



ORANGE COUNTY HOUSING FOR ALL

10-YEAR ACTION PLAN

BCC Work Session

December 17, 2019



HOUSING FOR ALL ACTION PLAN

Presentation Outline

- **BACKGROUND INFORMATION**
- **MAIN RECOMMENDATIONS**
- **CONCLUSIONS AND REQUESTED ACTION**



HOUSING FOR ALL ACTION PLAN

BACKGROUND INFORMATION

OUR MISSION:

TO CREATE LASTING, COMMUNITY-BASED SOLUTIONS FOR EXPANDING HOUSING OPTIONS, IMPROVING AFFORDABILITY, AND PROVIDING ACCESS TO DIVERSE AND VIBRANT NEIGHBORHOODS FOR ORANGE COUNTY RESIDENTS

OUR GOALS:



CREATE

New Housing
Units



DIVERSIFY

The County's
Housing Stock



PRESERVE

Existing
Affordable
Units



INTEGRATE

Social Capital
and Economic
Development



EDUCATE

Potential
Homeowners
and Renters



HOUSING FOR ALL ACTION PLAN

BACKGROUND INFORMATION

TASK FORCE STRUCTURE

- **38 Task Force Members**

Representatives from all six Orange County Districts, leaders of non-profit organizations, major employers, local builders, real estate industry associations, community partners and financial institutions



HOUSING FOR ALL ACTION PLAN

BACKGROUND INFORMATION

TASK FORCE STRUCTURE

- 38 Task Force Members
- Three Subcommittees

ACCESS & OPPORTUNITY

Where housing solutions should be incentivized

DESIGN & INFRASTRUCTURE

What code changes and policies are needed to develop diverse housing

INNOVATION & SUSTAINABILITY

How incentives and partnerships are leveraged



HOUSING FOR ALL ACTION PLAN

BACKGROUND INFORMATION

MAIN RECOMMENDATIONS

**Remove Regulatory Barriers and
Introduce New Policies**

Create New Financial Resources

Target Areas of Access & Opportunity

Engage the Community & Industry





HOUSING FOR ALL ACTION PLAN

BACKGROUND INFORMATION

The 10-year Action Plan proposes to preserve and create 30,300 housing units.

Housing Type	Household Income*	Total
Affordable	\$26k - \$83k	11,000 Units
Attainable	\$83k - \$97k	19,300 Units
Market Rate	\$97k+	55,800 Units
2030 Total:		86,100 Units



Create
Missing Middle Housing
6,600 Units

Eliminate
Regulatory Barriers
10,500 Units

Integrate
Affordable, Attainable
& Market Rate Housing
13,200 Units



Action Plan Impact
35%

of Total 2030 Units

=

Housing for All
30,300

Units

*Based on a household of four in Orange County



HOUSING FOR ALL ACTION PLAN

RECOMMENDATIONS

REMOVE REGULATORY BARRIERS AND INTRODUCE NEW POLICIES

Dan Kirby, Design & Infrastructure Subcommittee, Chair



HOUSING FOR ALL ACTION PLAN

RECOMMENDATIONS

REMOVE REGULATORY BARRIERS AND INTRODUCE NEW POLICIES

Create Missing Middle and Diversified Housing Stock





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RECOMMENDATIONS

REMOVE REGULATORY BARRIERS AND INTRODUCE NEW POLICIES

Create Missing Middle and Diversified Housing Stock

- Modify policies and regulations to facilitate missing middle development
- Remove existing regulatory barriers in the Comprehensive Plan and Land Development Code



6,600

affordable or attainable units
by 2030



HOUSING FOR ALL ACTION PLAN

RECOMMENDATIONS

REMOVE REGULATORY BARRIERS AND INTRODUCE NEW POLICIES

Eliminate Existing Barriers to Housing Development

Code changes associated with:

- Accessory Dwelling Units (ADUs)
- Living Area Requirements
- Adaptive Reuse
- Occupancy Limits
- Flexible Lot Configurations
- Parking Requirements



10,500

affordable or attainable units
by 2030



HOUSING FOR ALL ACTION PLAN

RECOMMENDATIONS

REMOVE REGULATORY BARRIERS AND INTRODUCE NEW POLICIES

Integrate Affordable, Attainable and Market-Rate Residential Units

- Further Research on Incentive Areas and Policies
- Expansion of Mixed Use / Mixed Income Districts
- Density and Intensity Incentives



13,200

affordable or attainable units
by 2030



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RECOMMENDATIONS

CREATE NEW FINANCIAL RESOURCES

Paul Roldan, Innovation & Sustainability Subcommittee, Chair



HOUSING FOR ALL ACTION PLAN

RECOMMENDATIONS

CREATE NEW FINANCIAL RESOURCES

Establish Housing Trust Fund

Implement a locally-controlled fund to provide:

- Gap financing to multifamily projects
- Leveraging and incentives for housing preservation
- Land banking for affordable housing
- Pilot projects & Missing Middle implementation
- Initial allocation of \$10 Million



6,500

Certified affordable units
by 2030



HOUSING FOR ALL ACTION PLAN

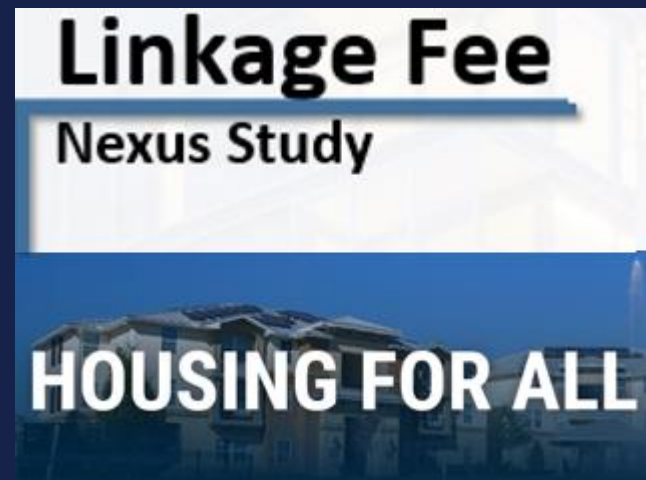
RECOMMENDATIONS

CREATE NEW FINANCIAL RESOURCES

Pursue Linkage Fee Nexus Study

Determine feasibility of a regional linkage fee for non-residential development:

- Linkage Fee is assessed on new non-residential development
- Presents new local funding source for affordable housing
- Coordination with City of Orlando, Osceola County and Seminole County





HOUSING FOR ALL ACTION PLAN

RECOMMENDATIONS

CREATE NEW FINANCIAL RESOURCES

Introduce Revolving Fund Loan

Locally-controlled fund to provide:

- Access to additional capital (low-interest loans) for non-profit developers; increase supply of affordable housing
- Funding for land acquisition, development costs, professional services, construction, etc.
- \$2M Revolving Loan Fund available by July 2020, with money from SHIP program



1,000

certified affordable units
by 2030



HOUSING FOR ALL ACTION PLAN

RECOMMENDATIONS

CREATE NEW FINANCIAL RESOURCES

Develop Preservation Strategy

- Identify resources and partnerships to preserve units at risk of being lost due to expiring affordability contracts
- Implement long-term preservation strategies
- Preserve up to 2,000 multifamily housing units by 2030
- Preserve 1,000 single-family units through County's Homeowner Rehabilitation Program



3,000

affordable units preserved
by 2030



HOUSING FOR ALL ACTION PLAN

BACKGROUND INFORMATION

PROPOSED FUNDING

10 – YEAR FUNDING

FEDERAL---\$41.5M

\$15 – (Home Investment Partnership Program)

\$25M (Community Development Block Grant)

\$1.5M (Emergency Solution Grant)

STATE -----\$28M

SHIP (State Housing Initiative Partnership Program)

LOCAL-----\$167.5 M

\$160M– (New Housing Trust Fund)

\$3.5M (Affordable Housing Revolving Trust Fund)

\$4M (County Owned Land)





HOUSING FOR ALL ACTION PLAN

RECOMMENDATIONS

TARGET AREAS OF ACCESS AND OPPORTUNITY

Frankie Elliott, Accessibility & Opportunity Subcommittee, Chair



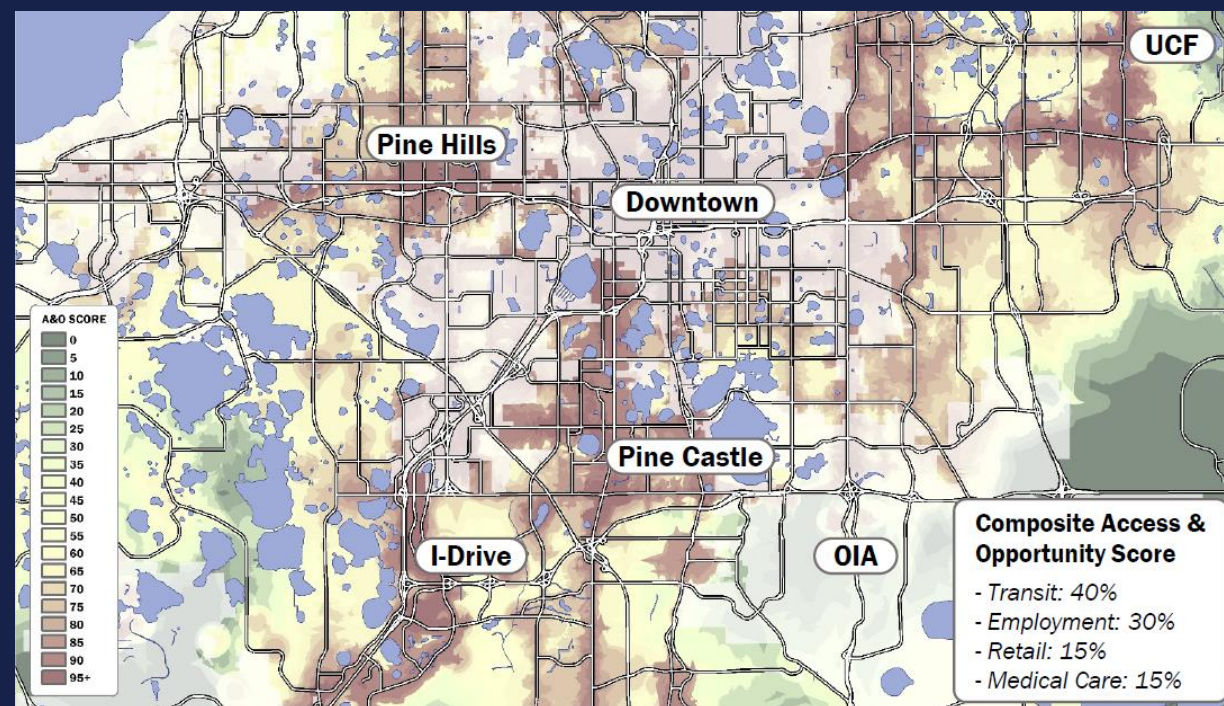
HOUSING FOR ALL ACTION PLAN

RECOMMENDATIONS

TARGET AREAS OF ACCESS AND OPPORTUNITY

Implement Access and Opportunity Model

- Identify residential suitability areas based on proximity to transportation, employment, community resources and services
- Finalize GIS-based model and mapping by August 2020
- Provide incentives and facilitate pilot projects within higher suitability areas





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RECOMMENDATIONS

TARGET AREAS OF ACCESS AND OPPORTUNITY

Actively Land Bank for Affordable Housing

- Review County-owned land for potential housing sites
- Notify non-profit developers of the vacant County-owned lots as they become available
- Maintain inventory of County-owned sites suitable for housing
- Continue to explore land acquisition opportunities for affordable housing



500

Certified affordable units
by 2030



HOUSING FOR ALL ACTION PLAN

RECOMMENDATIONS

ENGAGE THE COMMUNITY AND INDUSTRY

Develop Communications and Advocacy Plan

- Secure funding and advisory partnership commitments
- Create advisory committee
- Develop Scope of Services and RFP
- Guide Plan through BCC Approval
- Plan Implementation



Metric:

Increase Public Awareness



HOUSING FOR ALL ACTION PLAN

RECOMMENDATIONS

ENGAGE THE COMMUNITY AND INDUSTRY

Partnerships to Leverage Resources

- Initiate innovative public-private partnerships
- Demonstrate progressive standards and best practices for housing development
- Access and Opportunity Areas
- Incentives for selected pilot projects located within higher suitability areas



Metric:

Pilot Projects



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RECOMMENDATIONS

CONCLUSIONS & REQUESTED ACTION



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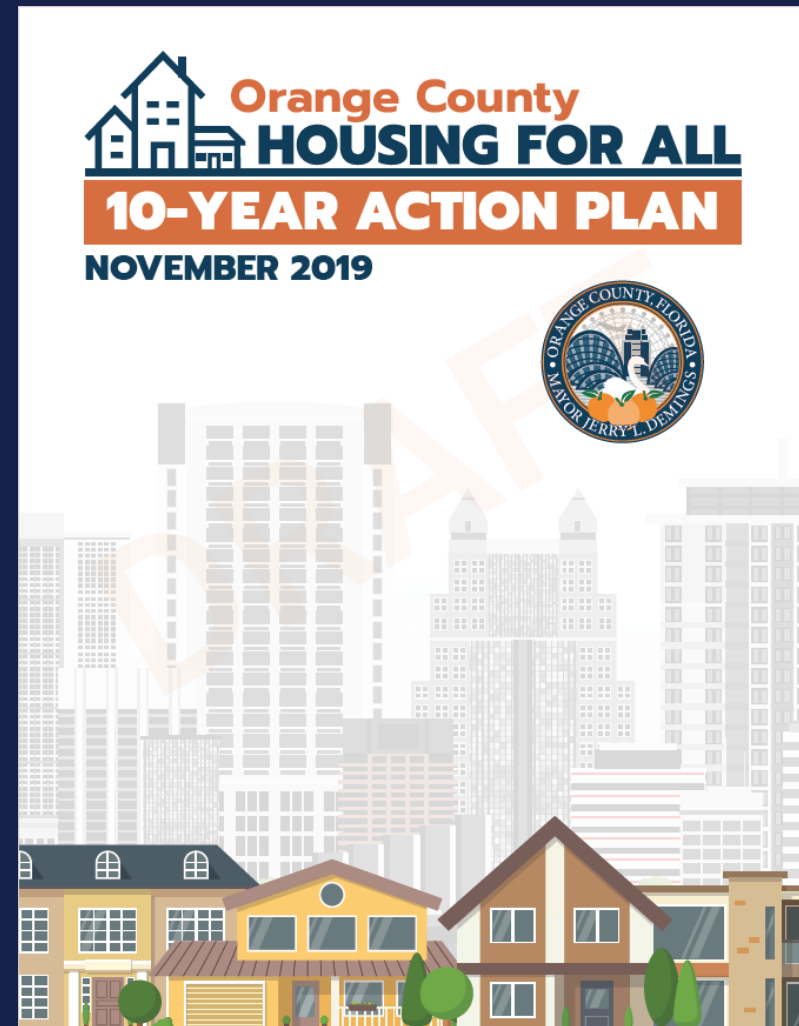
CONCLUSIONS

THE PROPOSED 10-YEAR ACTION PLAN:

Provides specific and actionable solutions tailored to Orange County's housing needs

Identifies significant opportunities for public-private partnerships

Sets a pivotal path forward for Orange County's social and economic future





HOUSING FOR ALL ACTION PLAN

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HOUSING FOR ALL ACTION PLAN

CONCLUSIONS

REQUESTED ACTION:

Accept the Housing for All 10-Year Action Plan and its proposed recommendations, strategies and tools for the production and preservation of affordable and attainable housing units, as presented.

Support future initiatives that are consistent with the goals of the Housing for All Action Plan