant to Section 420.907-9079 Florida Statutes and Rule Chapter 67-37, Florida Administrative Code.

11 Incentive Strategies to Facilitate Affordable Housing

These Strategies Must be Implemented

1. **Expedited Permitting:** The processing of approvals of development Orders or permits for affordable housing projects is expedited
2. **On-going Regulatory Review:** Requires local governments to consider how proposed government actions may affect the cost of housing development. There is no specific action. The strategy seeks to have local governments to think creatively about ways to reduce regulatory costs.

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These Strategies May also be Considered for Implementation, but are not required:

3. **Fee Waivers**: All allowable fee waivers provided for the development or construction of affordable housing. Fees can include impact, permitting, inspection, site Plan review, Rezoning, and Engineer Fees. *CURRENTLY IN PLACE*
4. **Preparing a printed inventory of locally owned/ Surplus Land Inventory** public lands suitable for affordable housing—ex: Surplus Land list. *CURRENTLY IN PLACE*
5. **Density Flexibility**—Allowing a lot to contain more housing units.
6. **Accessory Dwelling Units (ADU)**— the committee can encourage and facilitate the development of affordable accessory residential units. The goal would allow the most possible lots/homeowners to construct a lawful ADUs (granny flats, backyard cottages, mother-in-law suites).

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7. **Reservation of Infrastructure**- (This strategy is best suited for large urban areas)
8. **Proximity to Transportation**—support development near transportation to decrease transportation cost
9. **Reduction of Parking and Setback Requirements** —the committee can make recommendation on the reduction of parking and setback requirements for affordable housing. This incentive lowers development costs (for parking) and ensures that more buildable land is available for housing development
10. **Flexible Lot Configurations**- Ex: two neighboring houses back-to-back with a common wall between; this allows for more land to be available for affordable housing development
11. **Modification of Street Requirements**—this is the modification of street requirements for affordable housing. Ex: allowance for parking on only one side of the street. This incentive may require a public hearing or other administrative approval

AHAC Report Timeline

1. Overview **March 10**
2. Public Hearing **TBD**
3. Recommendation through Local Housing Assistance Plan (LHAP) **April 19 CC**
4. Submit AHAC Report and LHAP on **May 2**

NEXT STEPS:

Public Hearing – Special Meeting

Potential dates: Wednesday 3/24
 Monday, 3/29

LHAP Public Notice March 12 – April 8

LHAP Public Hearing April 19 cc