

# Regional Affordable Housing Initiative

**A Regional Housing Partnership**

***July 31, 2018***



# **Regional Affordable Housing Initiative**

**A Regional Housing Partnership**

## **Outline**

- **REGIONAL INITIATIVE – Background**
- **THE REGION – Challenges & Trends**
- **FRAMEWORK – Goals, Strategies & Tools**
- **NEXT STEPS – Implementation**



The background of the slide is a dark gray architectural drawing. It features a grid of lines, with various rectangular shapes representing building footprints and smaller circles. Some of the circles are labeled with letters like 'A', 'B', 'C', 'D', 'E', and 'F'. There are also dimension lines with numbers, such as '1000', '1200', '1400', and '1600'. The overall style is technical and precise.

# REGIONAL INITIATIVE

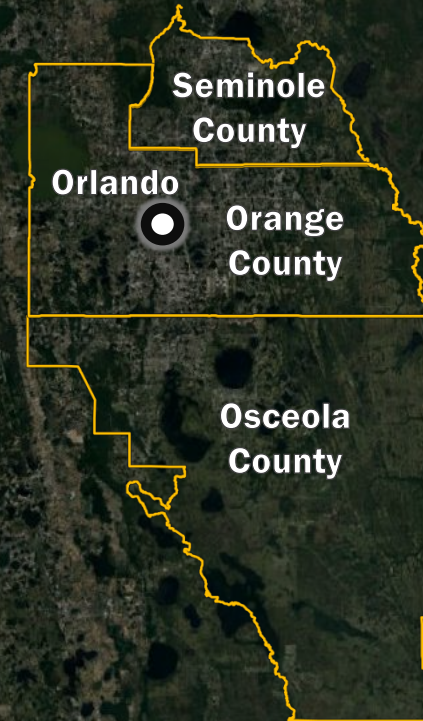
## **Background**



# Regional Housing Partnership

Seminole | Orange | Osceola | Orlando

- Cross-jurisdictional **workgroup** formed to **address** regional **housing need**
- Investigated **supply** and **demand** of **affordable units**
- Identified **areas** of **access** and **opportunities**
- Explored **housing design** and **product types**
- Analyzed **strategies, incentives** and **partnerships** options





# Regional Affordable Housing Summit

## Program

- The **National** Affordable Housing **Crisis**
- State of Regional Housing
  - **Economic** Outlook
  - Real Estate **Market**
  - Affordable Housing **Supply & Demand**
- Affordable Housing **Strategies – Tools**
- Creative **Solutions**
- **What is** Affordable Housing and **for whom?**



# Regional Affordable Housing Summit

## Program

- The **National** Affordable Housing **Crisis**
- State of Regional Housing
  - **Economic** Outlook
  - Real Estate **Market**
  - Affordable Housing **Supply & Demand**
- Affordable Housing **Strategies – Tools**
- Creative **Solutions**
- **What is** Affordable Housing and **for whom?**





# Background

What is Affordable Housing



**AFFORDABLE**  
**HOUSING**  $\leq 30\%$

Household **housing costs:**  
**mortgage** or **rent** & **utilities**

# Background

## What is Affordable Housing



### HOUSING

mortgage/rent  
and utilities

> 30%

C O S T  
BURDENED

> 50%

SEVERELY  
C O S T  
BURDENED



# Background

Region - Cost Burdened Households



31%

of

Total Households

> 30% = 230,344

HOUSING

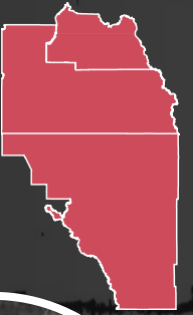
mortgage/rent  
and utilities

C O S T  
BURDENED

TOTAL  
C O S T  
BURDENED

# Who Are They?

## Regional- Cost Burdened Workers



### REGIONAL MEDIAN

HUD Regional Median  
**\$58,400** annually

Average house cost  
**\$286,000**

This means that a worker with a **median salary will spend about 32% of income on housing**



### BUS DRIVER

#### EARNs:

**\$40,479** annually

#### PAYS:

about **33%** of  
**income on housing**



### STORE CASHIER

#### EARNs:

**\$22,346** annually

#### PAYS:

about **56%** of  
**income on housing**



### SCHOOL TEACHER

#### EARNs:

**\$37,905** annually

#### PAYS:

about **31%** of  
**income on housing**



### RESTAURANT SERVER

#### EARNs:

**\$22,452** annually

#### PAYS:

about **57%** of  
**income on housing**

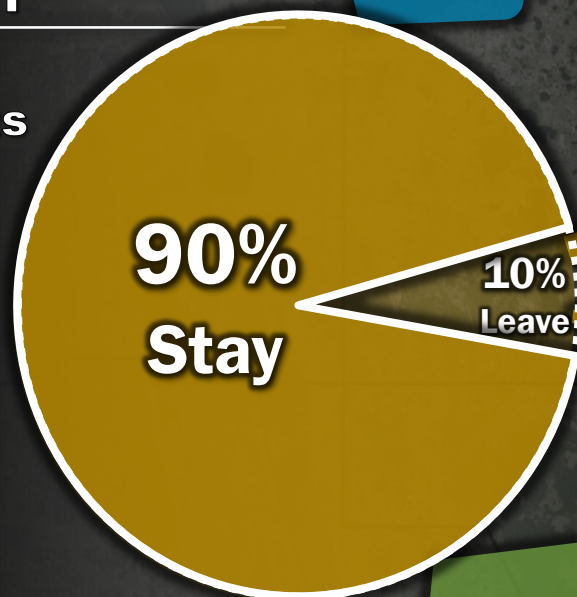


# Housing & Employment

## Moving Across County Lines

### ORANGE COUNTY

538,190  
working residents



### SEMINOLE COUNTY

191,550  
working residents



### OSCEOLA COUNTY

112,496  
working residents



# National Housing Status

## A Larger Cohort

The Millennial generation is the biggest in US history—even bigger than the Baby Boom.

A LARGER COHORT

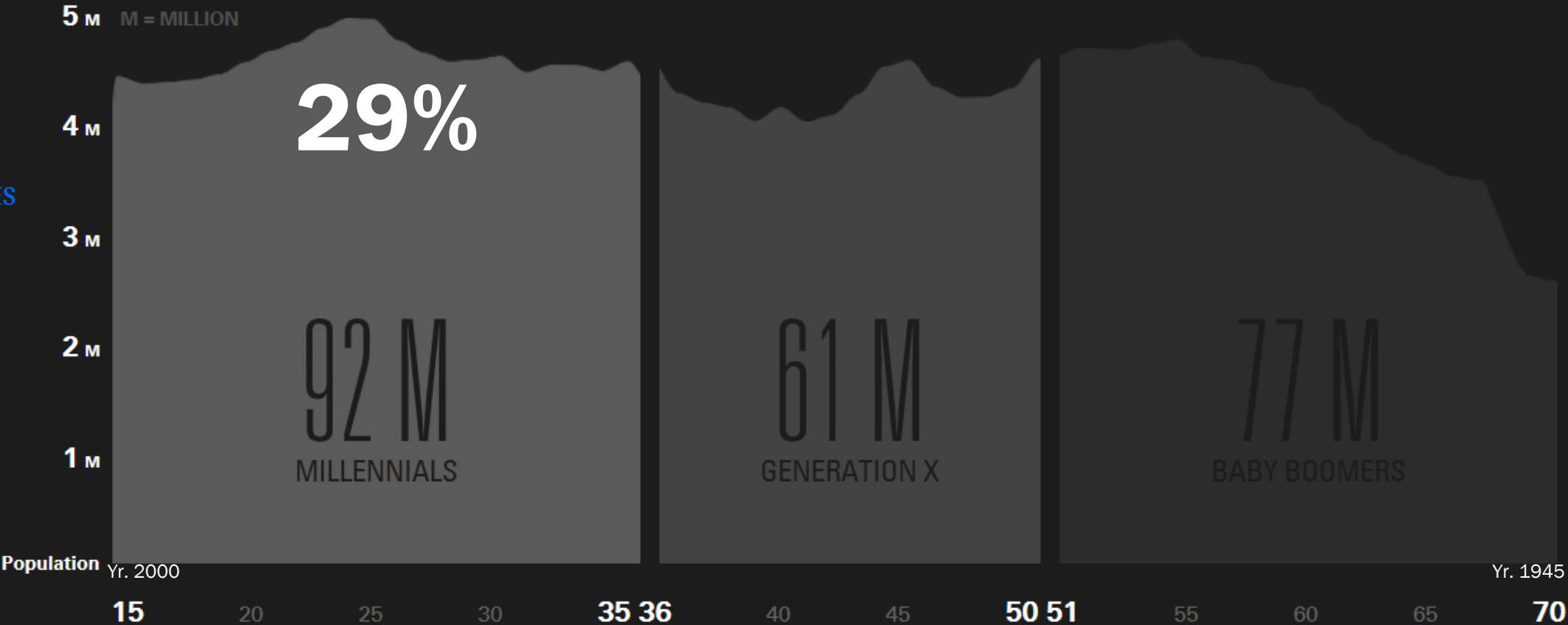
THE FIRST DIGITAL NATIVES

SOCIAL AND CONNECTED

LESS MONEY TO SPEND

ENCUMBERED WITH DEBT

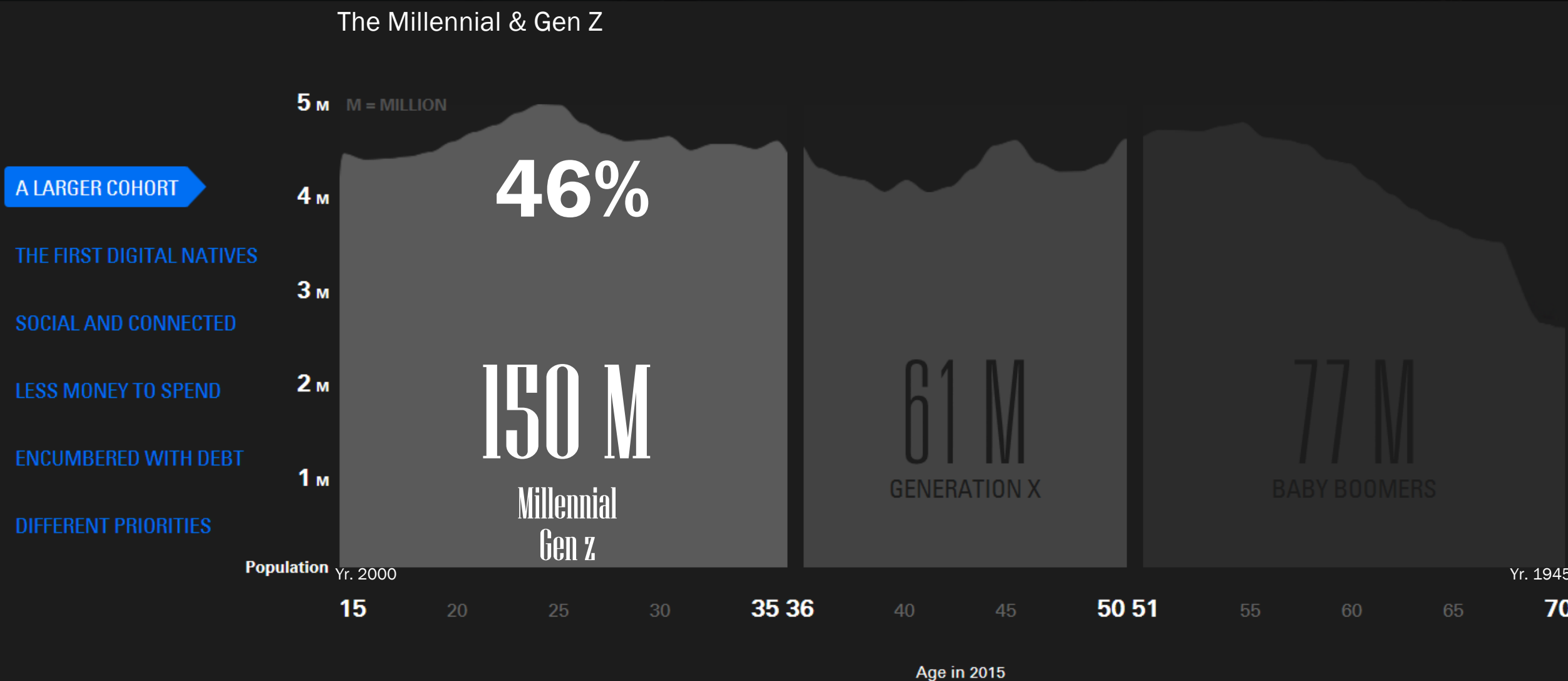
DIFFERENT PRIORITIES





# National Housing Status

A Larger Cohort



# National Housing Status

## A Larger Cohort – Millennials & Gen Z

- **~71% want to live and work in walkable, mixed-use urban neighborhoods.**
- **They prefer households with access to multimodal transportation**
- **Housing shortage, homebuilders willing to develop smaller product types and “affordable” starter homes**
- **Open to creative living arrangements to make life affordable. Millennials want the “complete package”**



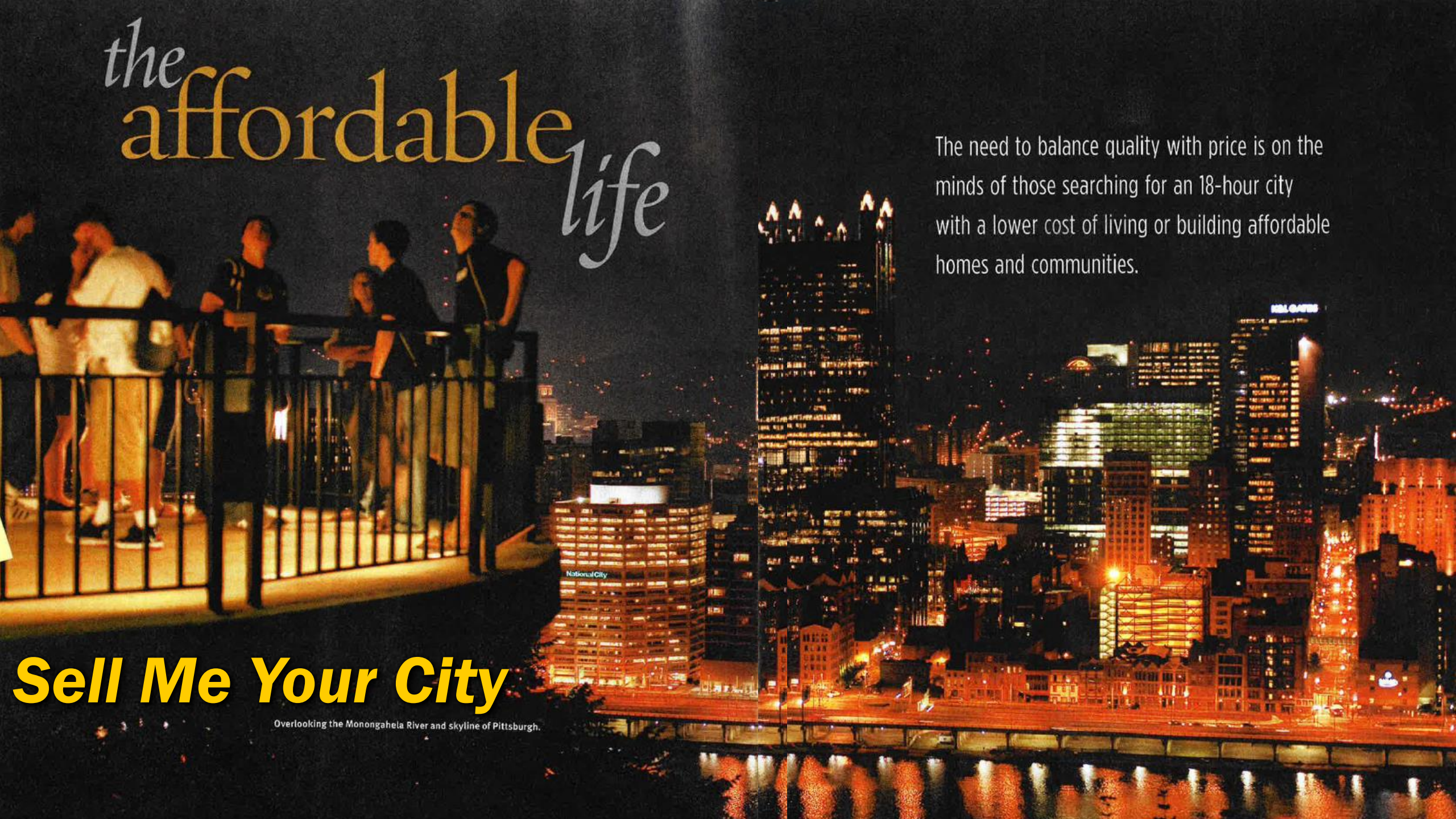


# *the* affordable *life*

The need to balance quality with price is on the minds of those searching for an 18-hour city with a lower cost of living or building affordable homes and communities.

## ***Sell Me Your City***

Overlooking the Monongahela River and skyline of Pittsburgh.



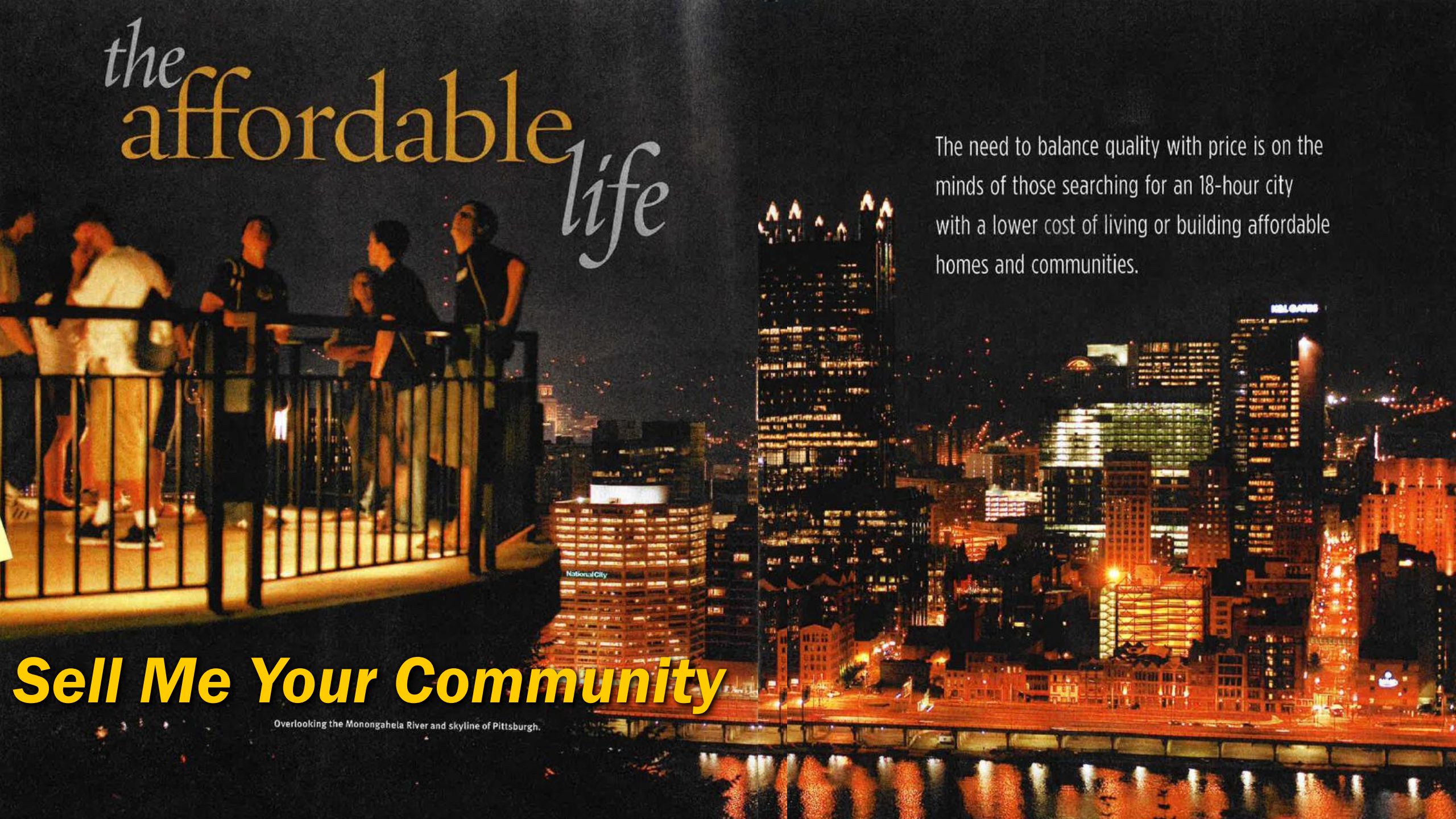


# *the* affordable *life*

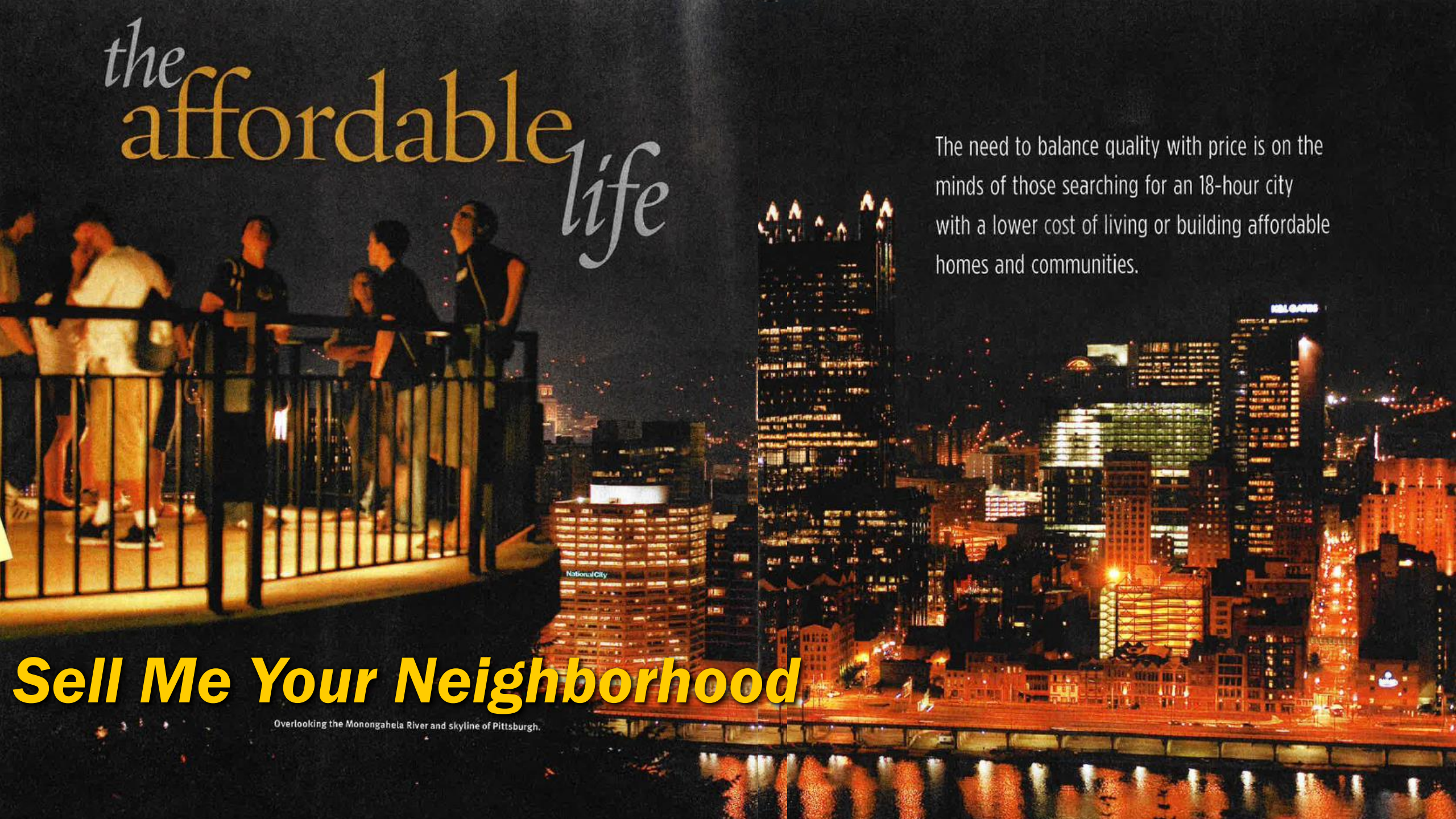
The need to balance quality with price is on the minds of those searching for an 18-hour city with a lower cost of living or building affordable homes and communities.

## ***Sell Me Your Community***

Overlooking the Monongahela River and skyline of Pittsburgh.





A night photograph of a city skyline, likely Pittsburgh, reflected in the Monongahela River. In the foreground, several people are standing on a balcony with a metal railing, looking out at the city. The skyline is filled with illuminated buildings, including a prominent skyscraper with a crown of lights. The text "the affordable life" is overlaid in a large, elegant font.

# *the* affordable *life*

The need to balance quality with price is on the minds of those searching for an 18-hour city with a lower cost of living or building affordable homes and communities.

## ***Sell Me Your Neighborhood***

Overlooking the Monongahela River and skyline of Pittsburgh.



# Public Engagement

## Regional Affordable Housing Workshops

May 19, 2017

W1

### WHERE?

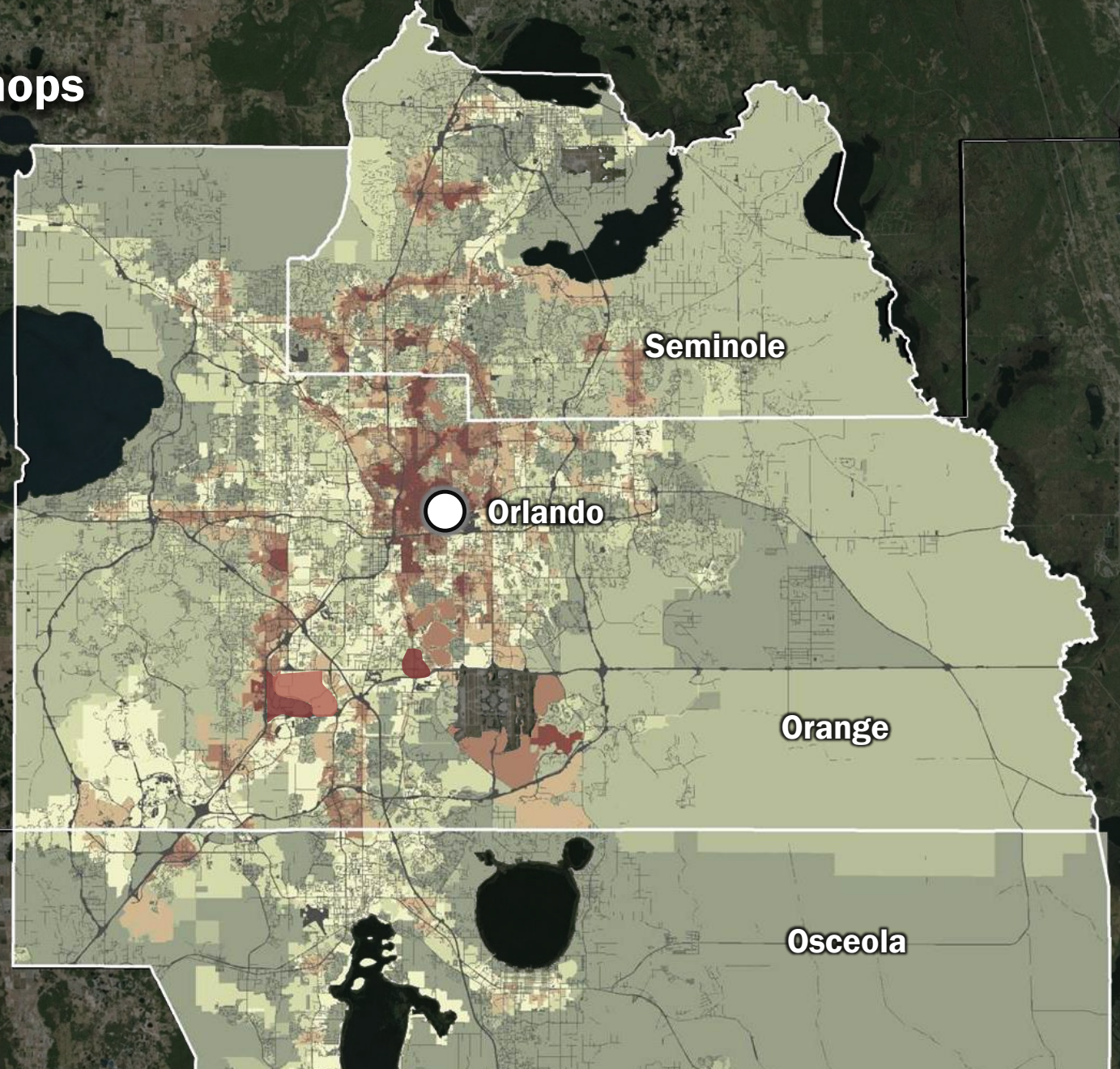
#### Areas of Access & Opportunities for Affordable Housing

Background

Suitability Analysis

Access and Opportunity  
Areas Identified

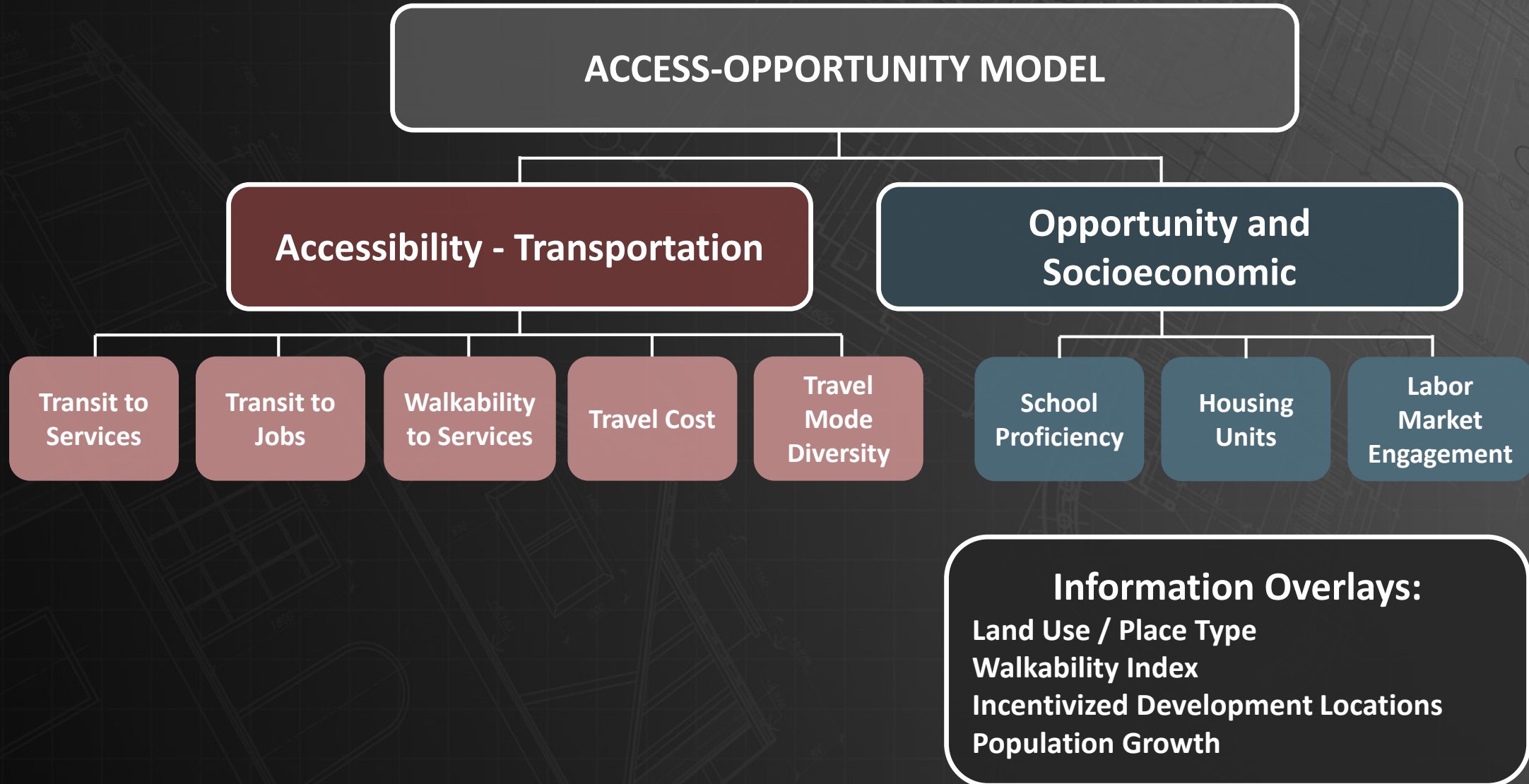
Regional Results





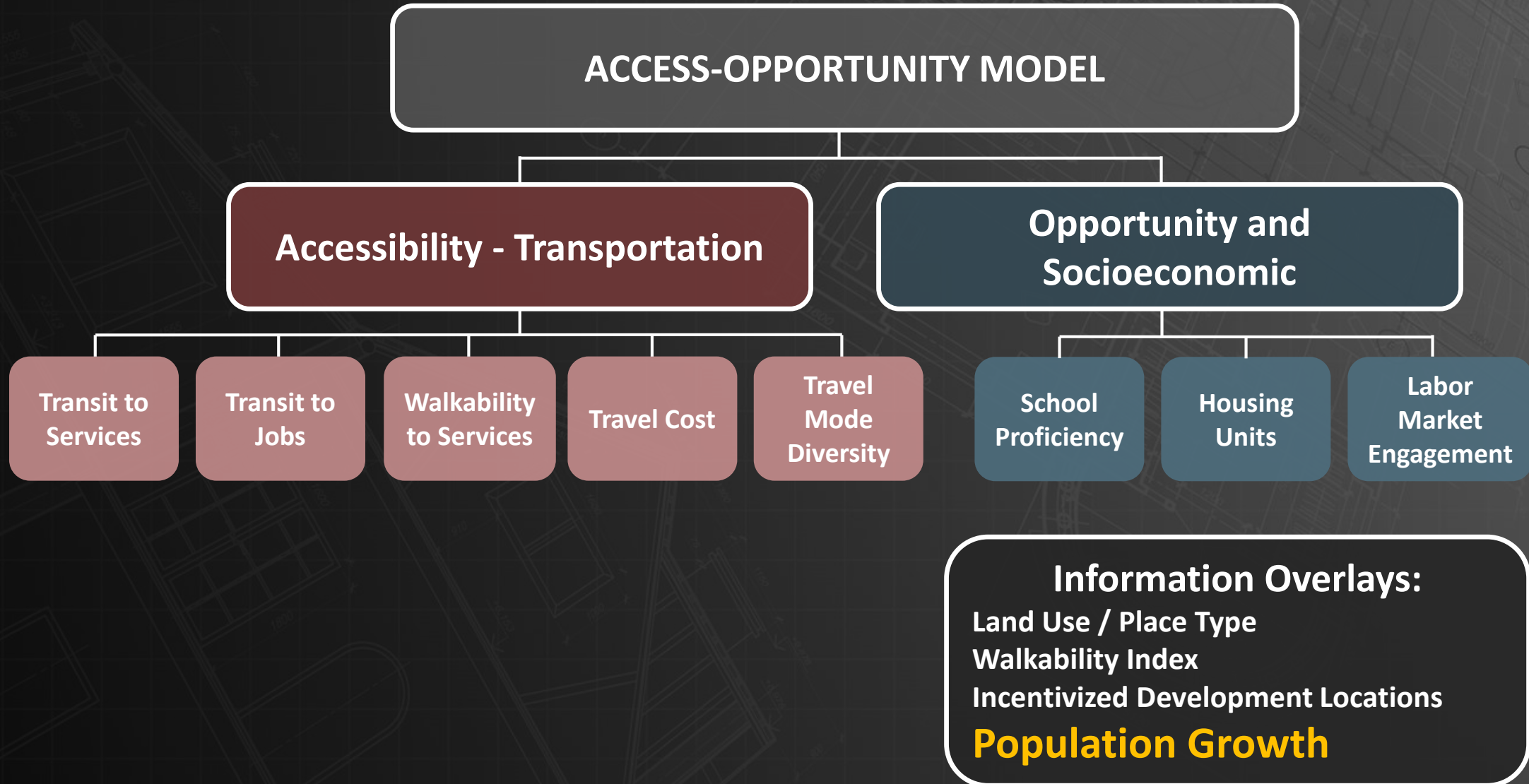
# Model Structure

## Access-Opportunity Model



# Model Structure

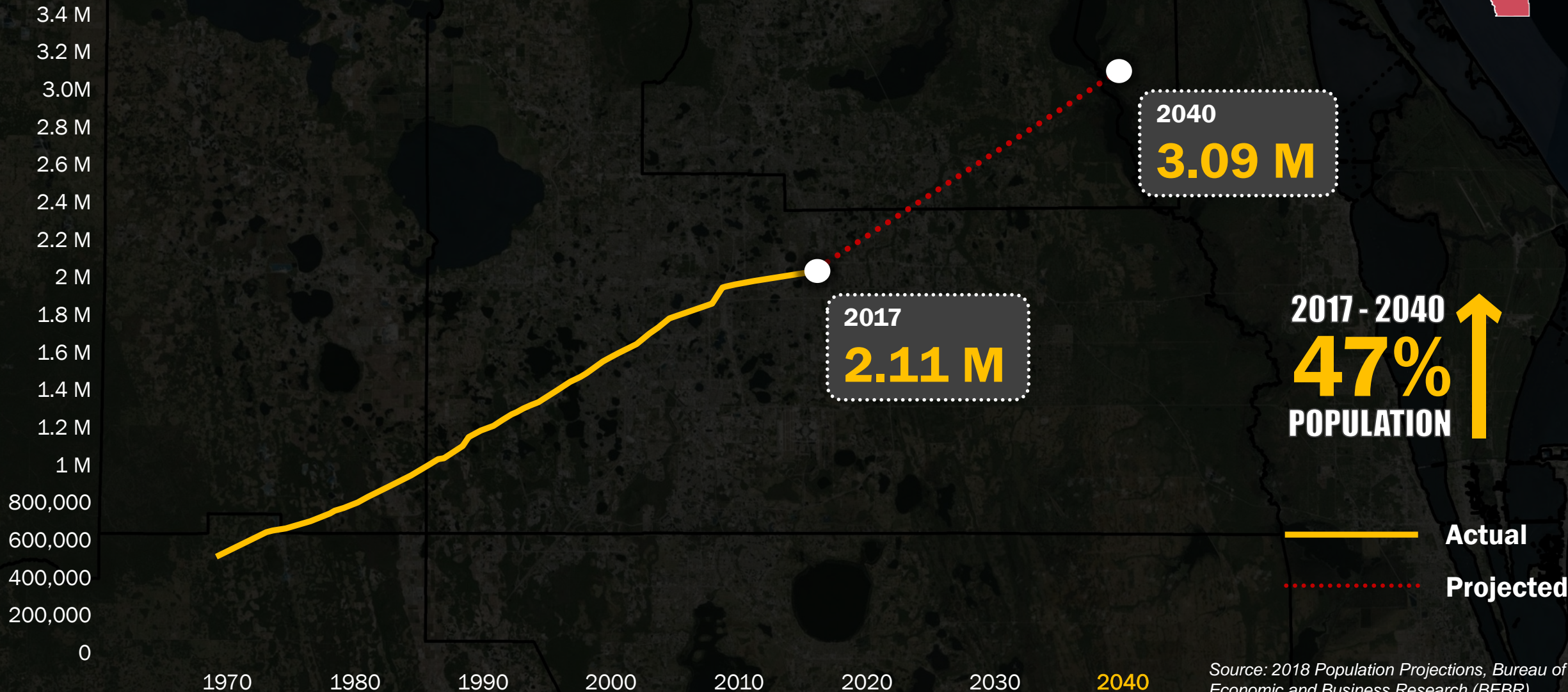
## Access-Opportunity Model





# Regional Growth

Projected Population – 2040

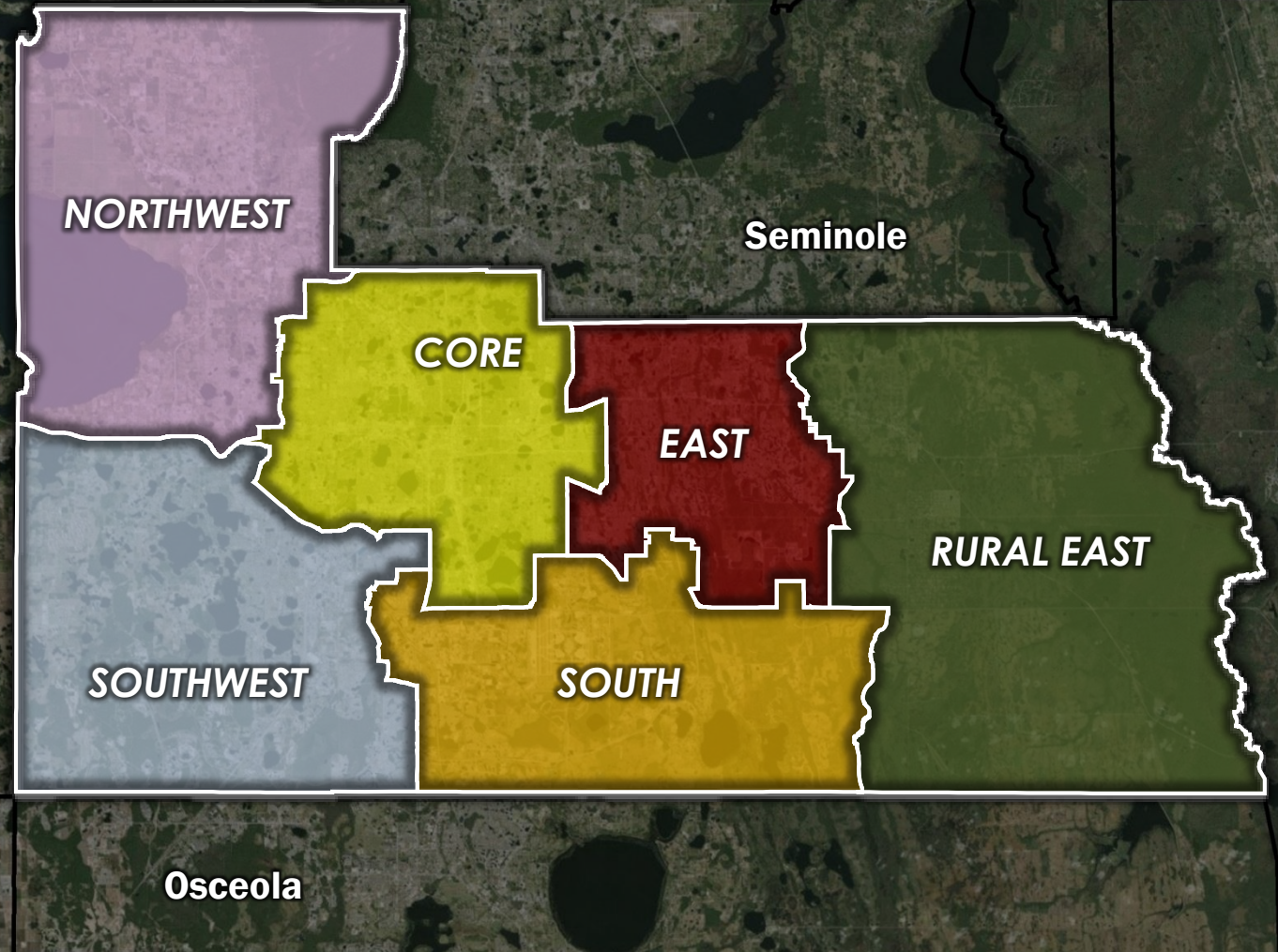


Source: 2018 Population Projections, Bureau of Economic and Business Research (BEBR)



# Orange County Growth

Projected Population – 2040

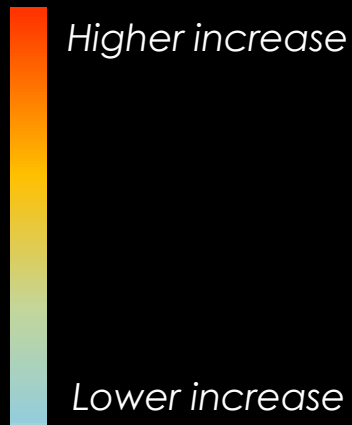




# Orange County Growth

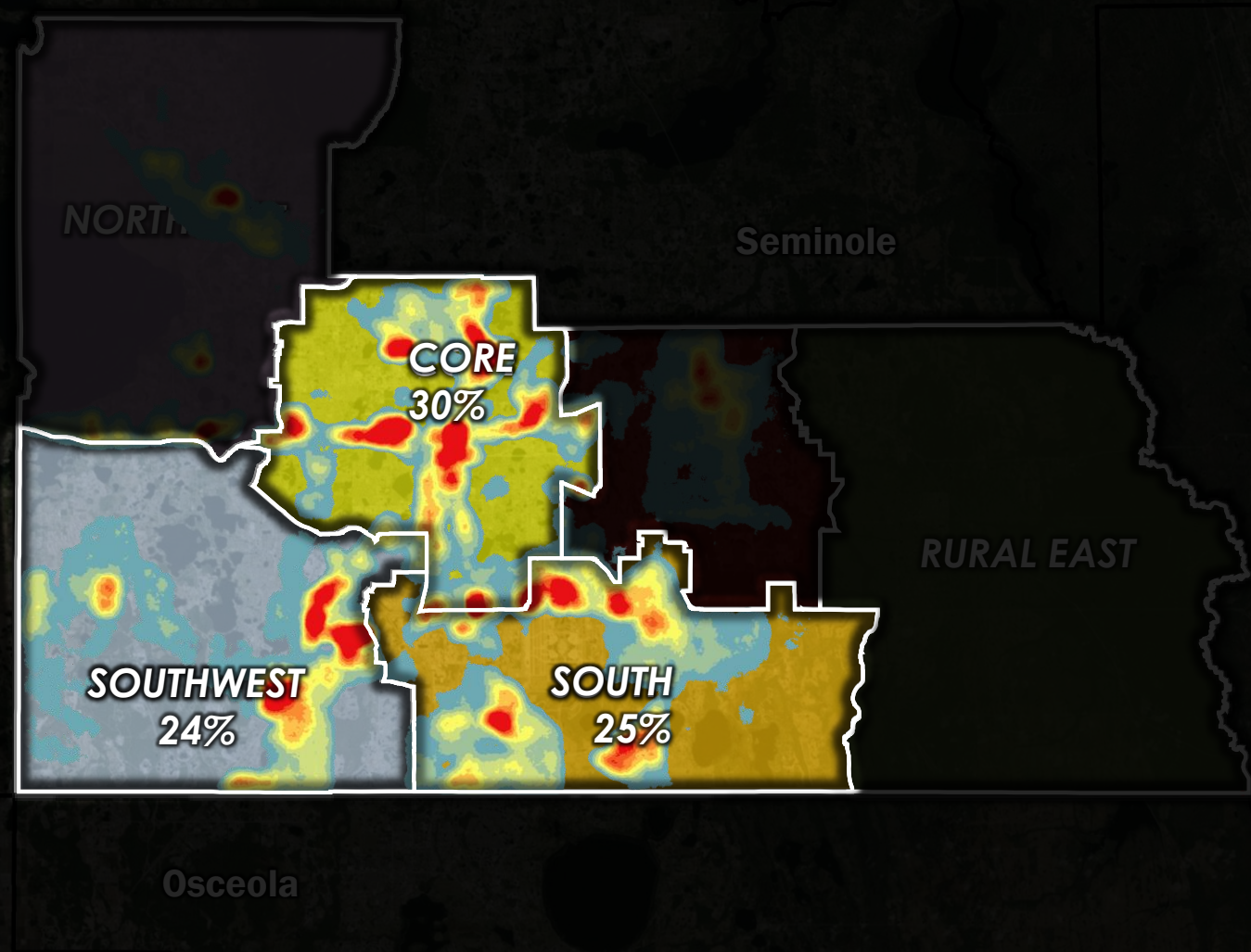
Projected Population – 2040

79%



2040 Pop. Growth %

NW	10%
SW	24%
Core	30%
South	25%
East	10%
RE	1%





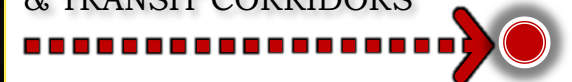
# Model Structure

## Access-Opportunity Model

Accessibility - Transportation



EMPLOYMENT CENTERS  
& TRANSIT CORRIDORS



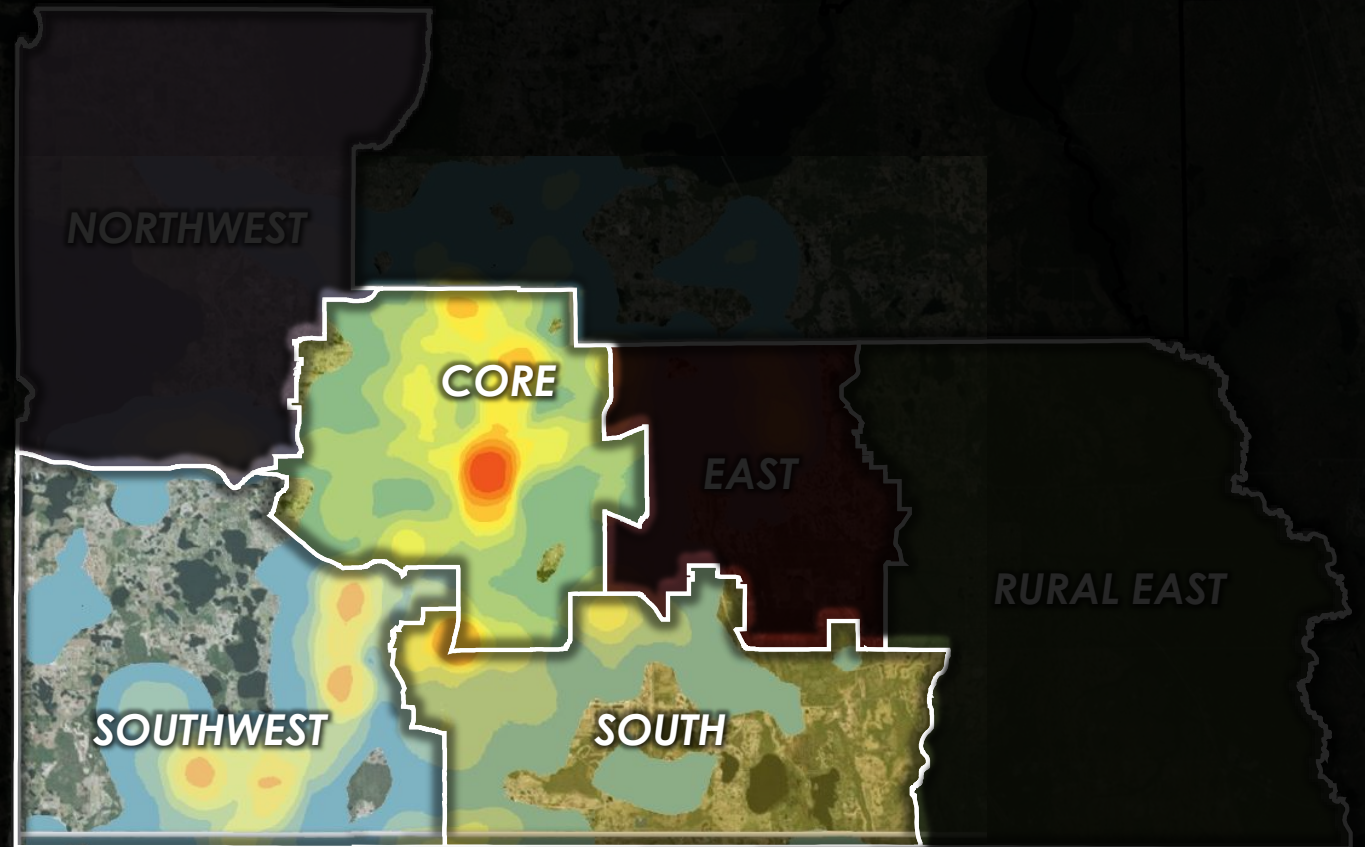
# Model Structure

## Access-Opportunity Model

Accessibility - Transportation

+

Opportunity and  
Socioeconomic



### ECONOMY

MARKET AREAS SHARE OF TOTAL COUNTY EMPLOYMENT

74% 26%



# Model Structure

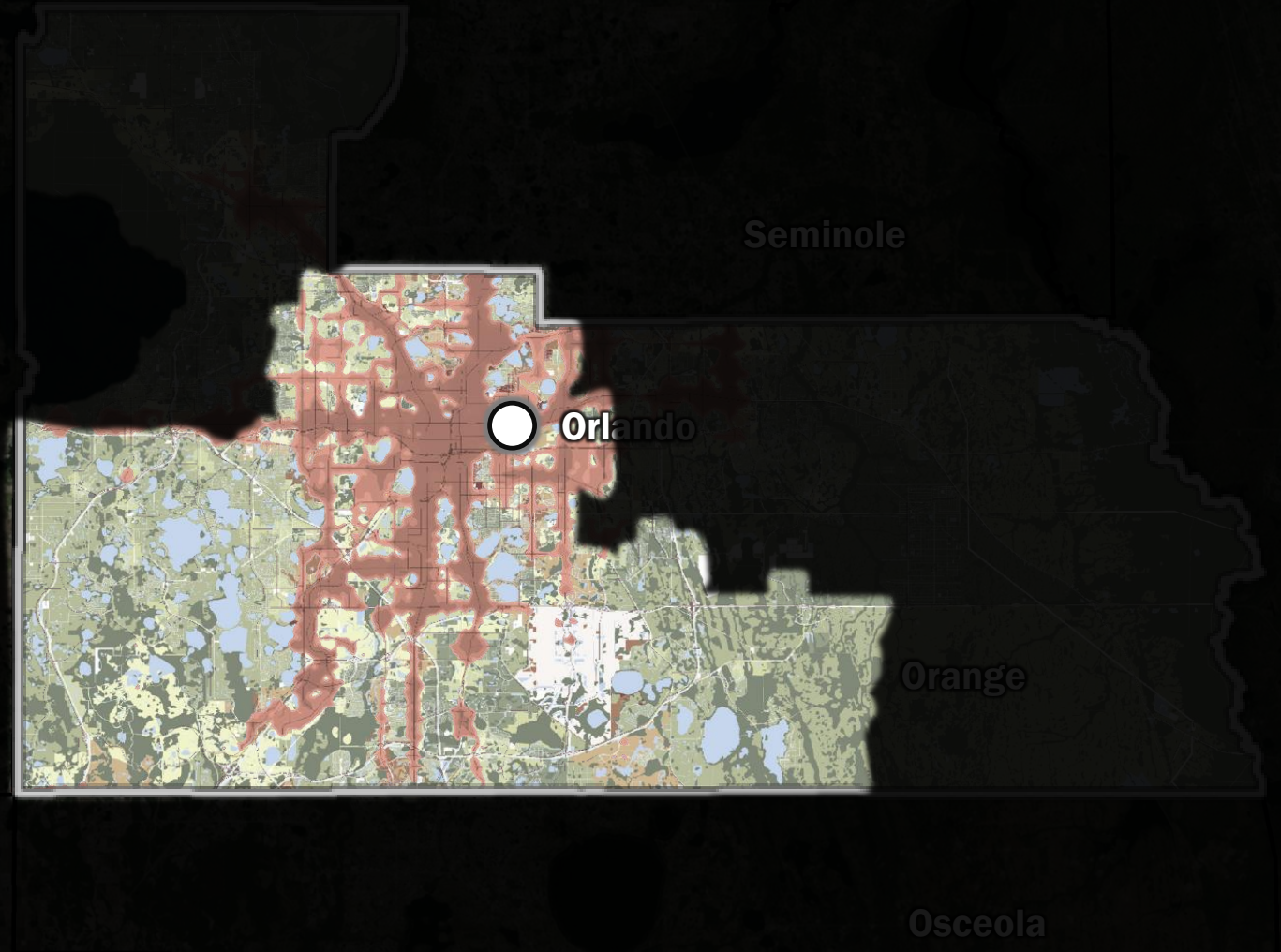
## Suitability Layer

Accessibility - Services

+

Opportunity and  
Socioeconomic

### Ranking





# Model Structure

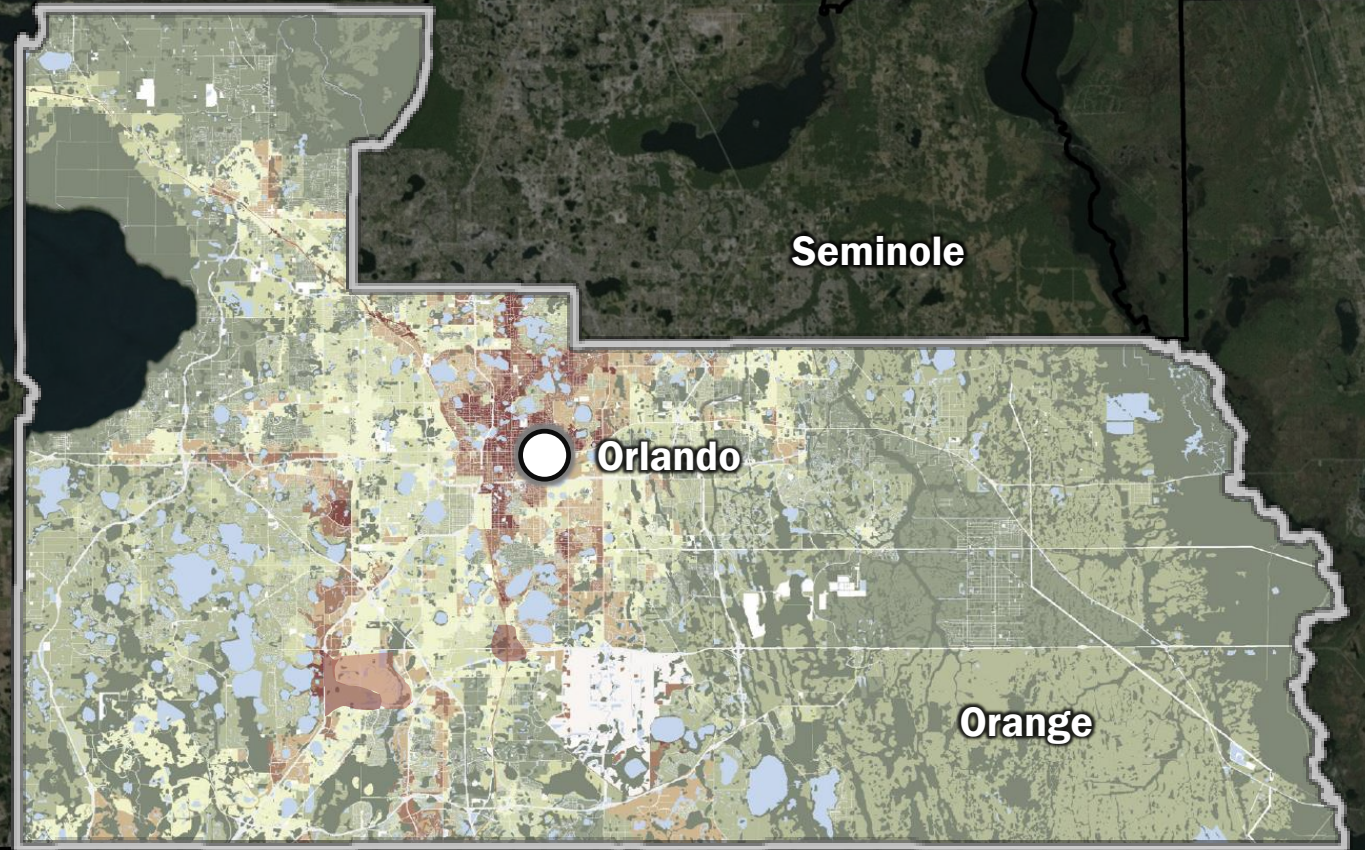
## Suitability Layer

Accessibility - Services

+

Opportunity and  
Socioeconomic

### Ranking





# Public Engagement

## Regional Affordable Housing Workshops

May 19, 2017

W1

### WHERE?

#### Areas of Access & Opportunities for Affordable Housing

Background

Suitability Analysis

Access and Opportunity  
Areas Identified

Regional Results

Oct. 18, 2017

W2

### WHAT?

#### Affordable Housing Design & Product Types

Diverse Housing Types

Affordable Housing Types:

- Mixed Use/Mixed Income Multi-family
- Cottage Homes
- Tandem Housing
- Accessory Dwelling Units
- Apodments
- Micro-units
- Missing Middle



Missing Middle Opticos



# Diverse Design & Product Types

## Inclusive Communities – The Affordable Lifestyle

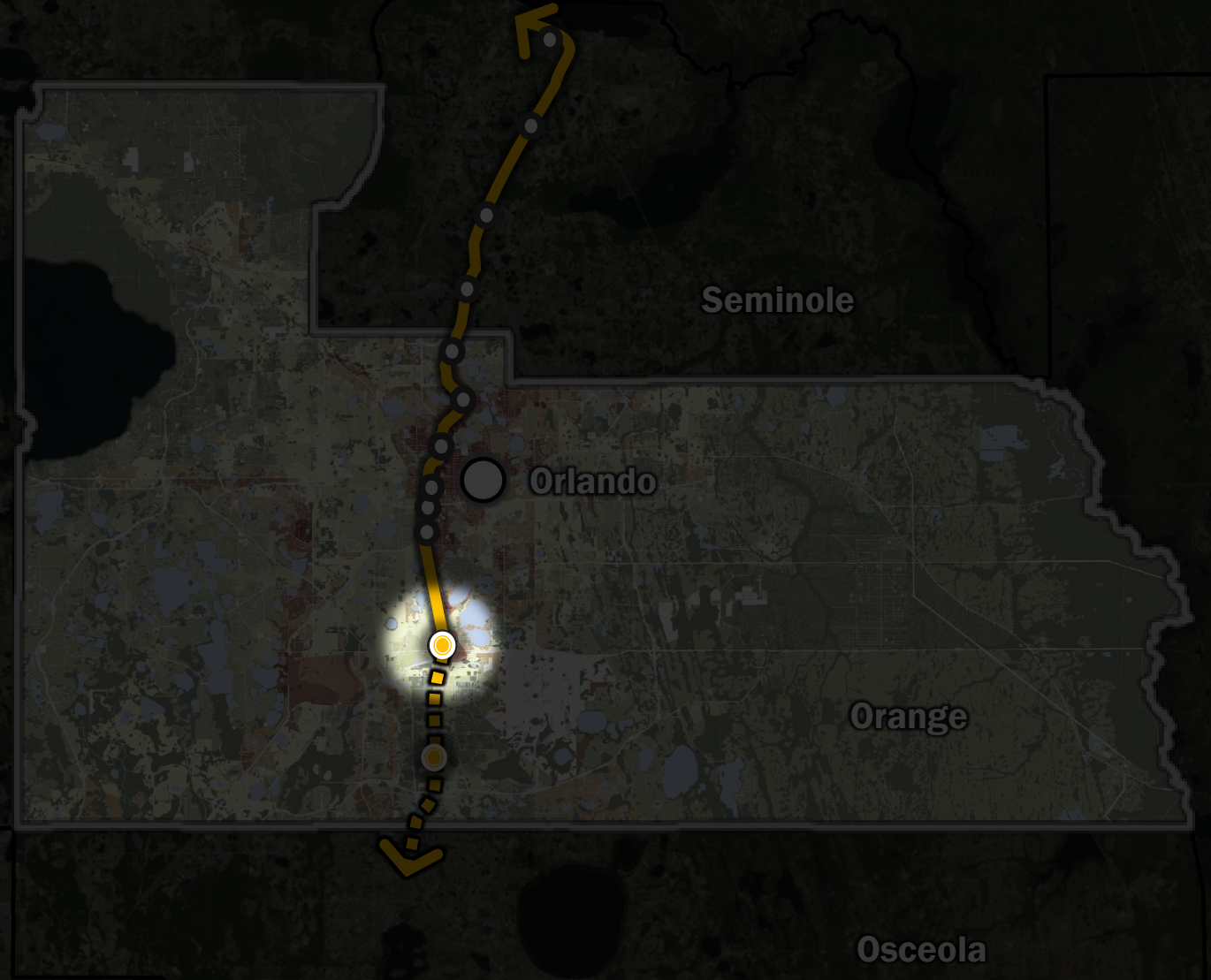
### 1. Good Design for Product Types

- Determines the success of Affordable Housing
- Increases Acceptance for Inclusive Communities
- Ensures Quality and Compatible Affordable Architecture
- Provides Opportunities for Housing Diversity



# Model Structure

TOD - Pine Castle





# Access & Opportunity Model

## TOD - Pine Castle





# Code Overview

## Form Based Standards

**Article I.** Place Types and Zones

Article II. Block Configuration

Article III. Street Types

Article IV. Open Space Types

Article V. Site and Building Requirements

Article VI. Uses

Article VII. Off-street Parking and Loading

Article VIII. Landscape

Article IX. Approval Requirements


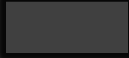



Article X. Definitions







### LEGEND

-  T6 Core B
-  T5 Center A
-  T4 Edge A
-  T4 Edge B
-  T3 Suburban



# Strategies

## Housing Types

### Workshops:

- Workshop #1 – WHERE?
- Workshop #2 – **WHAT?**
  - **MICRO APARTMENTS**





# Strategies

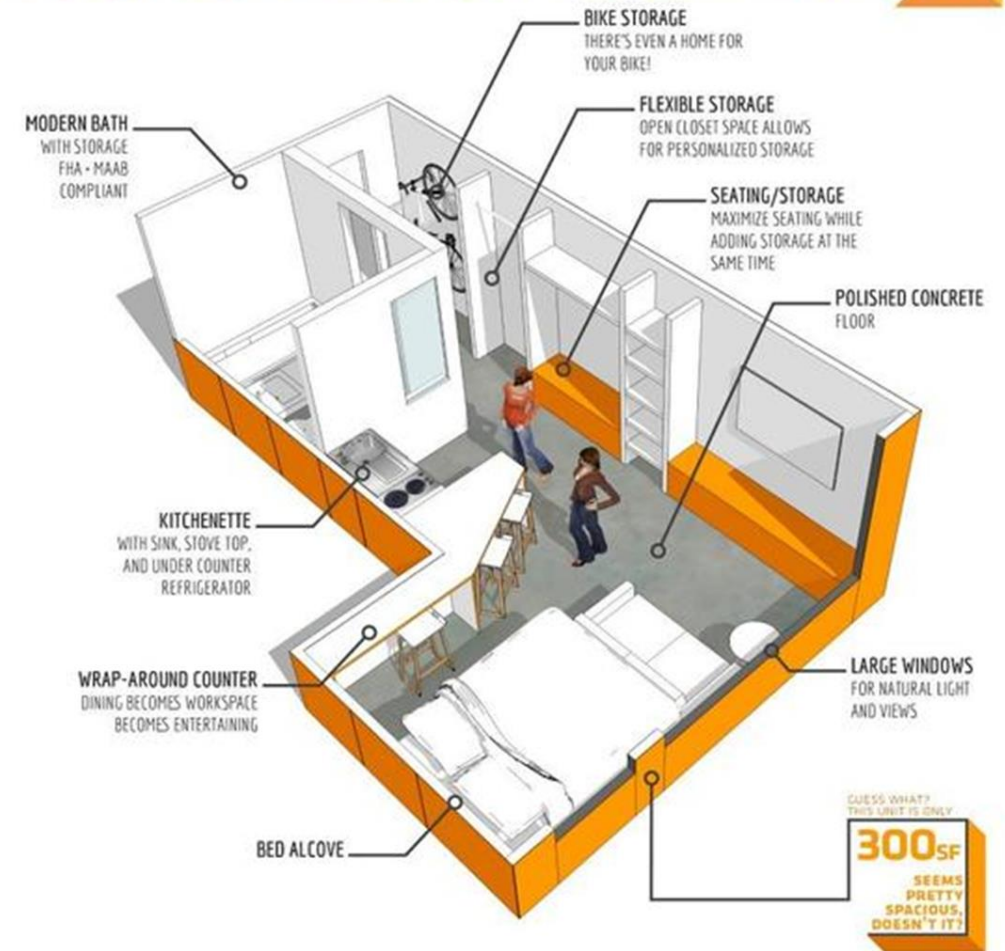
## Housing Types

### Workshops:

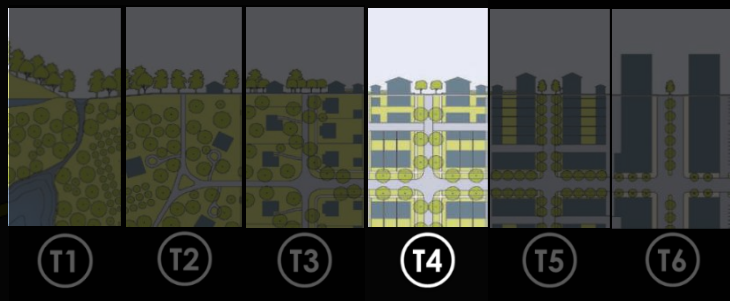
- Workshop #1 – WHERE?
- Workshop #2 – WHAT?
  - APODMENTS
  - MICRO APARTMENTS
    - 300 SF
    - Kitchenette
    - Bed Alcove
    - Polished Concrete
    - Seating/Storage
    - Large Windows



## OK, WHAT'S A MICRO-UNIT?







### LEGEND

- T6 Core B
- T5 Center A
- T4 Edge A
- T4 Edge B
- T3 Suburban





# Strategies

## Housing Types

### Workshops:

- Workshop #1 – WHERE?
- Workshop #2 – WHAT?
  - MICRO APARTMENTS
  - APODMENTS
  - LIVE/WORK UNITS



Beaufort County, SC

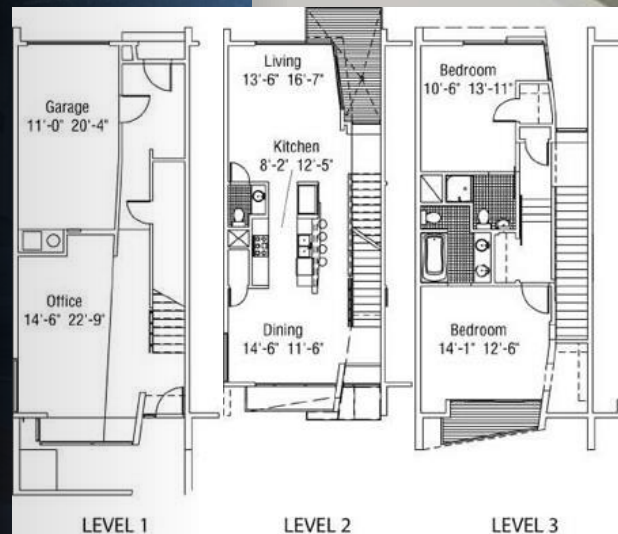


# Strategies

## Housing Type

### Workshops:

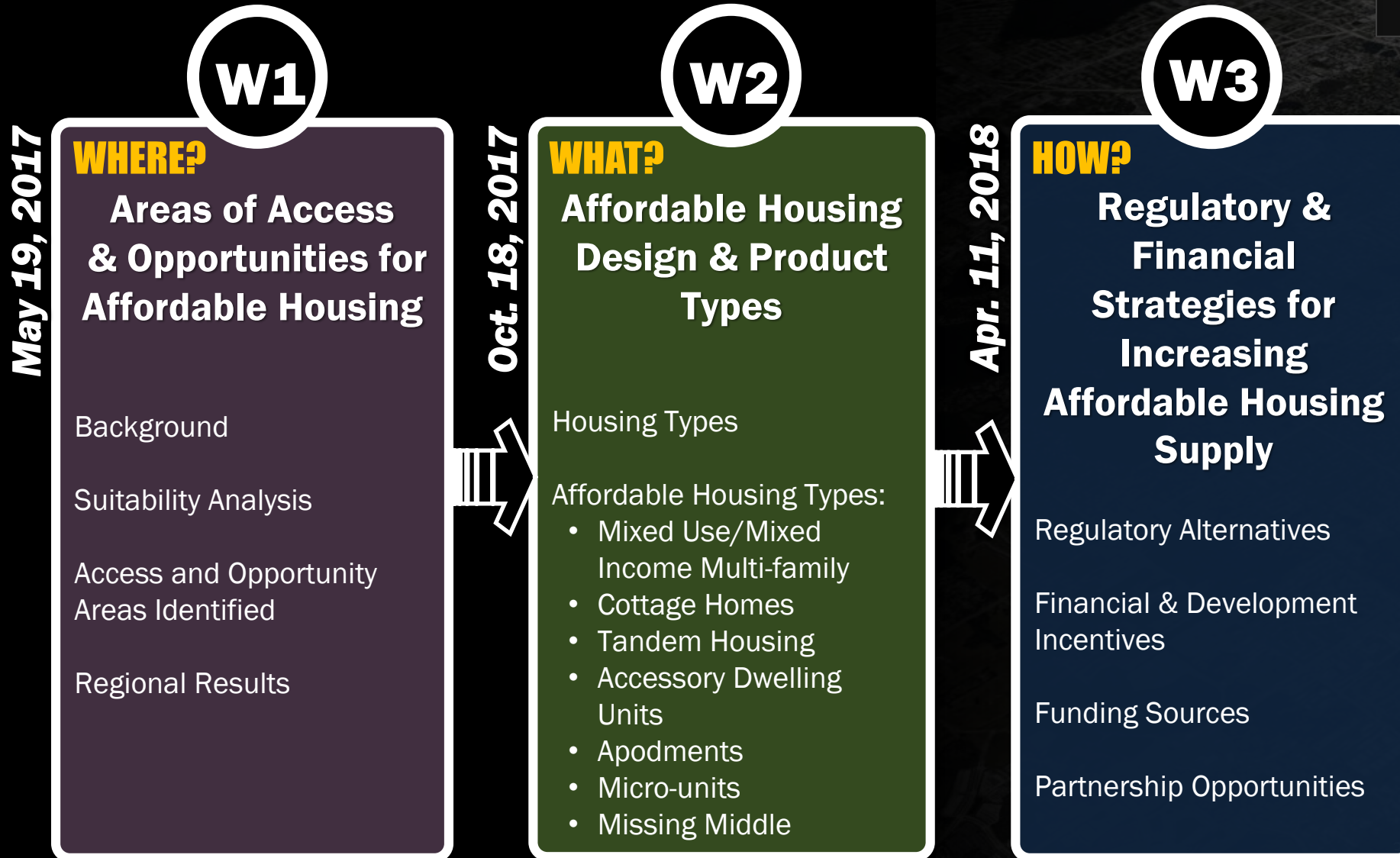
- Workshop #1 – WHERE?
- Workshop #2 – WHAT?
  - MICRO APARTMENTS
  - APODMENTS
  - LIVE/WORK UNITS
    - 500 to 1,000 SF
    - 2 or 3 Stories
    - Office Space
    - Studio





# Public Engagement

## Regional Affordable Housing Workshops



MISSION

GOALS & STRATEGIES



TOOLS

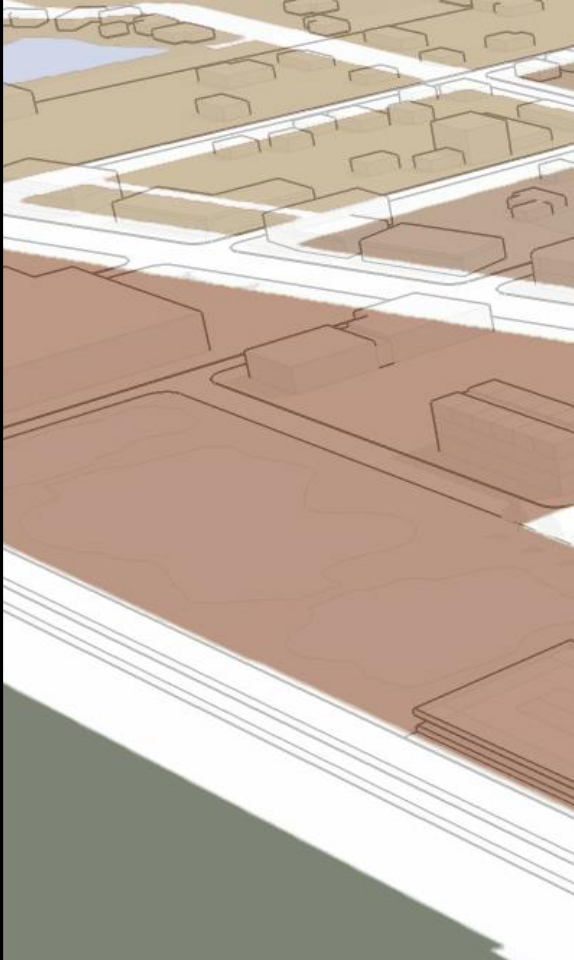


# **AFFORDABLE** *Life Style*

**Formula for Implementation**



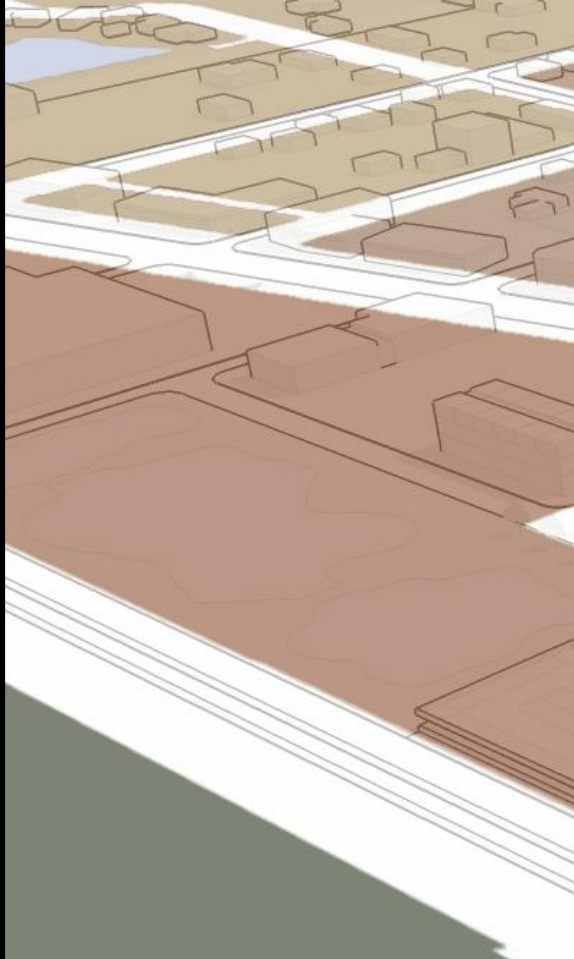




**WHERE**

---

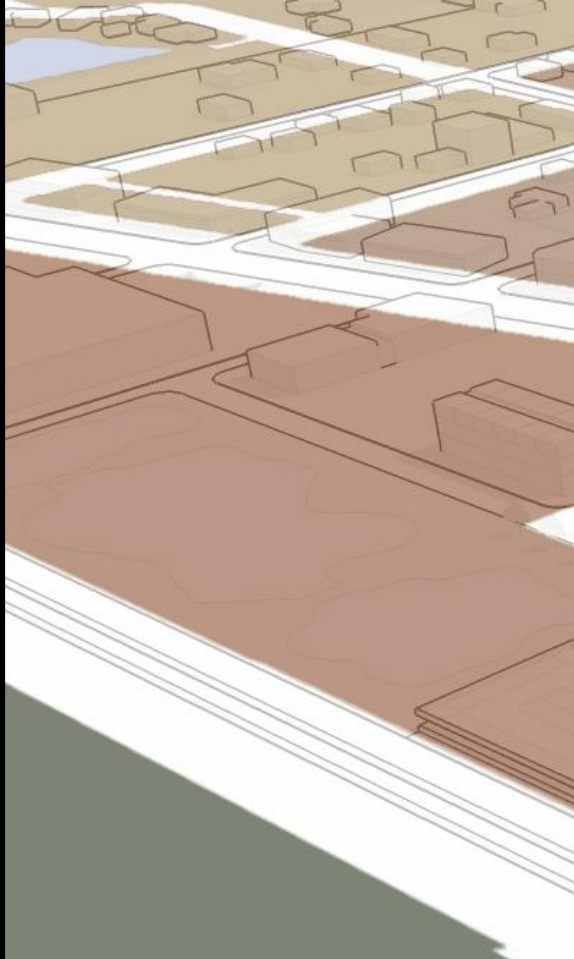




**WHERE + WHAT**

---

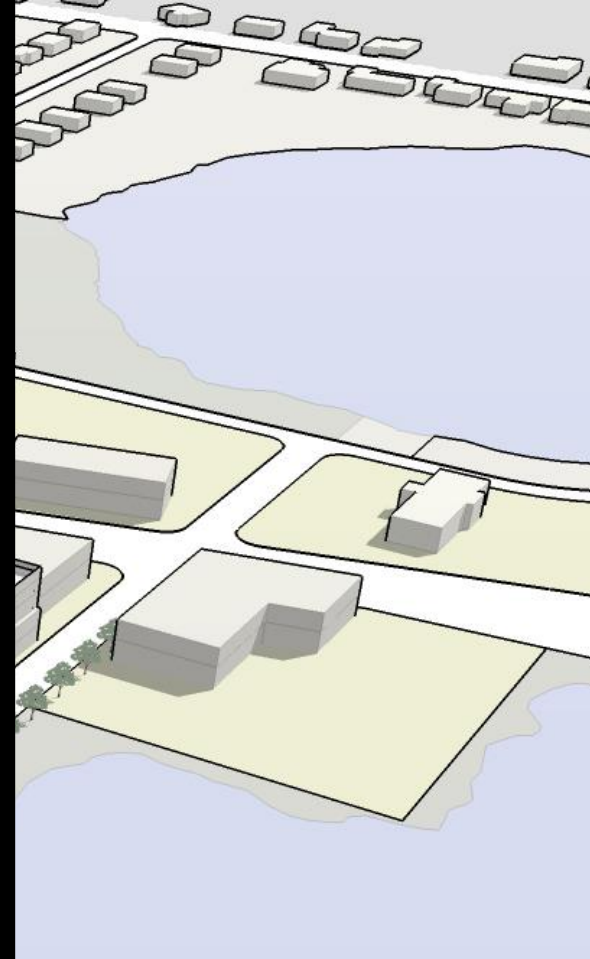
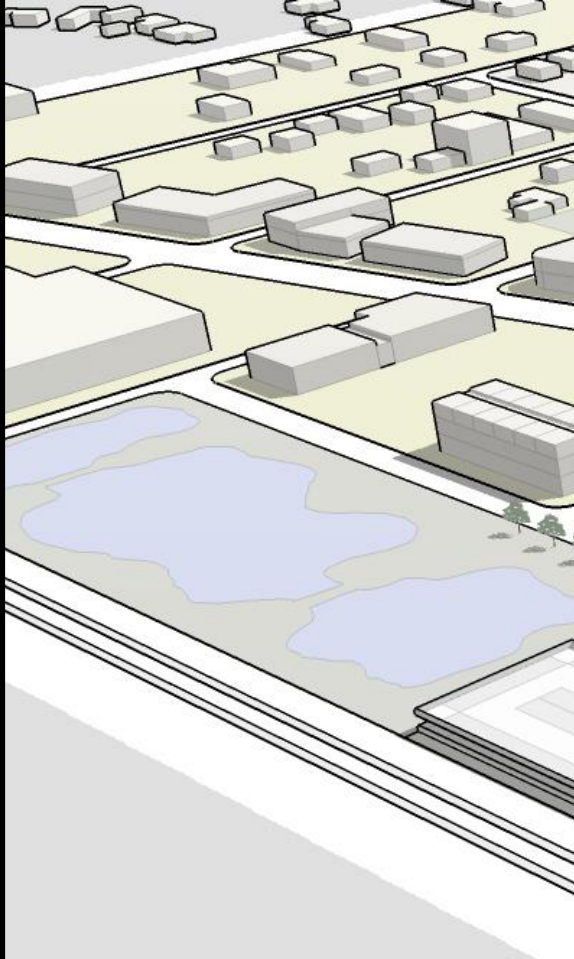




WHERE + WHAT

HOW





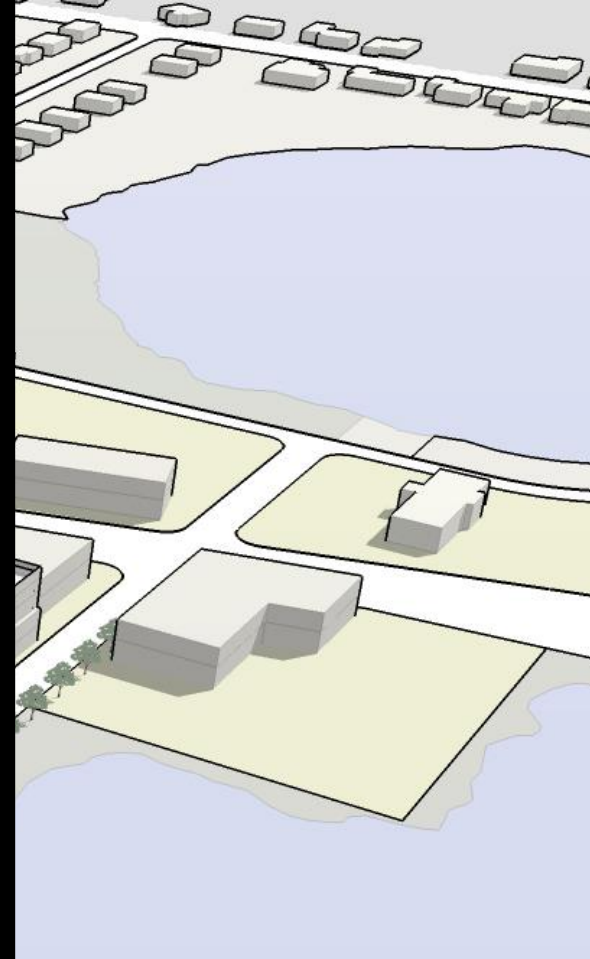
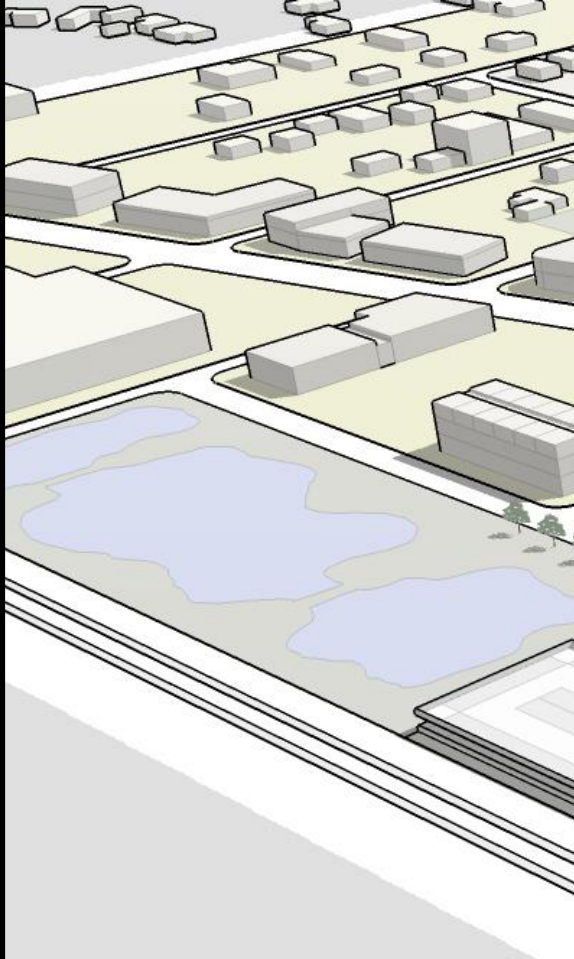
WHERE + WHAT

HOW

=

**SUSTAINABLE**  
*Life Style*





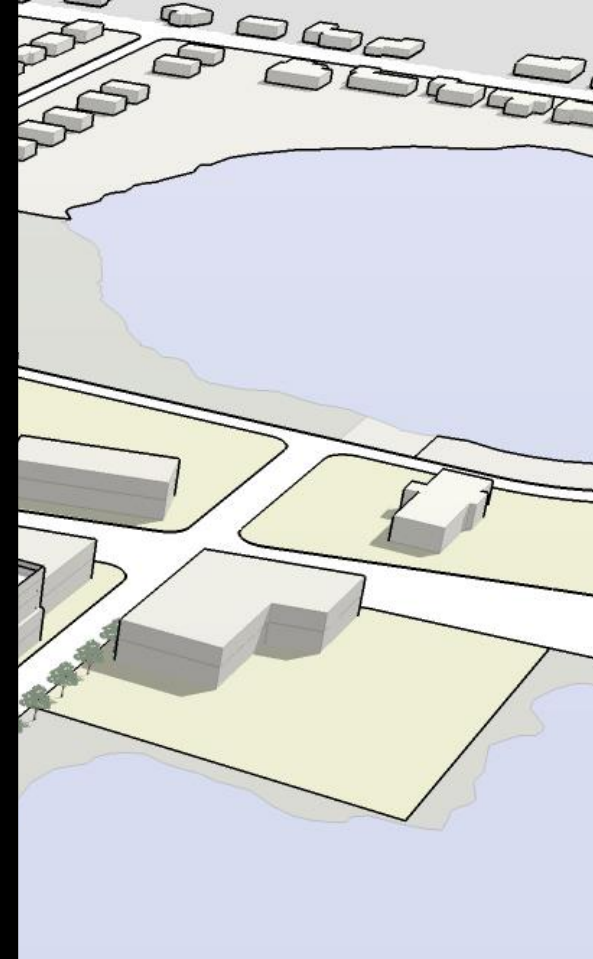
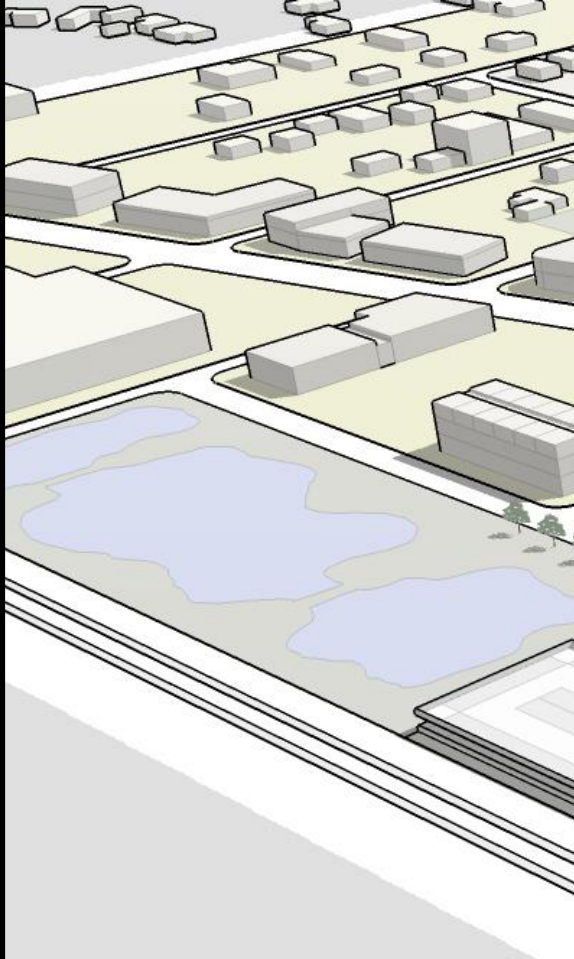
WHERE + WHAT

HOW

=

COMPLETE  
*Life Style*





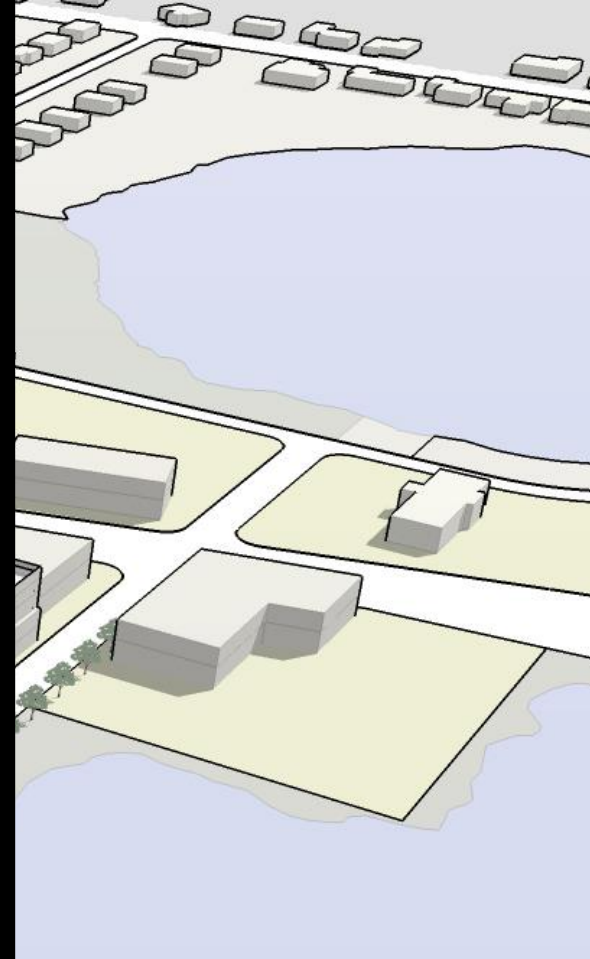
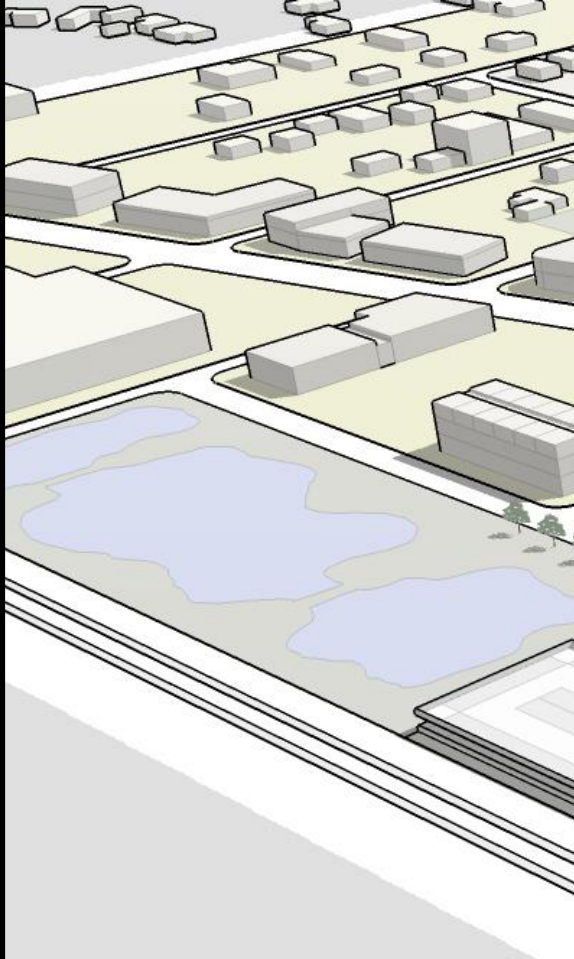
WHERE + WHAT

HOW

=

**AFFORDABLE**  
*Life Style*





WHERE + WHAT

HOW

=

INCREASE  
HOUSING  
OPTIONS

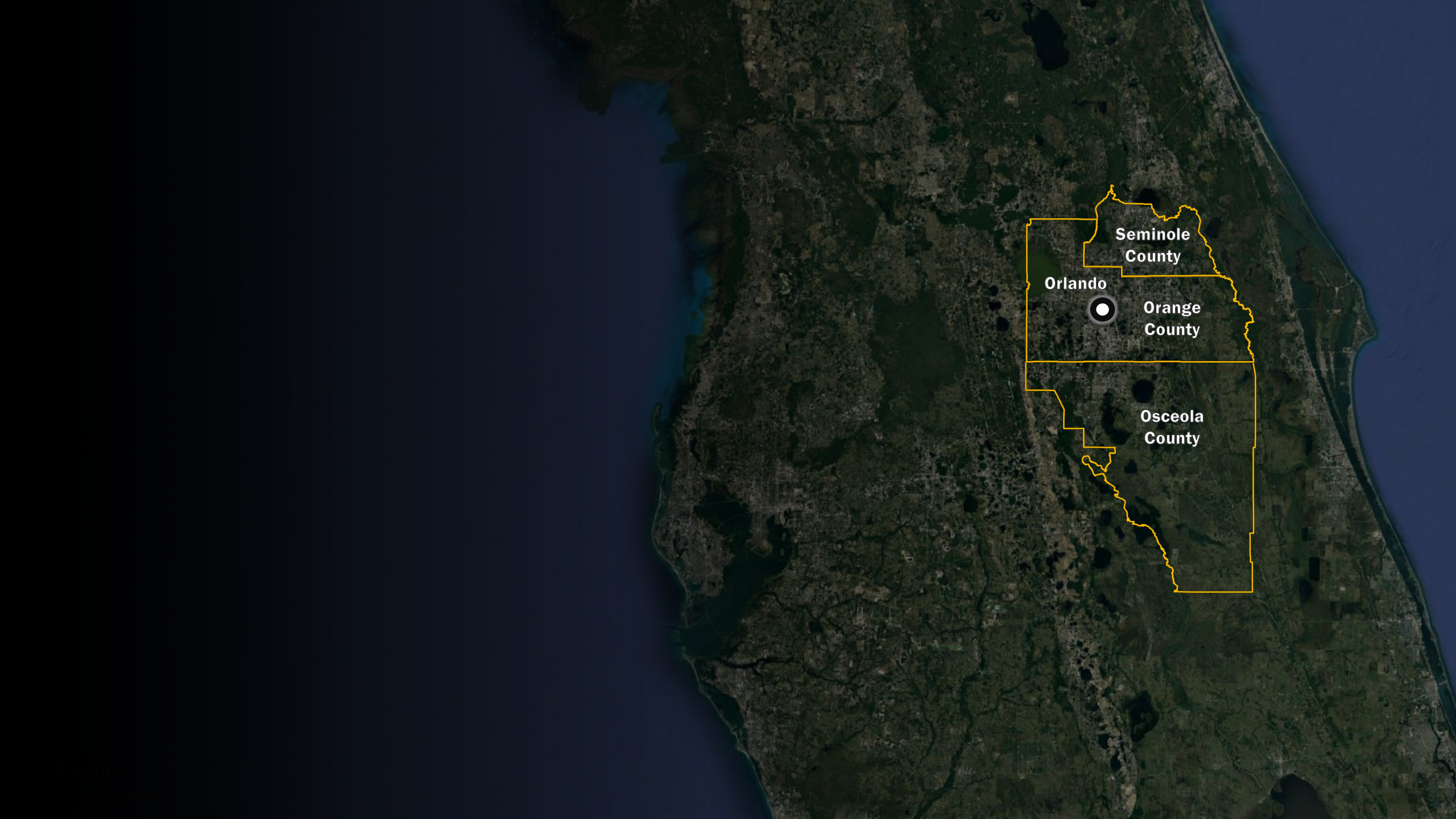


The background of the slide is a dark gray architectural drawing. It features a grid pattern and various geometric shapes, including rectangles, circles, and lines, which represent a technical drawing or blueprint. The drawing is oriented diagonally, with the top-left corner of the image being the top-left of the drawing. The text is positioned in the bottom-right corner of the image.

# THE REGION

## Challenges & Trends





Seminole  
County

Orlando

Orange  
County

Osceola  
County



# Regional Housing Need

Area Median Income

**\$58,400**

AREA MEDIAN INCOME\*

**80% AMI (Low Income)**

Earns \$46,720 annually

= **+/- \$1,168**

Rent/Mortgage & Utilities



**Family of four**

**50% AMI (Very Low Income)**

Earns \$29,200 annually

= **+/- \$730**

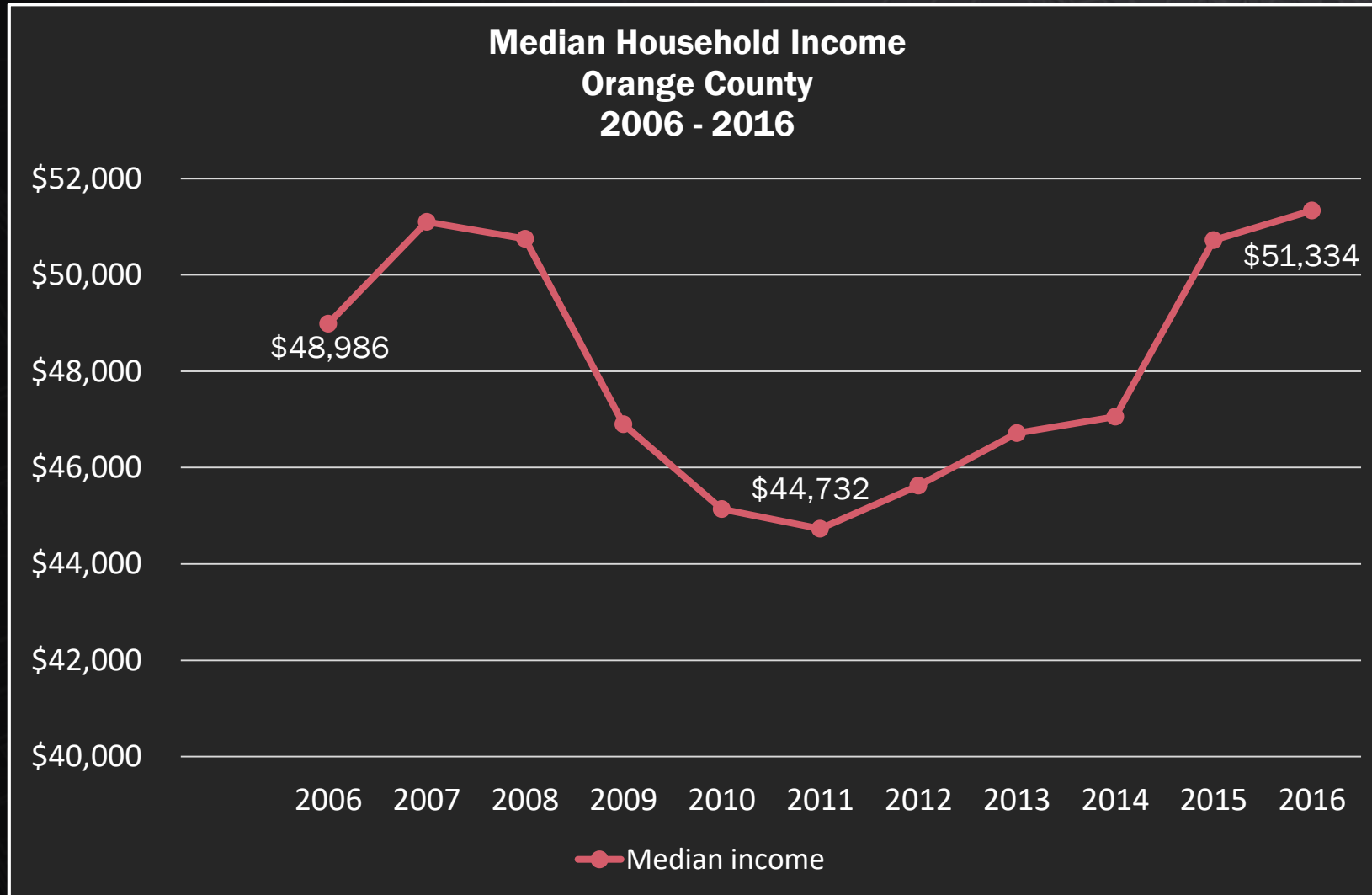
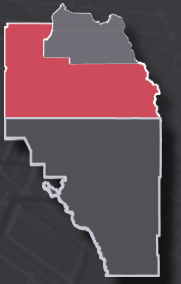
Rent/Mortgage & Utilities

\*Source: U.S. Department of Housing & Urban Development (HUD)



# General Population Characteristics

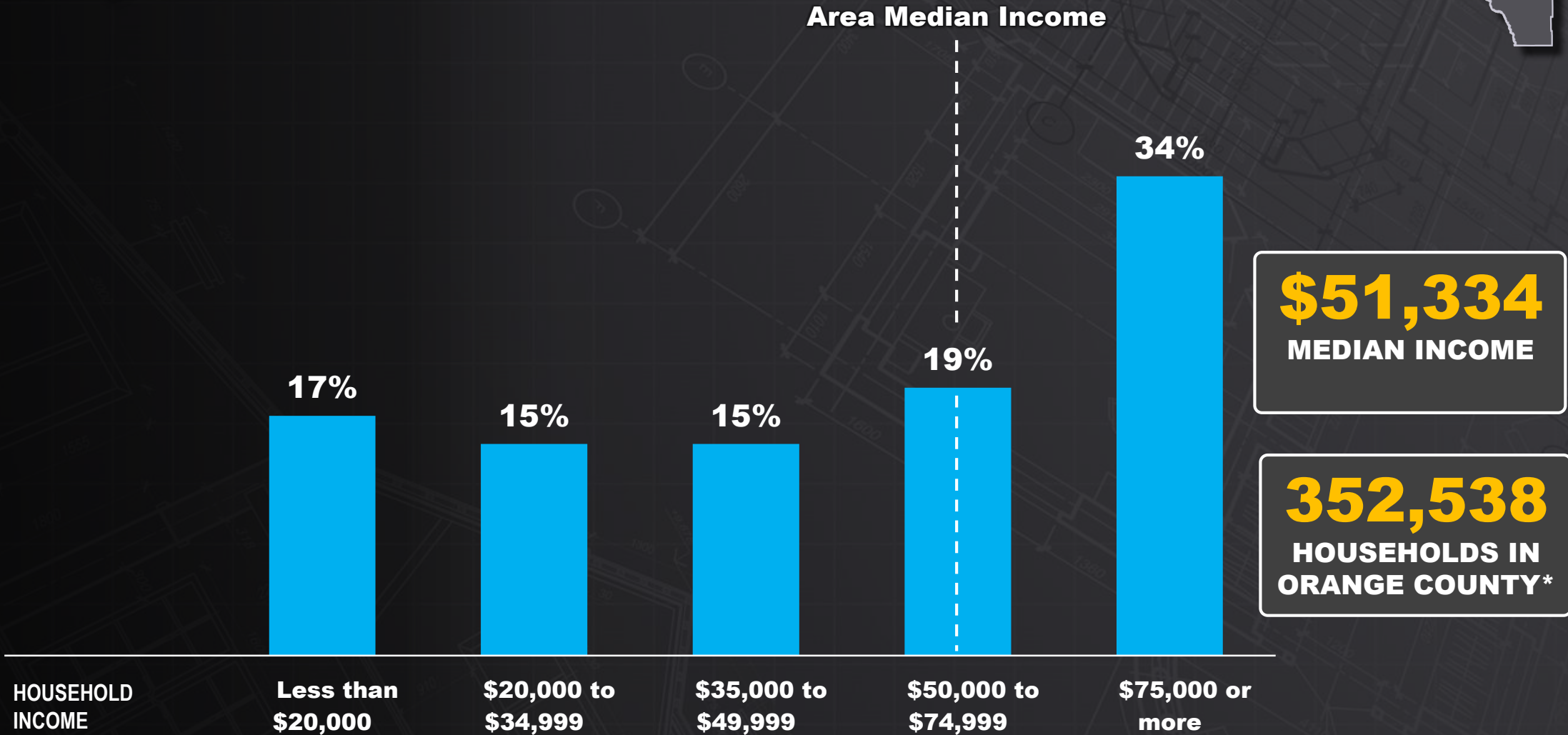
## Orange County - Median Household Income





# General Population Characteristics

## Orange County - Household Income Distribution\*



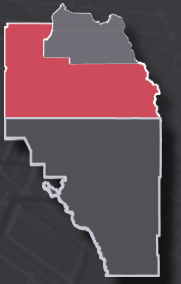
\*Data excludes City of Orlando

Source: U.S. Census Bureau, American Community Survey (2016)

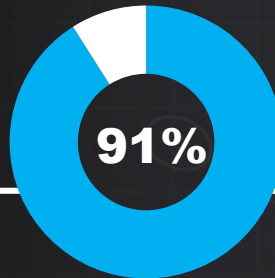


# General Population Characteristics

## Orange County - Percentage of Income Groups Cost-Burdened\*

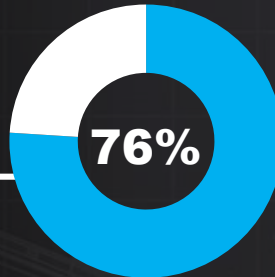


Household Income  
\$0 - \$20,000



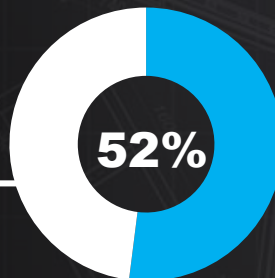
41,929 households

Household Income  
\$20,000 - \$34,999



40,377 households

Household Income  
\$35,000 - \$49,999



27,893 households

31%

**110,199**  
COST-BURDENED  
HOUSEHOLDS

**352,538**  
HOUSEHOLDS IN  
ORANGE COUNTY\*

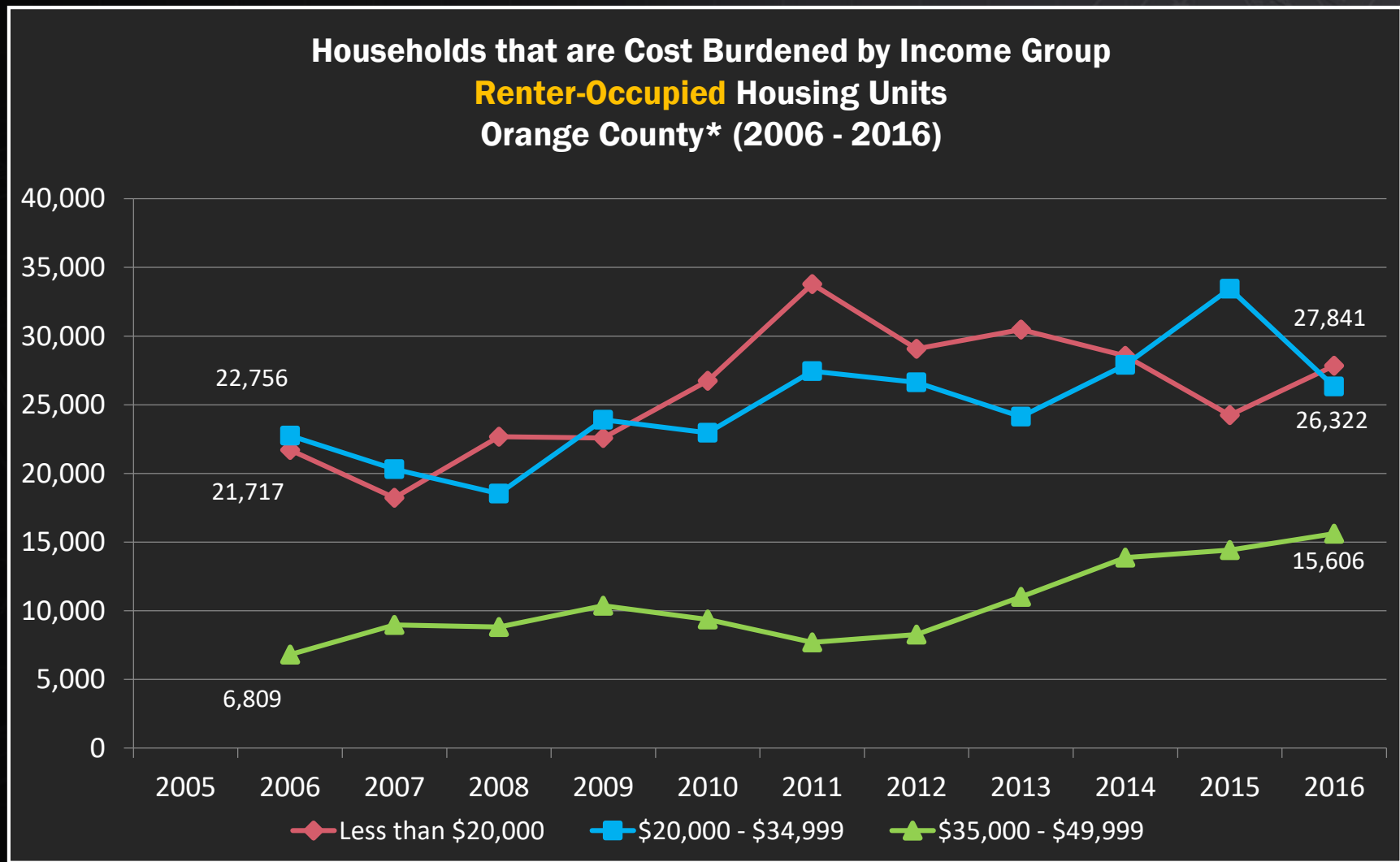
\*Data excludes City of Orlando

Source: U.S. Census Bureau, American Community Survey (2016)



# General Population Characteristics

## Orange County – Cost Burdened Renter Households by Income Group\*



between 2006 and 2016  
**18,487** additional renter households became cost burdened



**69,769** total cost-burdened renter households

\*Data excludes City of Orlando

Source: U.S. Census Bureau, American Community Survey (2016)

# General Population Characteristics

## National – Cost Burdened Renter & Homeowner Households

- **31%** of all homeowners with a mortgage spent more than 30% of their income on housing cost
- **50%** of renters spend more than 30% of their income on housing cost

**Housing Affordability is a major concern across most regions of the U.S.**



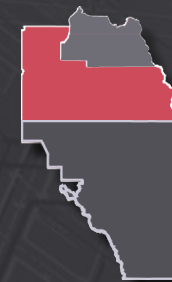
# Housing Trends

## National & Regional Scale

- Overall housing production is down
- Demand for housing exceeds supply
- There is a substantial shift to renting
  - Ownership rate is declining
- Housing units are getting larger, more expensive
  - Average household size is getting smaller

# Housing Trends

Orange County



## HOMEOWNERSHIP

declining



## HOUSEHOLD SIZE

getting smaller



## HOUSING UNIT SIZE

getting larger



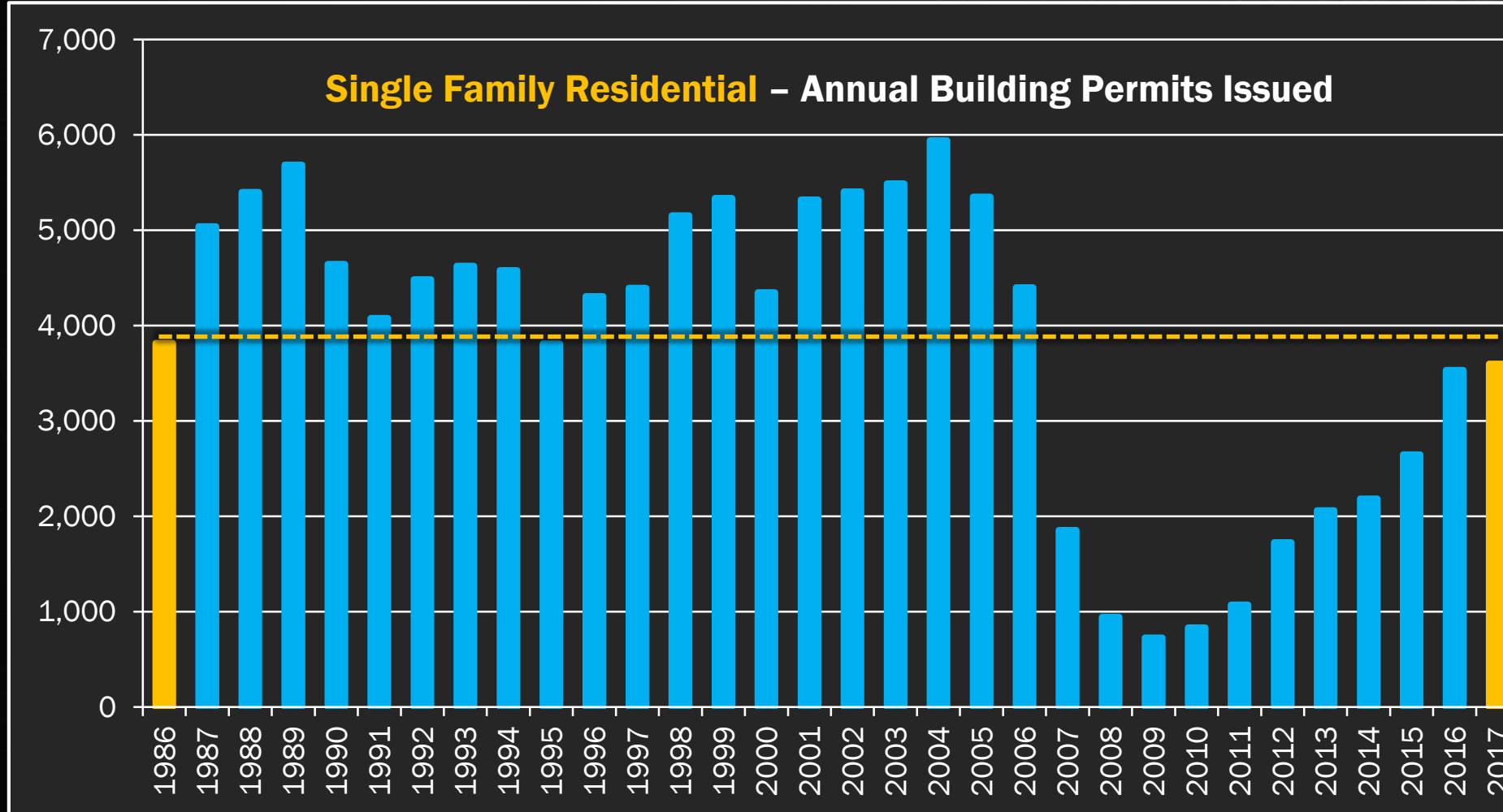
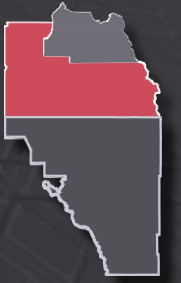
\*Data excludes City of Orlando

Source: 2010/2016 U.S. Census Bureau, American Community Survey; Orange County Government



# Housing Trends

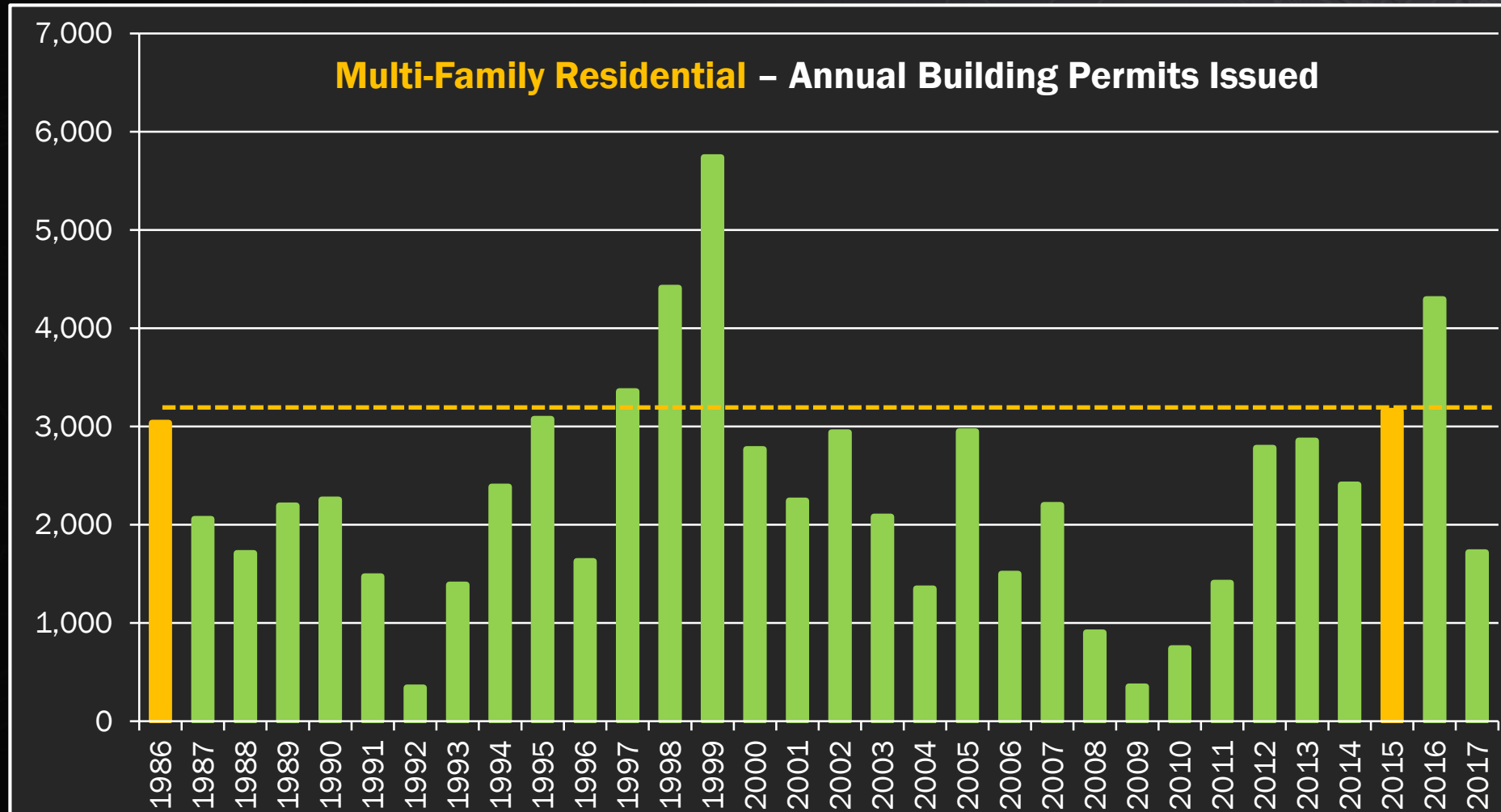
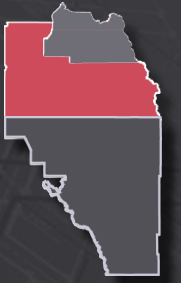
## Orange County – Single Family Housing Production



**Single-family  
production is  
lower than 1986**

# Housing Trends

## Orange County – Multi-Family Housing Production



**Multi-family  
production is  
staying constant**



# Housing Trends

## Orange County – Multi-Family Housing Trends

### AVERAGE OCCUPANCY

**95-97%**

---

### ANNUAL RENT GROWTH (2014-2018)

**4-7%**





# Housing Trends

## Orange County – Multi-Family Housing Trends

### AFFORDABLE OCCUPANCY

**98-99%**

---

### ANNUAL RENT GROWTH (2010-2017)

**0%**





# Housing Trends

## Orange County – Multi-Family Housing Trends

### AFFORDABLE OCCUPANCY

**98-99%**

---

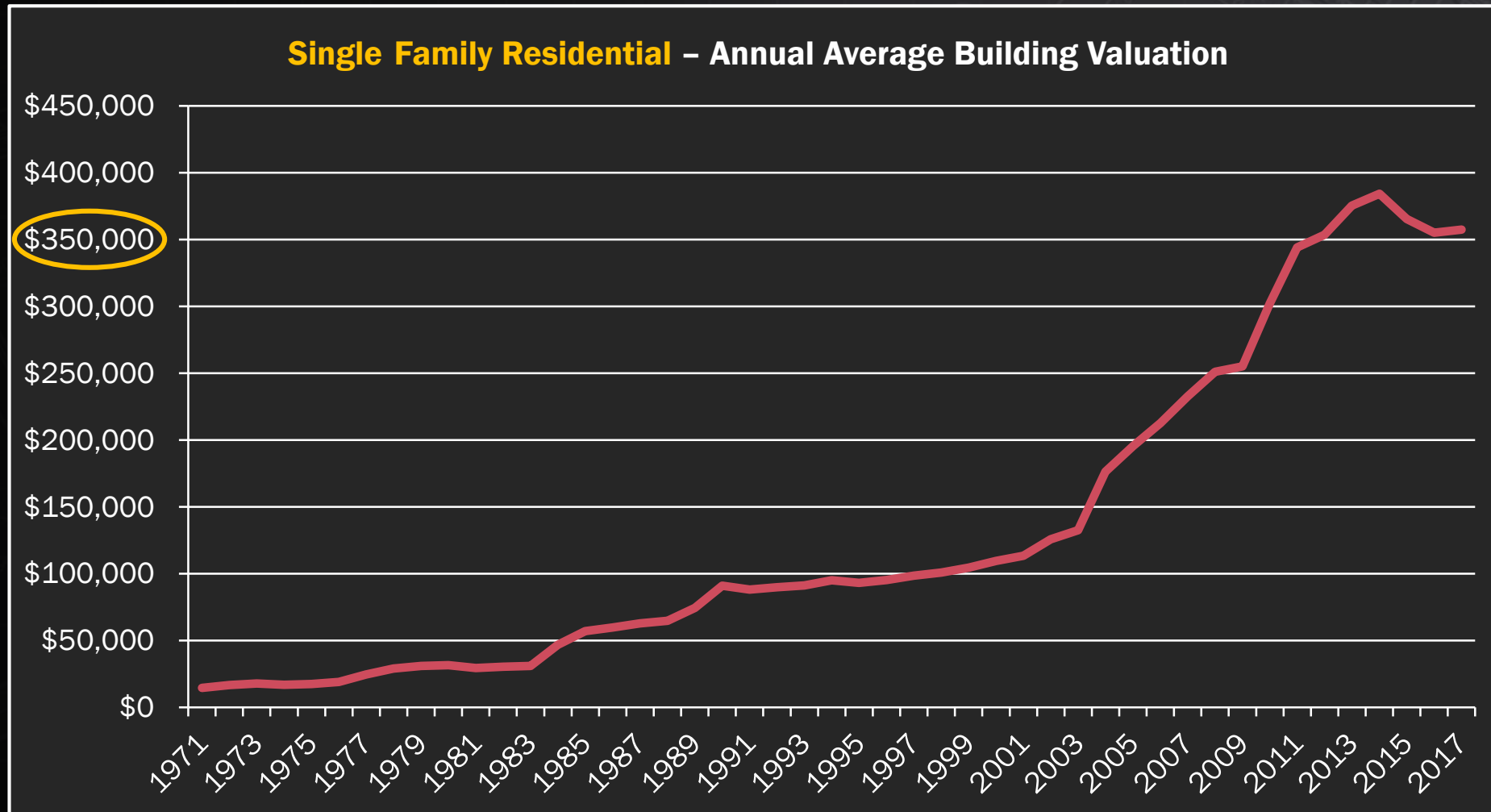
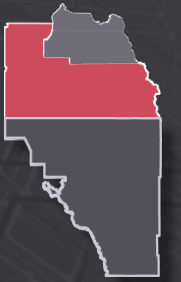
### ANNUAL RENT GROWTH (2018)

**3.5%**



# Housing Trends

## Orange County – Annual Average Building Valuation



**housing units are  
becoming **more**  
**expensive****



# Housing Trends

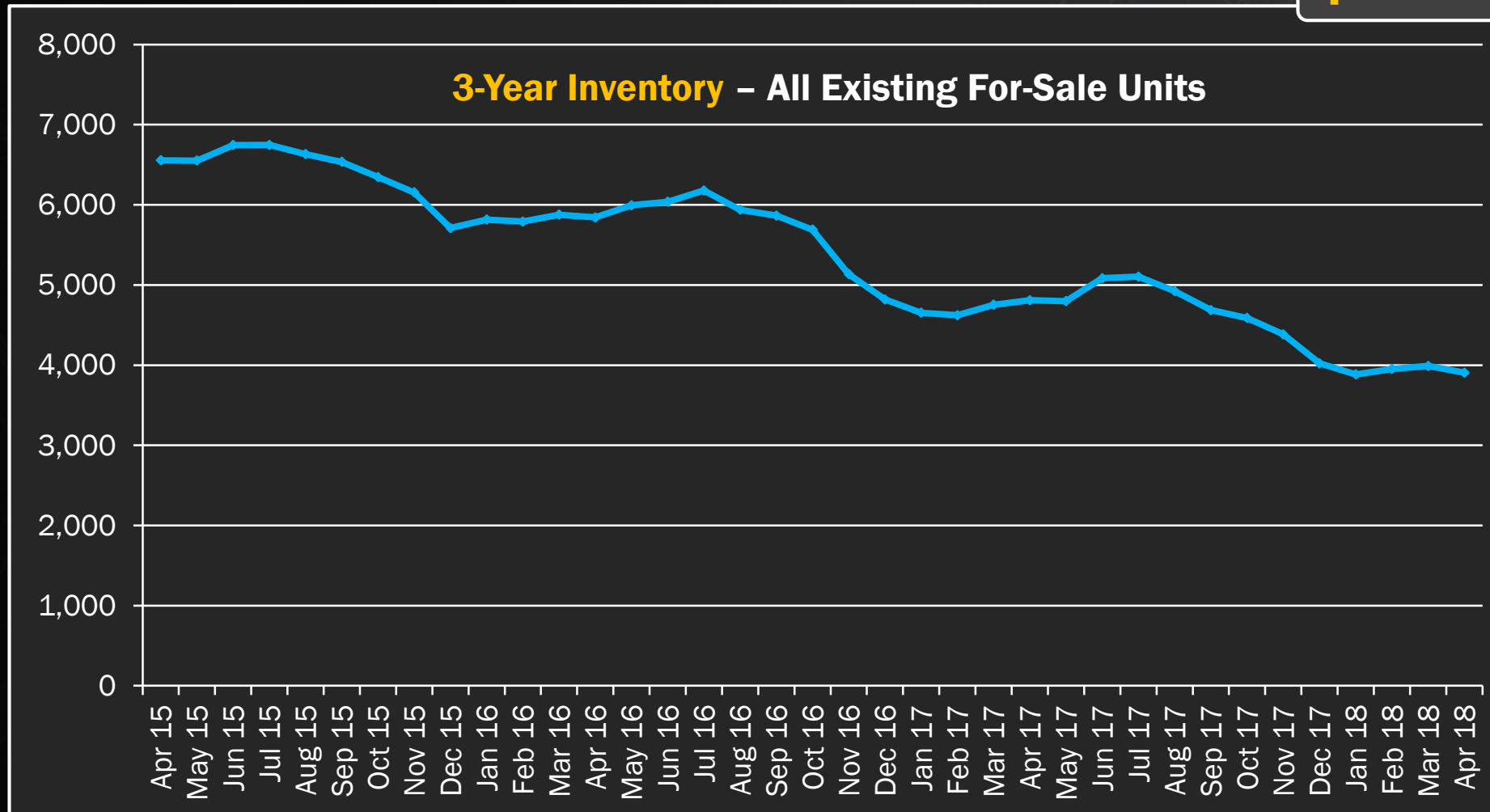
## Orange County – Existing Residential Inventory

**\$286K**

AVERAGE SALES PRICE\*

**\$237K**

MEDIAN SALES PRICE\*



**existing housing  
supply is low**

\*Source: Orlando Regional Realtor Association, April 2018 data

# Housing Trends

## Summary

- **Overall housing production is still low, with single-family production closely tracking the 1986 level**
- **The housing inventory is the lowest in the past decade**
- **Single-family units being produced are larger and more expensive than before**
- **Multi-family units produced are primarily market-rate**
- **Overall, there is not enough diversity in the housing stock to meet the needs of the community**



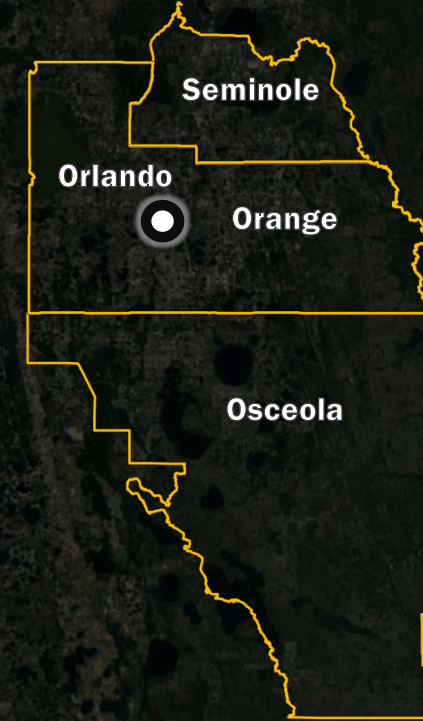
The background of the slide is a dark gray architectural drawing. It features a grid of lines, some of which are thicker and more prominent than others. There are various geometric shapes, including rectangles and circles, scattered across the grid. Some of these shapes are labeled with numbers, such as 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100. The drawing also includes some text, such as "SECTION", "ELEVATION", "PLAN", "DETAIL", "SECTION", "ELEVATION", "PLAN", "DETAIL", "SECTION", "ELEVATION", "PLAN", "DETAIL".

# REGIONAL FRAMEWORK

## Goals, Strategies & Tools

# Regional Framework

## An Action Plan





# Regional Framework

## An Action Plan

### **A** MISSION

Establish a **regional framework** for addressing the **housing needs** in the **Central Florida** region

MISSION

GOALS & STRATEGIES



STRATEGIES

TOOLS

# Regional Framework

## An Action Plan



### A MISSION

### B GOALS

#### 1 CREATE

more  
housing supply

#### 2 DIVERSIFY

housing types  
in focus areas

#### 3 PRESERVE

& protect  
existing affordable  
housing stock

#### 4 INTEGRATE

mixed – income  
neighborhoods

#### 5 EDUCATE

renters & buyers of  
housing affordability  
resources



# Regional Framework

## An Action Plan

### Ⓐ MISSION

### Ⓑ GOALS

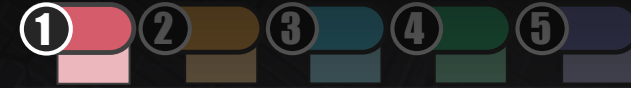
#### 1 CREATE

### Ⓒ STRATEGIES

- Review & modify development regulations
- Promote Adaptive Reuse of sites and structures
- Encourage mixed-income development
- Facilitate partnerships to develop diverse housing types
- Promote State housing legislation

MISSION

GOALS



STRATEGIES

TOOLS

more  
housing supply

# Regional Framework

## An Action Plan

### Ⓐ MISSION

### Ⓑ GOALS

1 CREATE

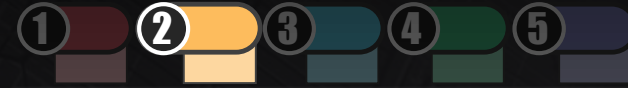
2 DIVERSIFY

### Ⓒ STRATEGIES

- Explore and support “Missing Middle” & mixed-income development
- Encourage diverse live-work unit types
- Establish or expand mixed-use zoning districts
- Promote sustainable building & infrastructure techniques

MISSION

GOALS



STRATEGIES

TOOLS

housing types  
in focus areas



# Regional Framework

## An Action Plan

### A MISSION

### B GOALS

1 CREATE

2 DIVERSIFY

3 PRESERVE

### C STRATEGIES

- Encourage rehabilitation of existing units
- Identify & preserve expiring affordability covenants
- Build capacity for local nonprofit housing developers
- Incentivize affordability contract extensions
- Establish regional and local gap financing sources

MISSION

GOALS

① ② ③ ④ ⑤

STRATEGIES

TOOLS

& protect  
existing affordable  
housing stock

# Regional Framework

## An Action Plan

### A MISSION

### B GOALS

1 CREATE

2 DIVERSIFY

3 PRESERVE

4 INTEGRATE

### C STRATEGIES

- Promote mixed-income communities
- Encourage affordable housing near jobs, transit & services
- Support mixed-use, walkable neighborhoods
- Work with local colleges and universities to refine planning curriculum and encourage “Missing Middle” housing types

MISSION

GOALS

① ② ③ ④ ⑤

STRATEGIES

TOOLS

mixed – income  
neighborhoods



# Regional Framework

## An Action Plan

### A MISSION

### B GOALS

1 CREATE

2 DIVERSIFY

3 PRESERVE

4 INTEGRATE

5 EDUCATE

### C STRATEGIES

- Increase awareness of affordability resources
- Educate community on factors that affect housing affordability
- Expand pre-purchase education and training
- Support investments in workforce education and training

MISSION

GOALS

① ② ③ ④ ⑤

STRATEGIES

TOOLS

renters & buyers of  
housing affordability  
resources

# Regional Framework

## An Action Plan

**(A) MISSION**

**(B) GOALS**

**(C) STRATEGIES**

**(D) TOOLS**

MISSION

GOALS & STRATEGIES

① ② ③ ④ ⑤

STRATEGIES

TOOLS

Transformative Tools

Progressive Tools

Basic Tools

**1**  
**REGULATORY  
TOOLS**

**2**  
**FUNDING  
SOURCES**

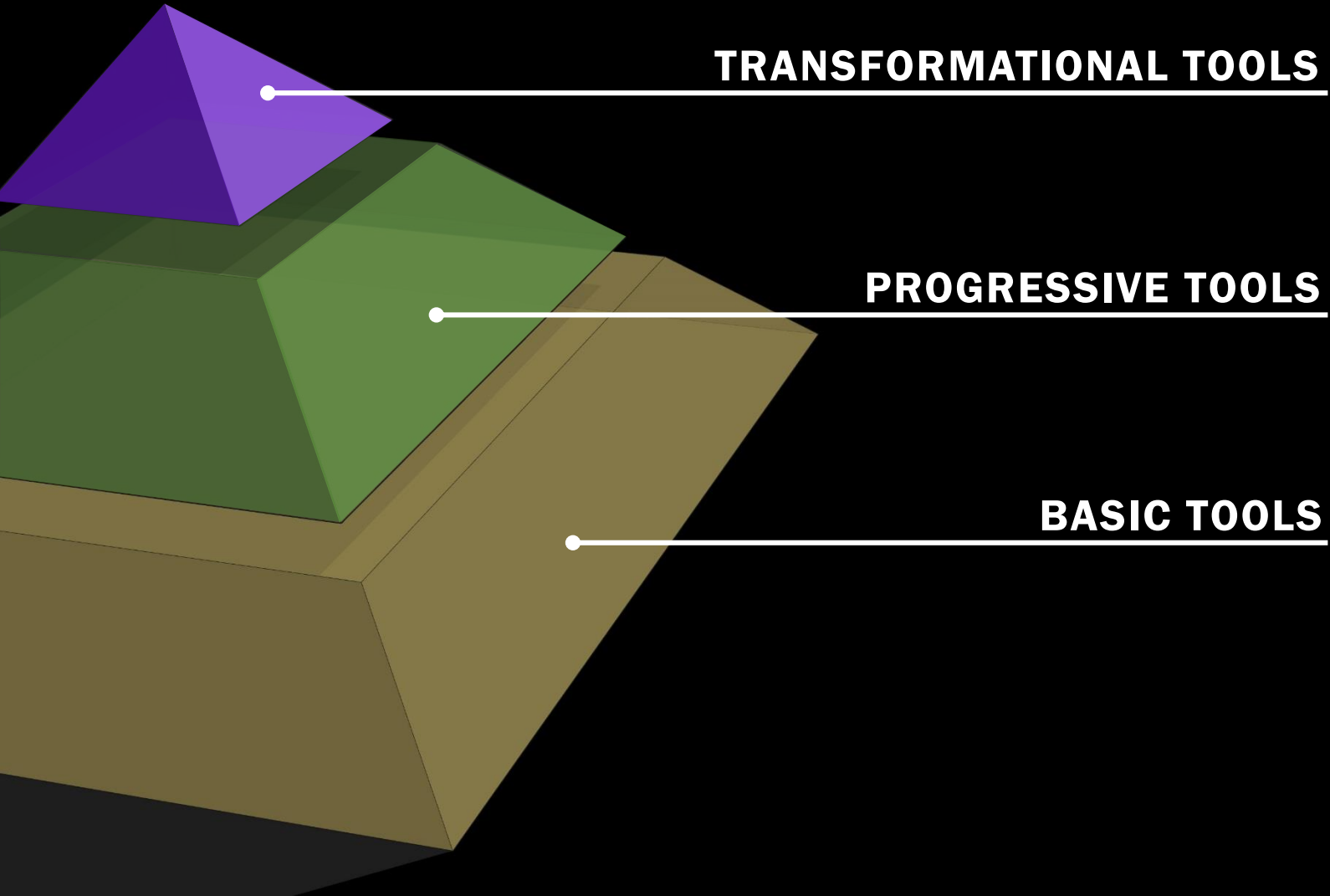
**3**  
**PARTNERSHIP  
OPPORTUNITIES**

**4**  
**ADDITIONAL  
RESOURCES**



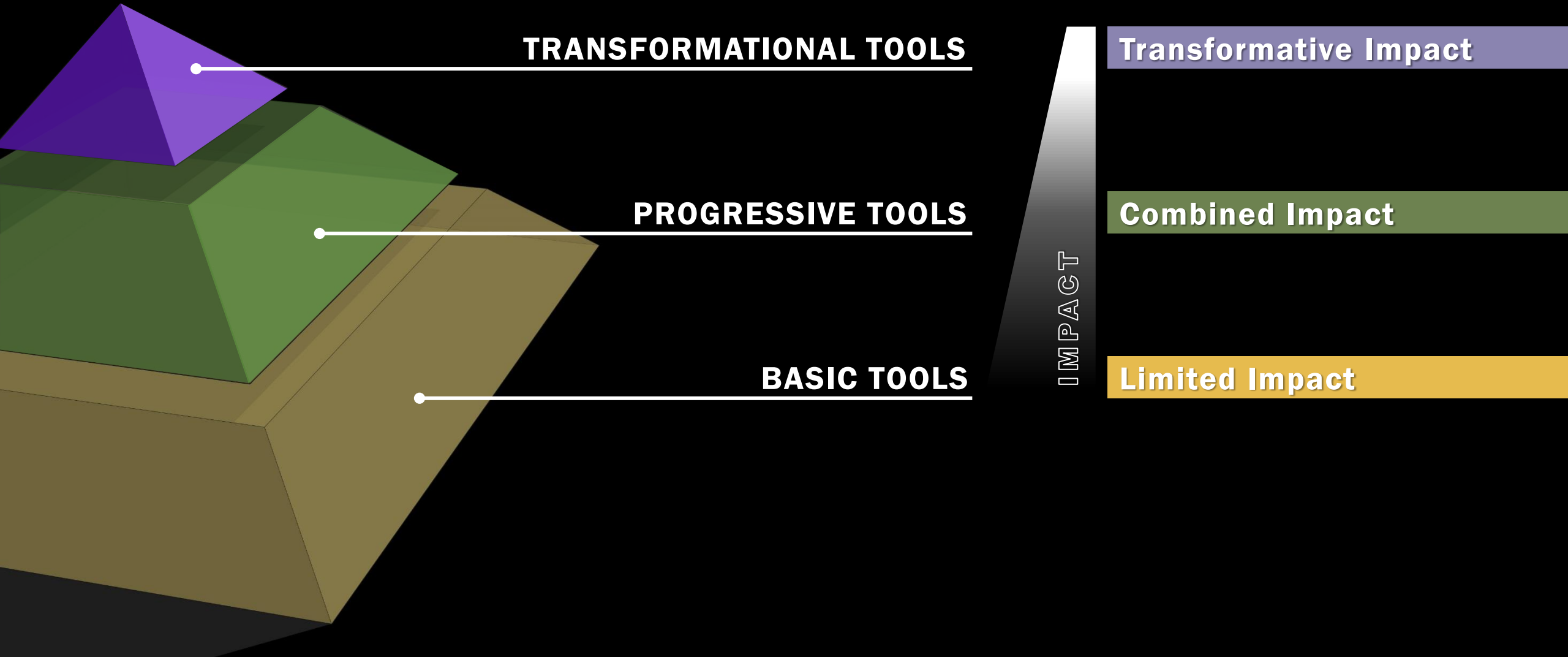
# Regional Framework

An Action Plan - Tools



# Regional Framework

## An Action Plan - Tools



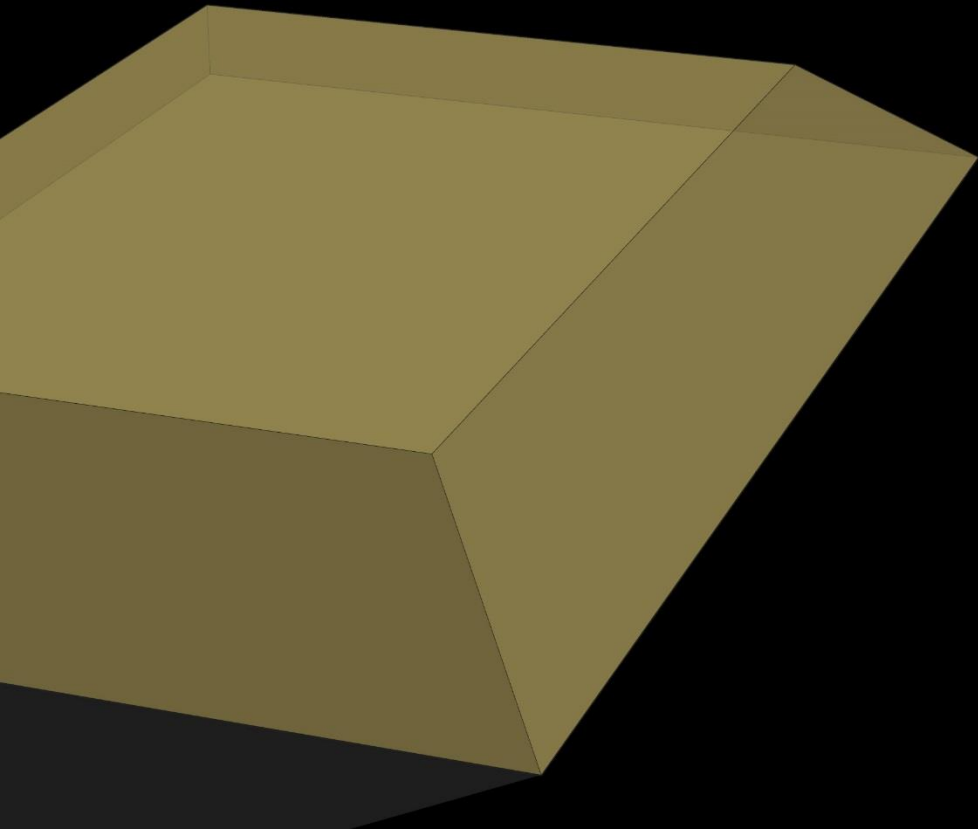


# Regional Framework

## An Action Plan - Tools

### BASIC TOOLS

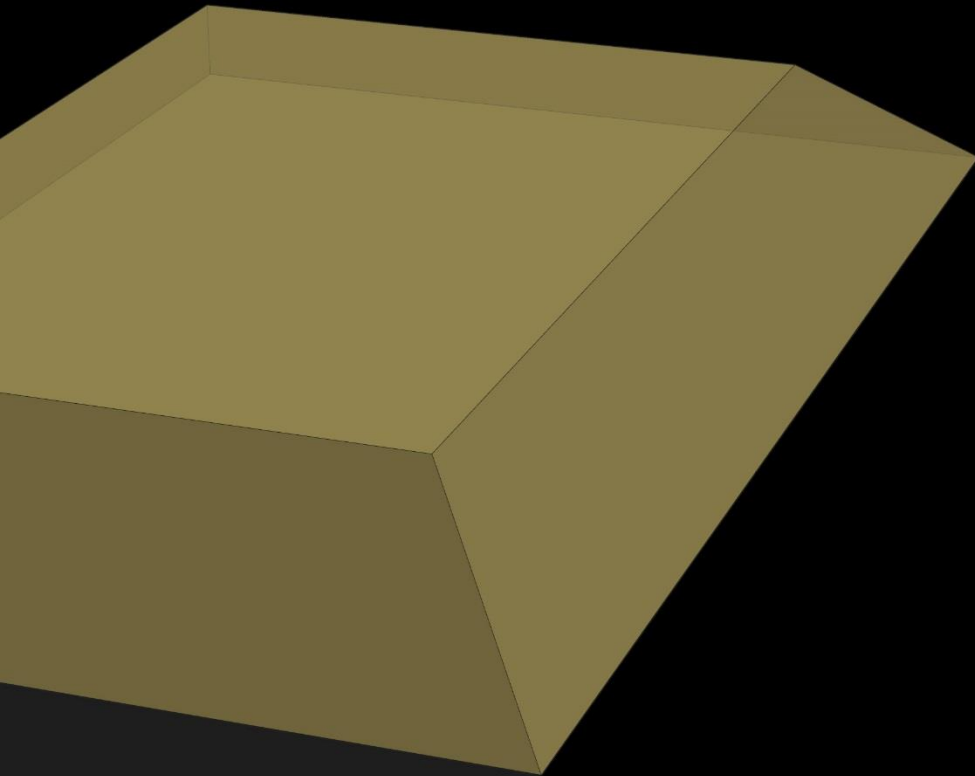
- **Provide** needed **regulatory modifications**
- Incentivize **housing development**
- Respond to **industry needs**
- **Expedite** targeted **housing** development



## An Action Plan -Tools

# BASIC TOOLS

Implementation Horizon (Years)	1	Short	5	Long	10
Reduce Standards Barriers	<div><div></div></div>				
Reduce A.D.U. Requirements	<div><div></div></div>				
Expedited Permitting	<div><div></div></div>				
Density / Intensity Bonuses	<div><div></div></div>				
Flexible Lot Configuration	<div><div></div></div>				
Reduce Parking Requirements	<div><div></div></div>				
Update Household Occupancy Limits	<div><div></div></div>				
Multi-Family Bonds w/ Tax Credits / Advances	<div><div></div></div>				
Build Advocacy Network	<div><div></div></div>				
Engage with State Policymakers	<div><div></div></div>				
Provide Adaptive Reuse Incentives	<div><div></div></div>				

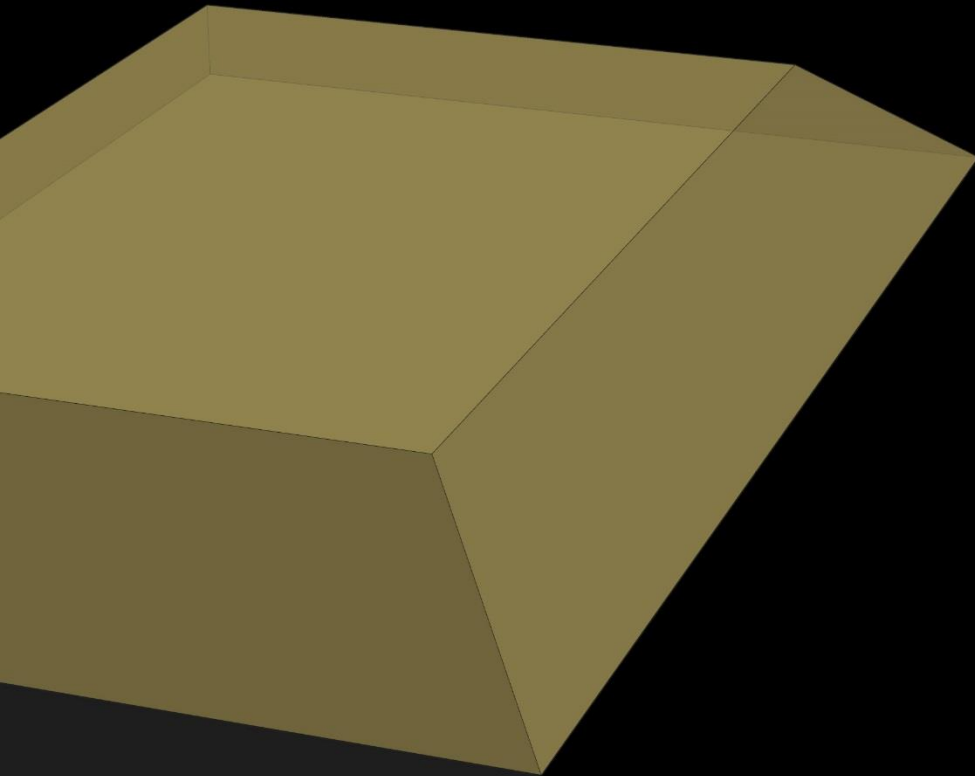


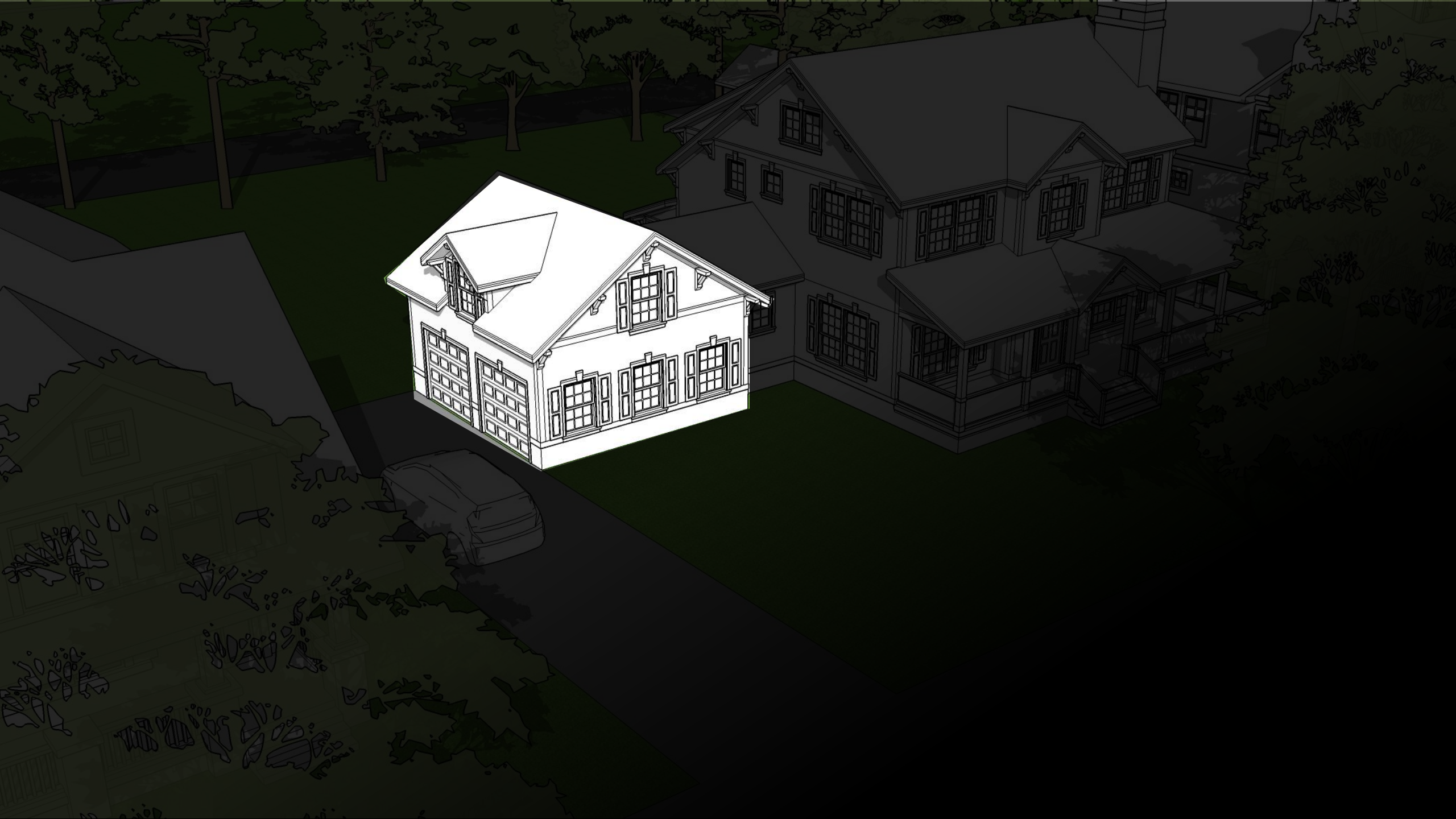


## An Action Plan - Tools

# BASIC TOOLS

Implementation Horizon (Years)	1	Short	5	Long	10
Reduce Standards Barriers	<div></div>				
<b>Reduce A.D.U. Requirements</b>	<div></div>				
Expedited Permitting	<div></div>				
Density / Intensity Bonuses	<div></div>				
Flexible Lot Configuration	<div></div>				
Reduce Parking Requirements	<div></div>				
Update Household Occupancy Limits	<div></div>				
Multi-Family Bonds w/ Tax Credits / Advances	<div></div>				
Build Advocacy Network	<div></div>				
Engage with State Policymakers	<div></div>				
Provide Adaptive Reuse Incentives	<div></div>				







# Strategies

## Housing Type

### Workshops:

- Workshop #1 – WHERE?
- Workshop #2 – **WHAT?**
  - MICRO APARTMENTS
  - APODMENTS
  - LIVE/WORK UNITS
  - POCKET NEIGHBORHOODS
  - **ADUs**





# Strategies

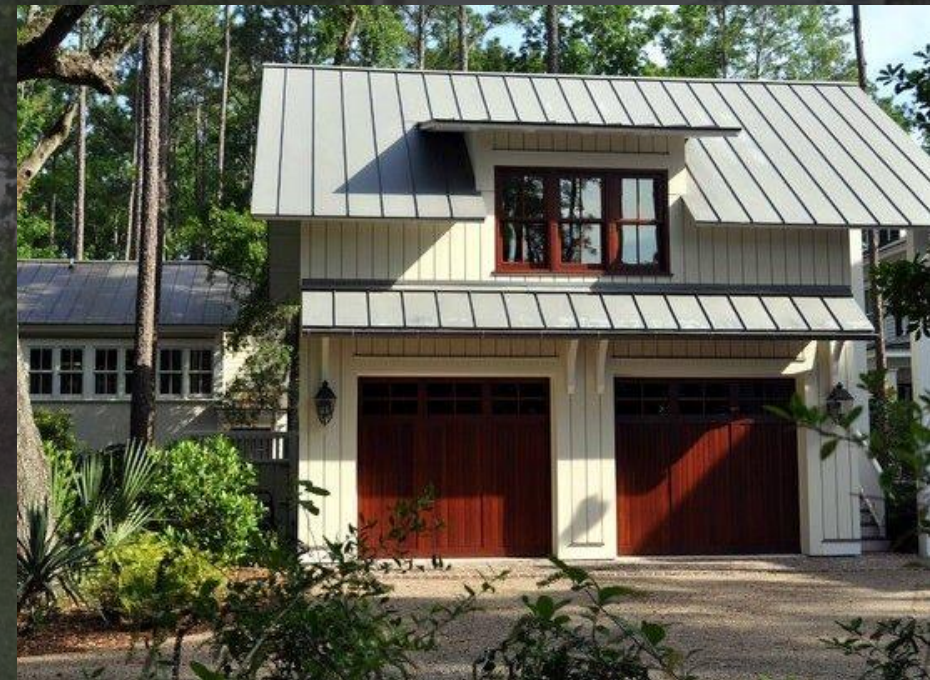
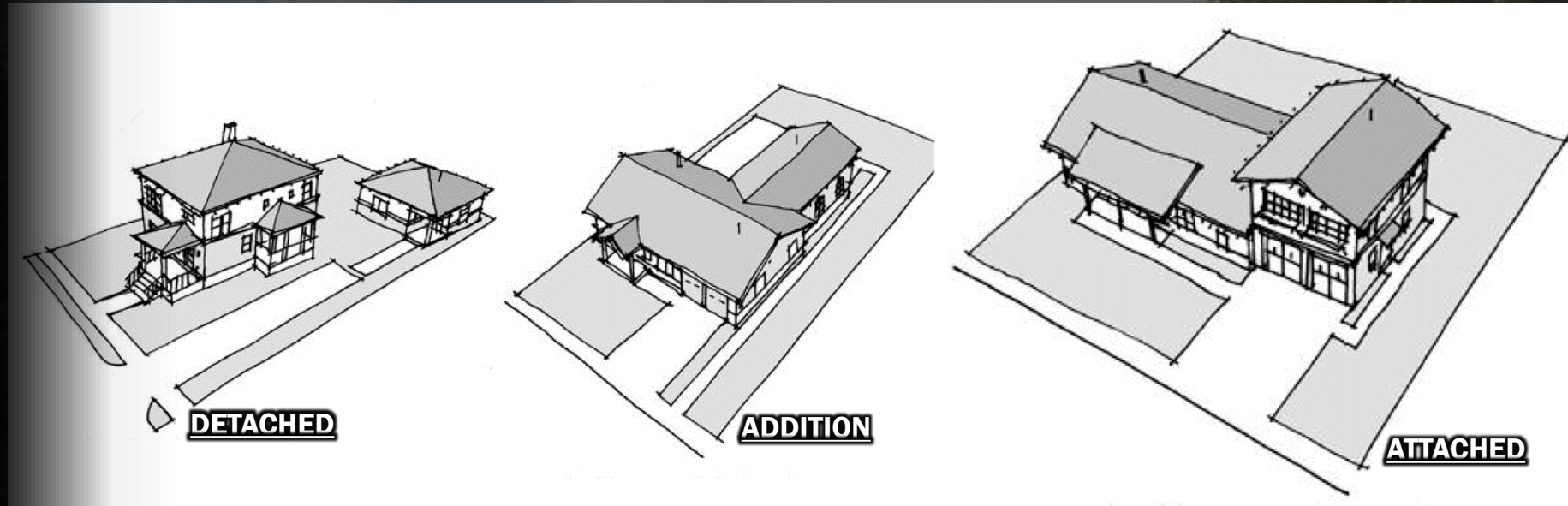
## Housing Type

### Workshops:

- Workshop #1 – WHERE?

- Workshop #2 – WHAT?

- MICRO APARTMENTS
- APODMENTS
- LIVE/WORK UNITS
- POCKET NEIGHBORHOODS
- ADUs
  - 400 SF
  - Rental Income
  - Grannie Flats
  - Detached/Attached
  - Garage Apartments





# Regional Framework

## An Action Plan

### BASIC TOOLS

Implementation Horizon (Years)	1	Short	5	Long	10
Reduce Standards Barriers	100%				
Reduce A.D.U. Requirements	100%				
Expedited Permitting	100%	100%			
Density / Intensity Bonuses	100%	100%			
<b>Flexible Lot Configuration</b>	100%	100%			
Reduce Parking Requirements	100%	100%			
Update Household Occupancy Limits		100%			
Multi-Family Bonds w/ Tax Credits / Advances		100%	100%	100%	100%
Build Advocacy Network		100%	100%	100%	100%
Engage with State Policymakers	100%	100%	100%	100%	100%
Provide Adaptive Reuse Incentives	100%	100%	100%	100%	100%





# Strategies

## Housing Type

### Workshops:

- Workshop #1 – WHERE?
- Workshop #2 – WHAT?
  - MICRO APARTMENTS
  - APODMENTS
  - LIVE/WORK UNITS
  - POCKET NEIGHBORHOODS





# Strategies

## Housing Type

### Workshops:

- Workshop #1 – WHERE?
- Workshop #2 – WHAT?
  - MICRO APARTMENTS
  - APODMENTS
  - LIVE/WORK UNITS
  - **POCKET NEIGHBORHOODS**
    - 1,000 to 1,200 SF
    - Shared Amenities
    - Private Back Yards
    - Families & Seniors

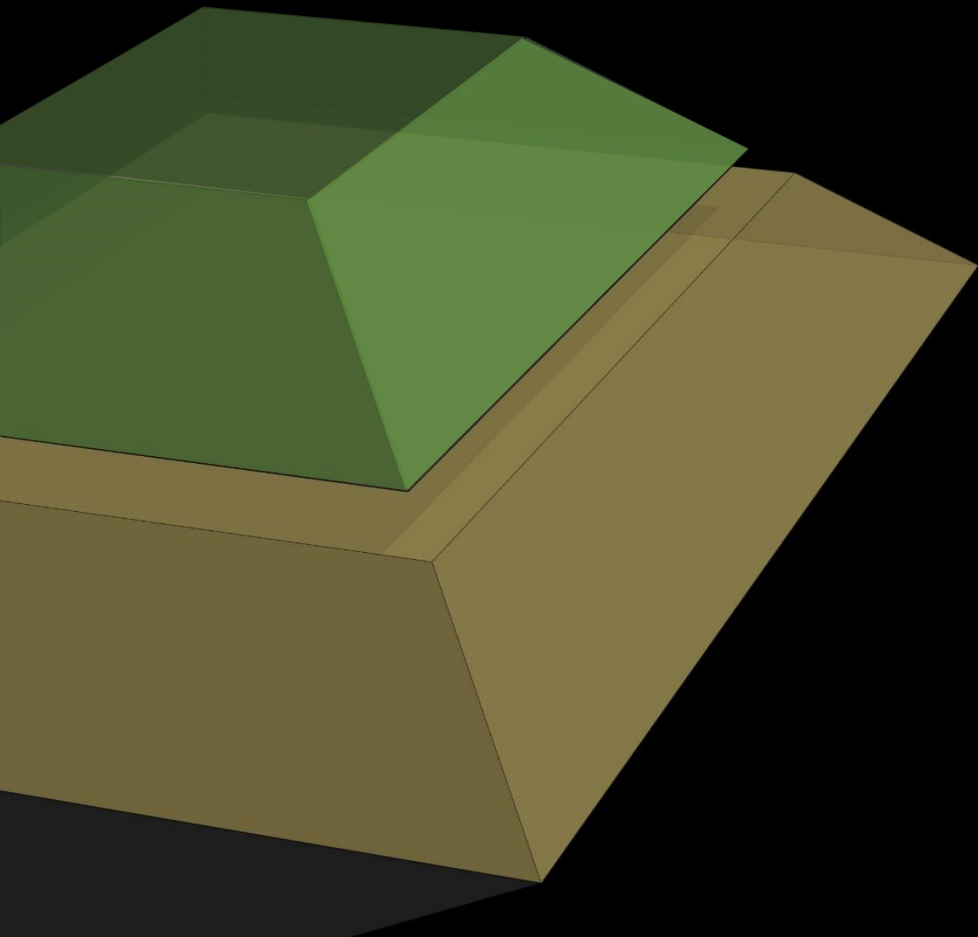




# Regional Framework

## An Action Plan

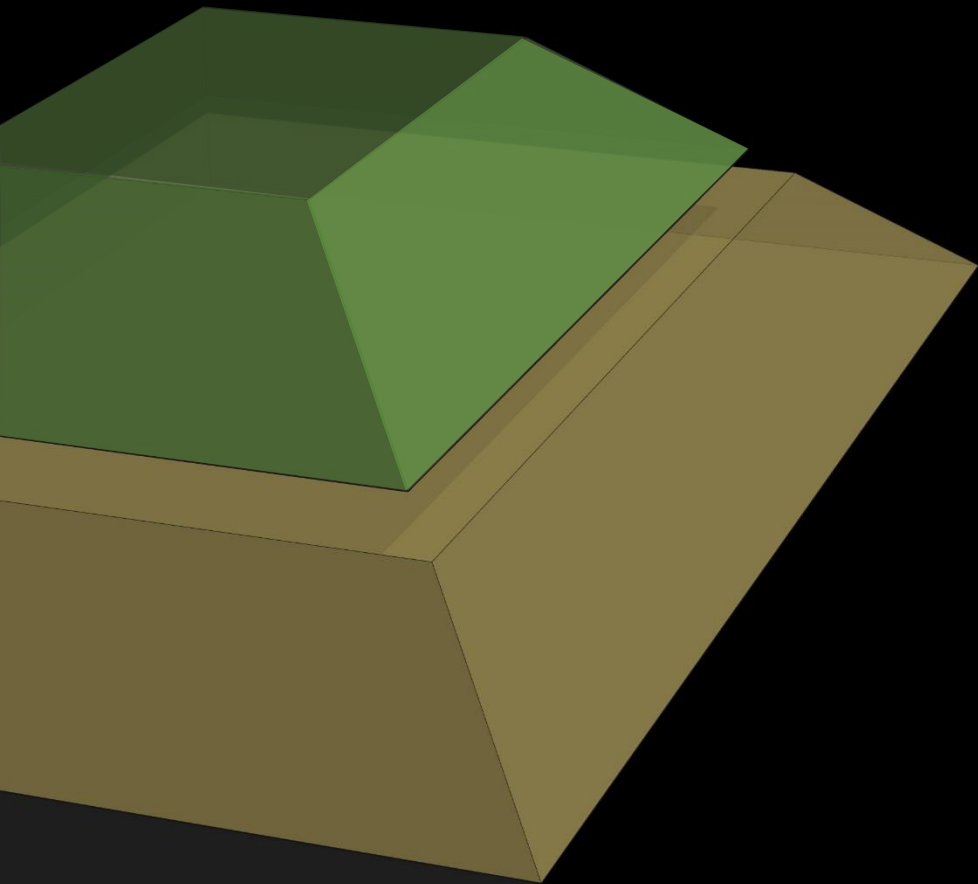
### PROGRESSIVE TOOLS



- Reach well **beyond** the **BASIC TOOLSET**
- Coordinated **housing** development **alternatives**
- Major **impacts** on **housing** products **delivery**
- **Diverse** implementation **methods** (where & how)
- **Create** new **housing** delivery systems

# Regional Framework

## An Action Plan



### PROGRESSIVE TOOLS

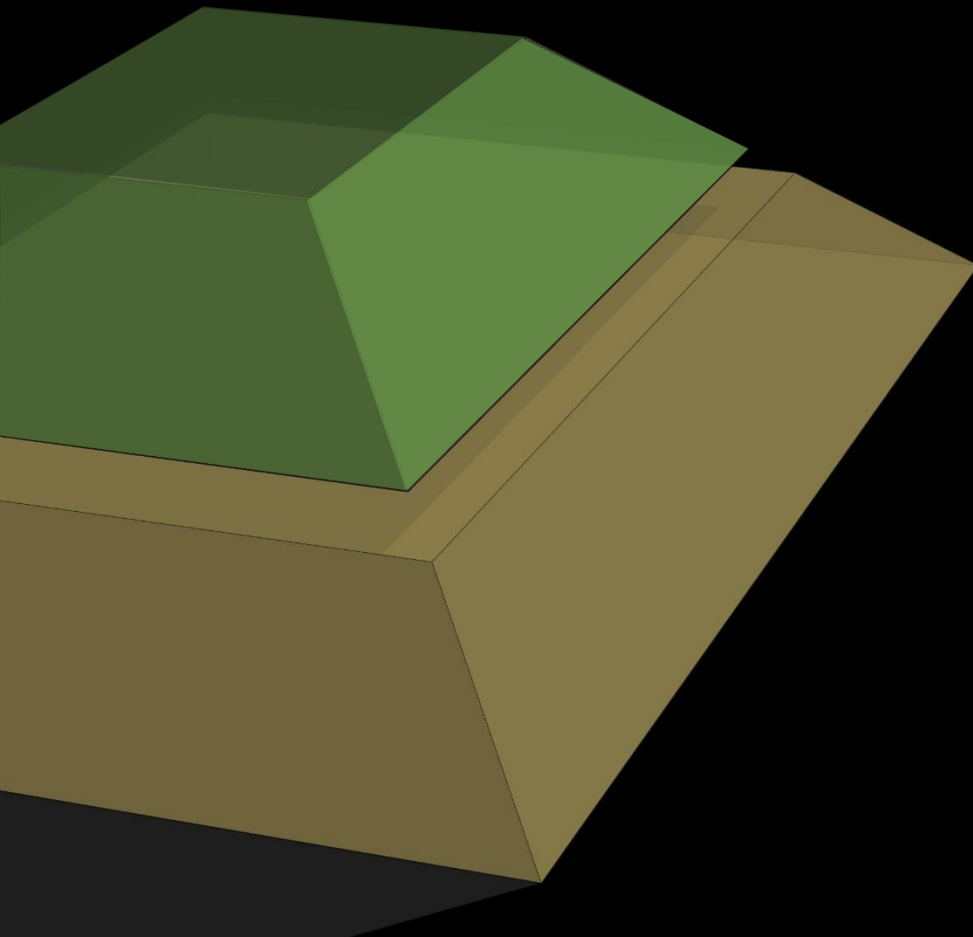
Implementation Horizon (Years)	Short			Long		
	1	5	10	1	5	10
Increase Land Inventory for Potential Projects						
Reduce / Subsidize Impact Fees						
Development of Pilot Projects						
Access & Opportunity Model						
Establishment of Housing Trust Fund						
Community Land Trust (CLT)						
Land Banking						
Public-Private Partnerships						
Public Partnerships						
Public Non-Profit Partnerships						
Partnerships with Employers / Institutions						



## An Action Plan

## PROGRESSIVE TOOLS

Implementation Horizon (Years)	1	Short	5	Long	10
Increase Land Inventory for Potential Projects	<div></div>				
Reduce / Subsidize Impact Fees	<div></div>				
Development of Pilot Projects	<div></div>				
<b>Access &amp; Opportunity Model</b>	<div></div>				
Housing Trust Fund	<div></div>				
Community Land Trust (CLT)	<div></div>				
Land Banking	<div></div>				
Public-Private Partnerships	<div></div>				
Public Partnerships	<div></div>				
Public Non-Profit Partnerships	<div></div>				
Partnerships with Employers / Institutions	<div></div>				





# Model Structure

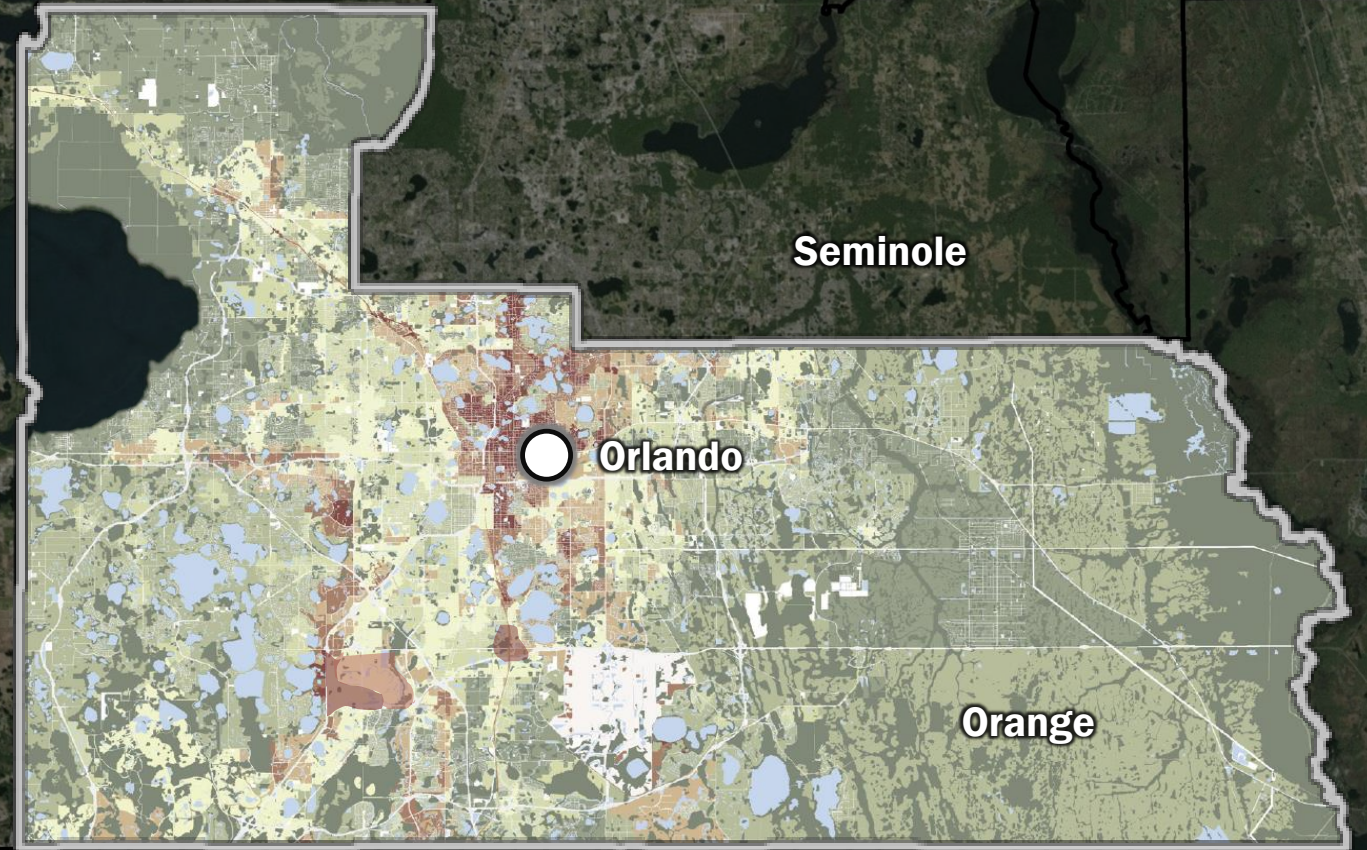
## Suitability Layer

Accessibility - Services

+

Opportunity and  
Socioeconomic

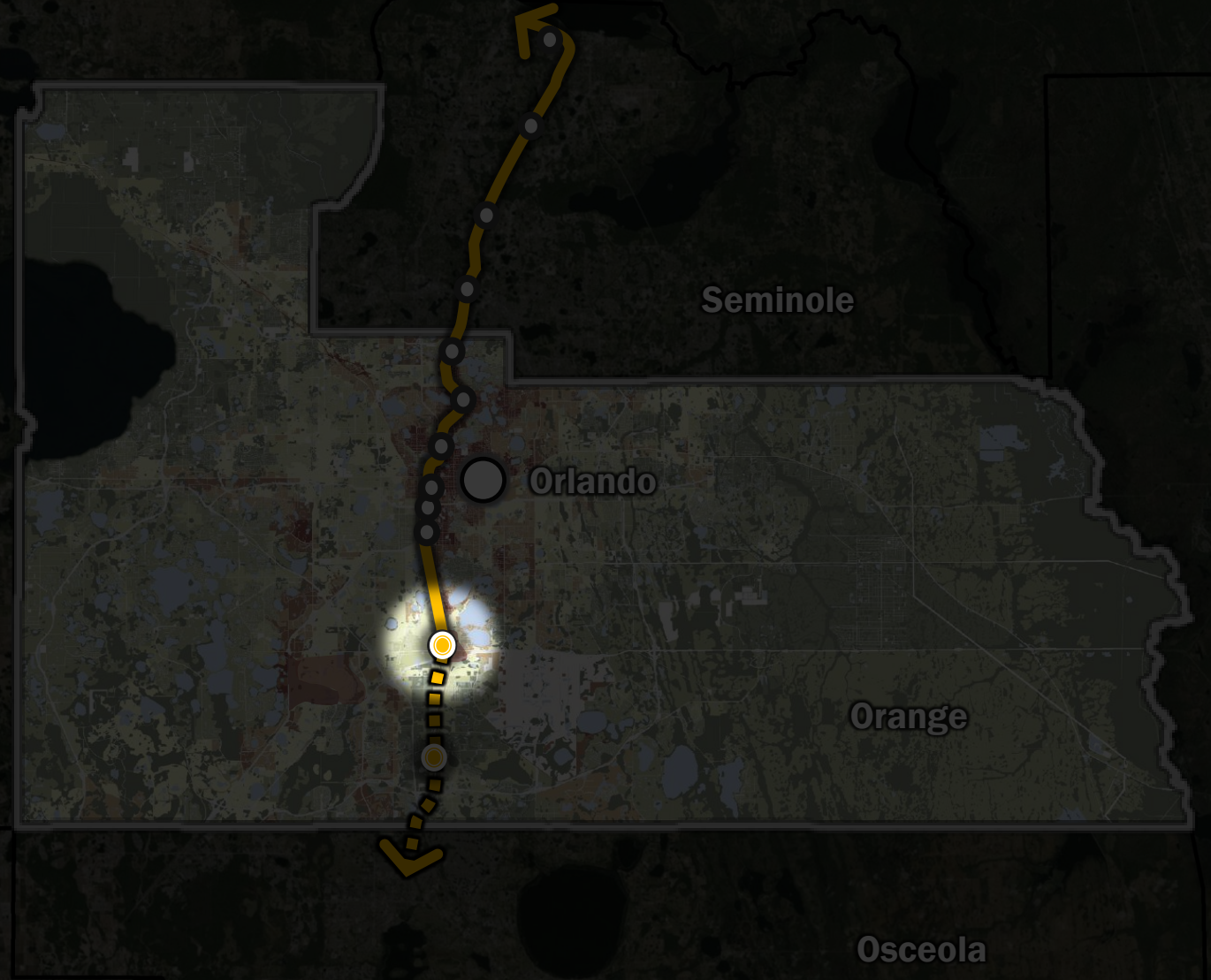
### Ranking





# Model Structure

Pine Castle





# Access & Opportunity Model

## Affordable Housing Suitability

### **Mixed-Use Core Area**

+/- 90 Gross; +/- 60 Net Acres

- Open Space
- Green Infrastructure
- Parking





# Access & Opportunity Model

## Affordable Housing Suitability

### Accessibility

Access to Services  
Access to Jobs  
Travel Cost

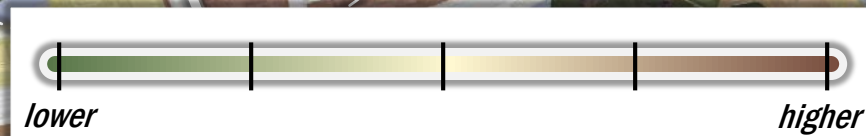
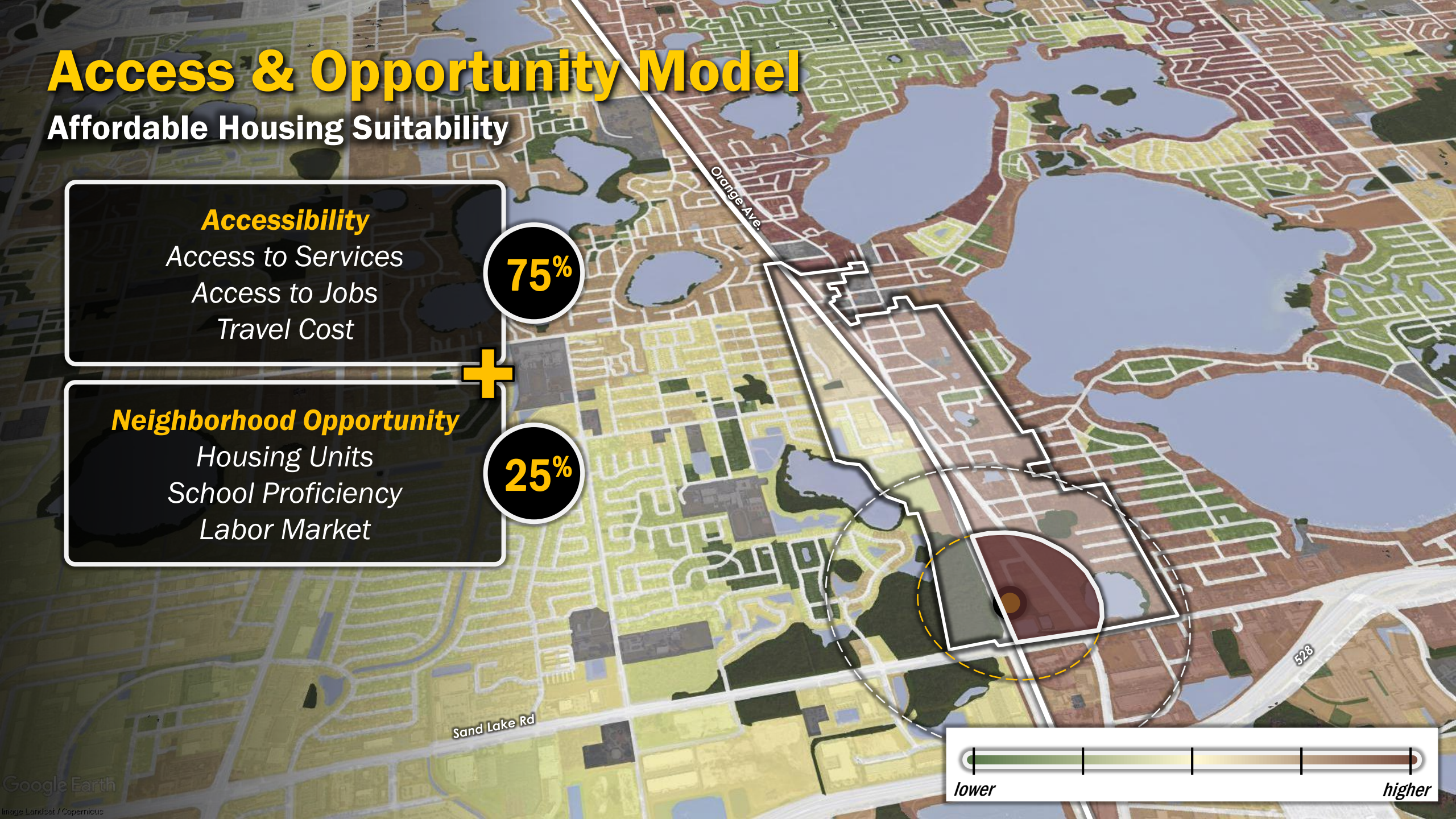
75%



### Neighborhood Opportunity

Housing Units  
School Proficiency  
Labor Market

25%

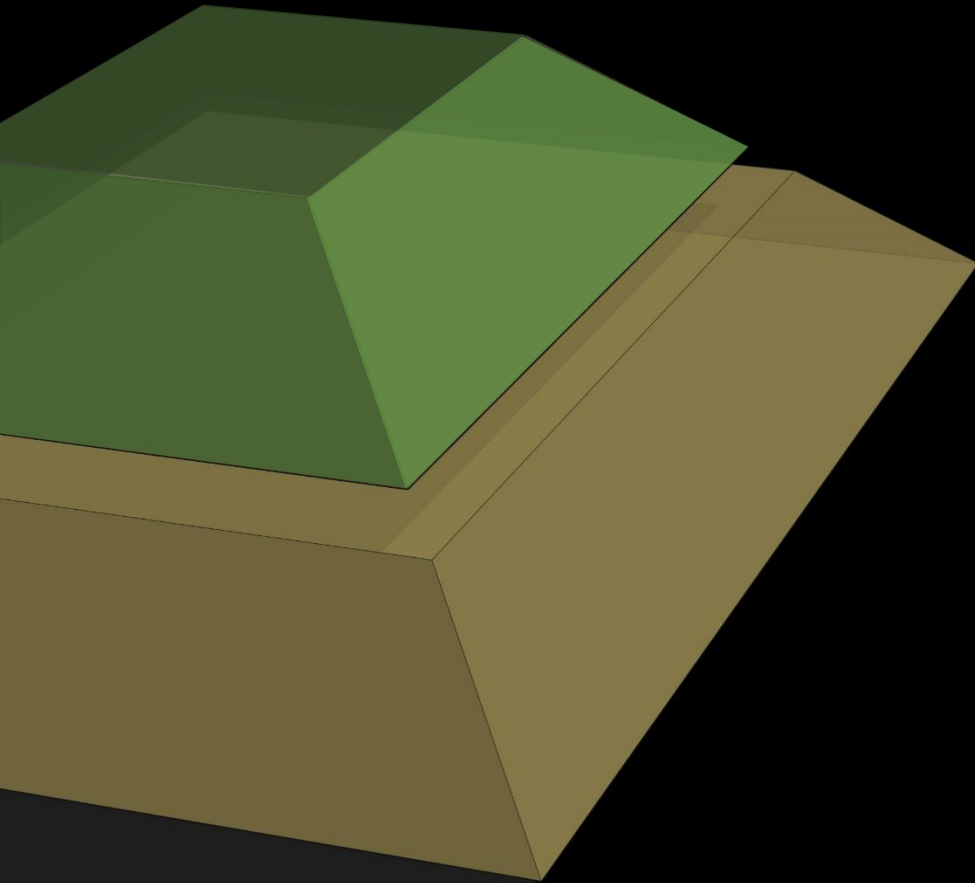




## An Action Plan

## PROGRESSIVE TOOLS

Implementation Horizon (Years)	1	Short	5	Long	10
Increase Land Inventory for Potential Projects	[Progress bar]				
Reduce / Subsidize Impact Fees	[Progress bar]				
Development of Pilot Projects	[Progress bar]				
Access & Opportunity Model	[Progress bar]				
<b>Housing Trust Fund</b>	[Progress bar]				
Community Land Trust (CLT)	[Progress bar]				
Land Banking	[Progress bar]				
Public-Private Partnerships	[Progress bar]				
Public Partnerships	[Progress bar]				
Public Non-Profit Partnerships	[Progress bar]				
Partnerships with Employers / Institutions	[Progress bar]				





# Housing Trust Fund

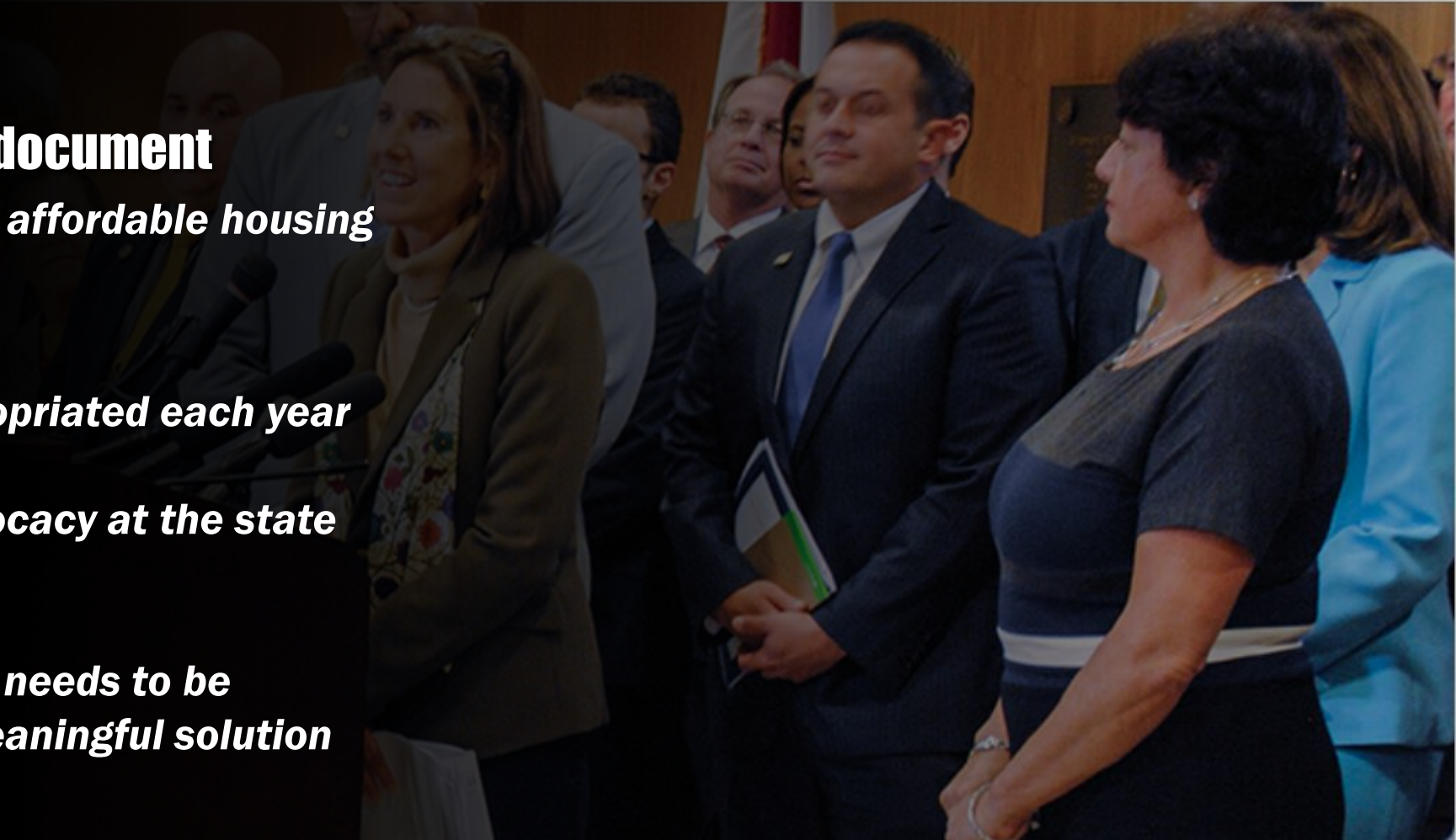
## Financial Incentive



### Sadowski Trust Fund:

*Utilizes a **portion of collected document stamps** to provide **funding** for affordable housing throughout Florida*

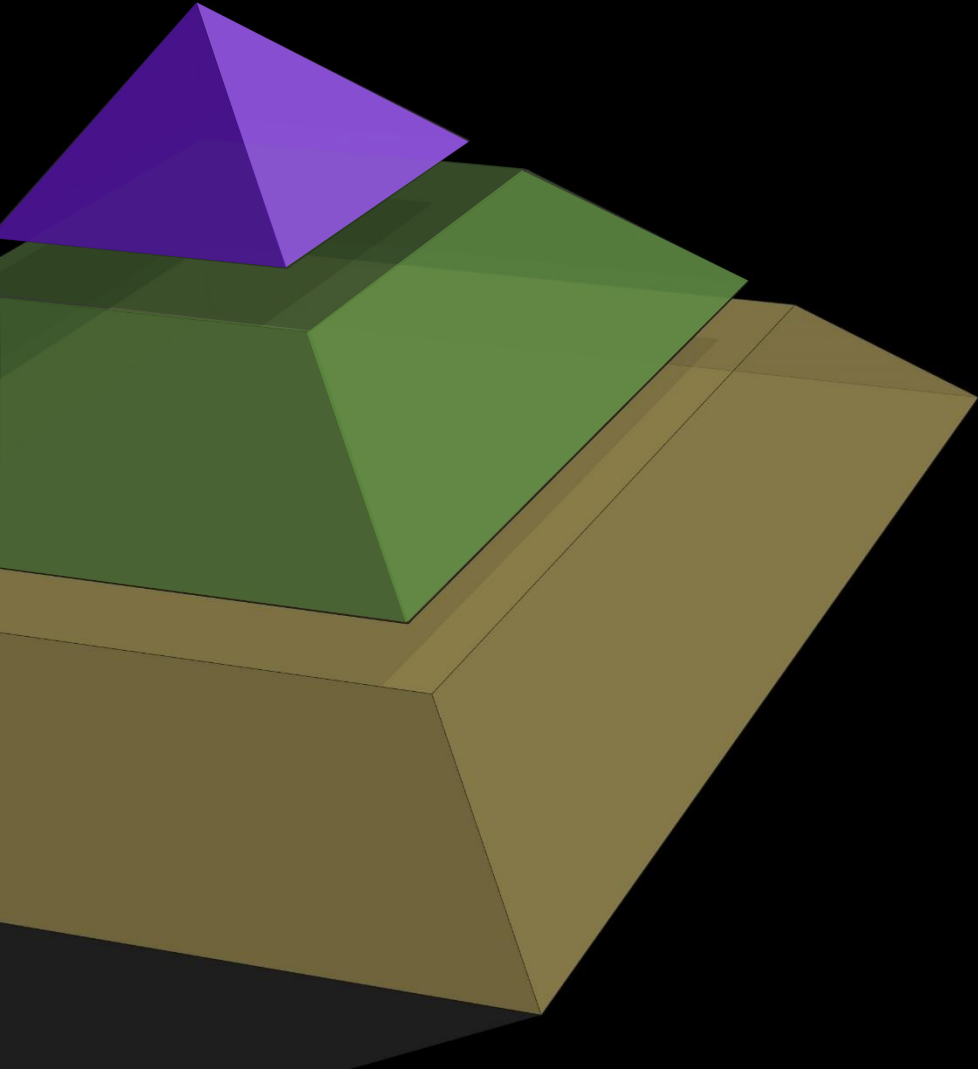
- *Money is not fully appropriated each year*
- *There is a need for advocacy at the state level*
- *Every housing resource needs to be utilized to achieve a meaningful solution*



# Regional Framework

## An Action Plan

### TRANSFORMATIONAL TOOLS



- Can be **benchmarked** against **targeted numbers**
- They are **more likely** to 'move the needle'
- **Create** long-lasting, **systemic impacts**
- **Depend** on the successful **implementation** of **BASIC** and **PROGRESSIVE TOOLS**



## An Action Plan

## A 3D illustration of three nested pyramids. The smallest pyramid at the top is purple. It sits on a medium-sized green pyramid. The largest pyramid at the base is tan. The pyramids are rendered with shading to show their three-dimensional form against a black background.

Implementation Horizon (Years)	1	Short	5	Long	10
<b>Inclusionary Housing Program</b>					
Linkage Fees					
Regional Revolving Loan Pool (SHIP Funds)					

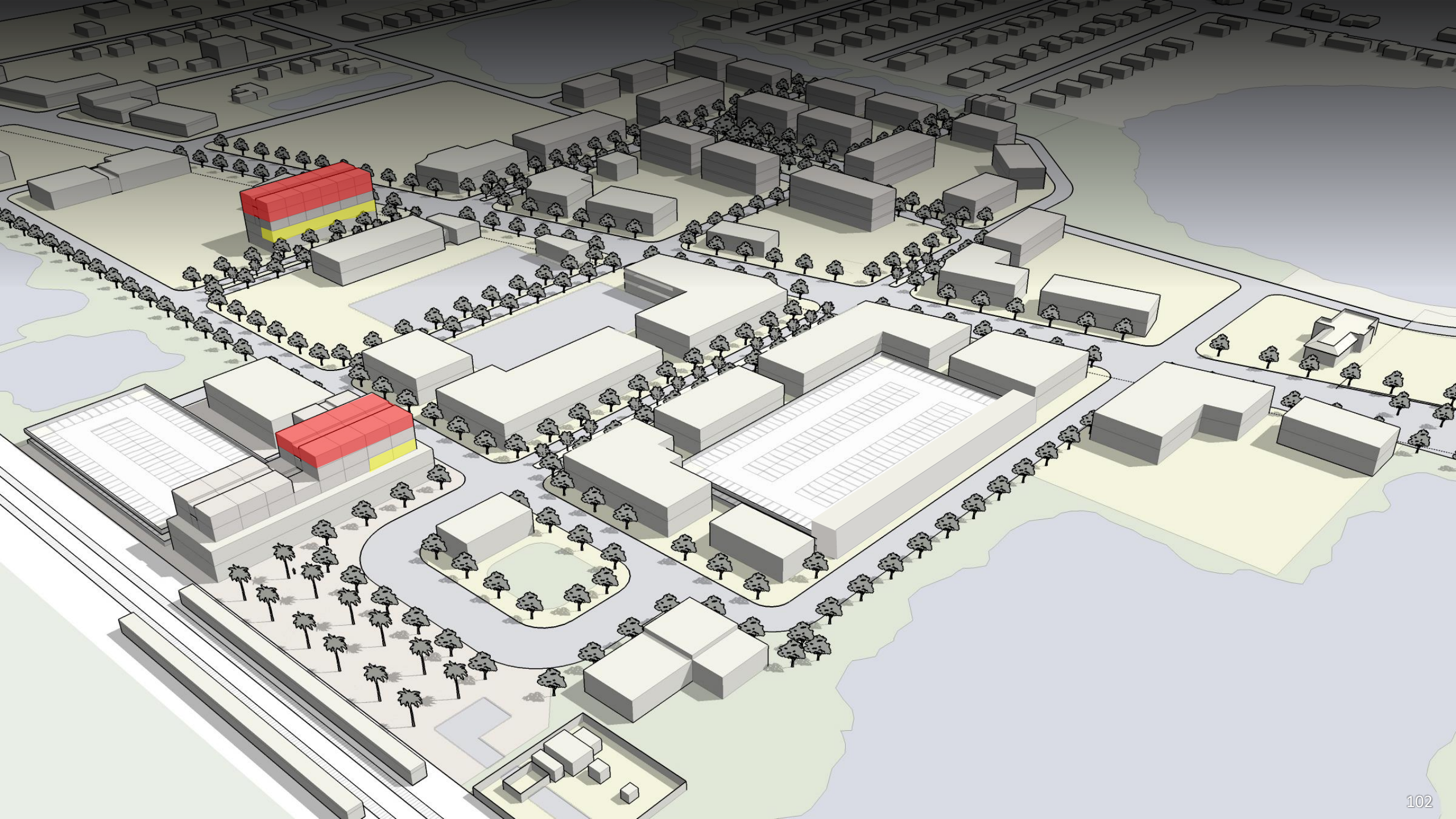
















### Inclusive Community

**1/4 Mile Radius**

Percentage

Total

5%

179 DUs

10%

358 DUs

15%

536 DUs

ORANGE AVE

### Development Program 1/4 Mile Radius

Use

Units

COMMERCIAL

165,000 SF

MULTI-FAMILY

3,575 DUs

OFFICE

41,250 SF





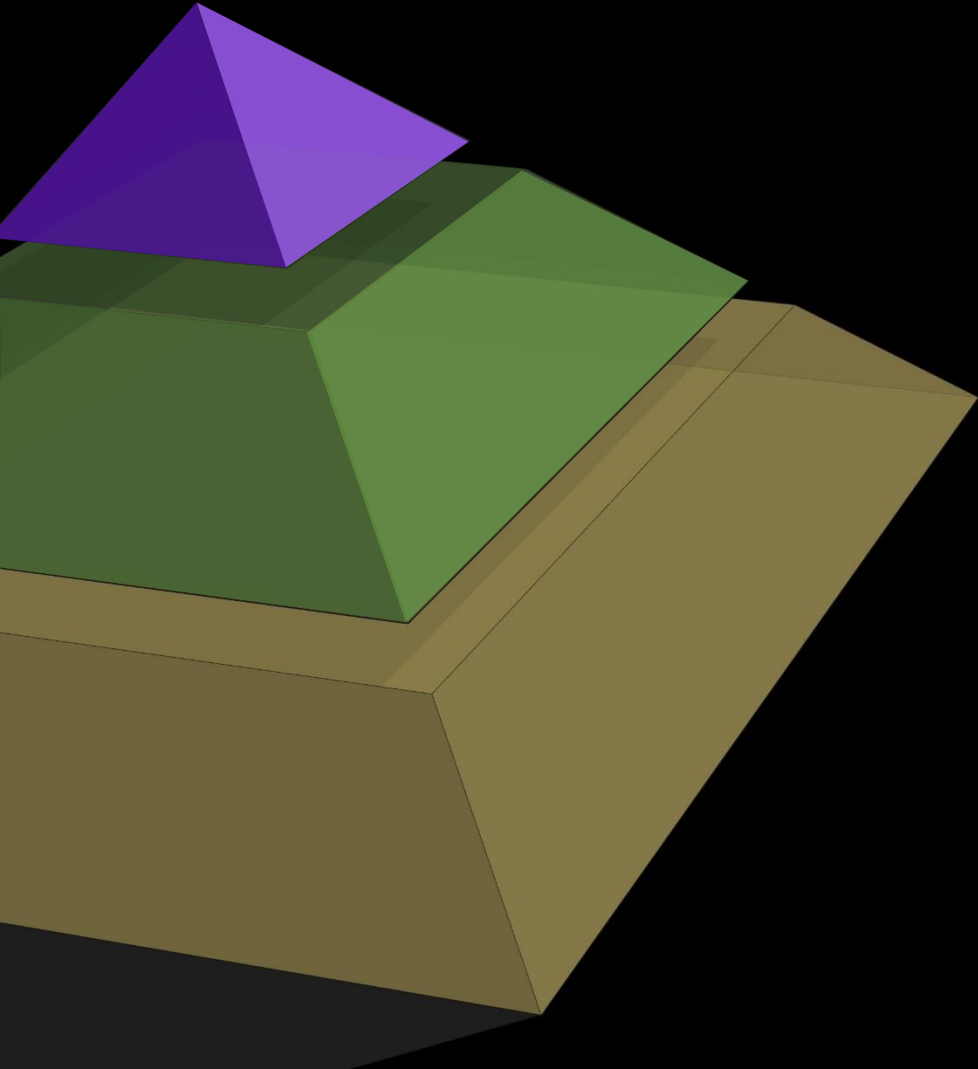
ORANGE AVE



## An Action Plan

Implementation Horizon (Years)

Implementation Horizon (Years)	1	Short	5	Long	10
Inclusionary Housing Program					
<b>Linkage Fees</b>					
Regional Revolving Loan Pool (SHIP Funds)					



# Linkage Fees

## Regulatory Alternative

### Linkage Fees:

Developers pay a **fee per square** foot of new **commercial development**, which is deposited into an affordable housing **trust fund** and used to **facilitate construction of affordable housing**

- Can be a major source of continued capital funding for a variety of affordable housing initiatives
- A Nexus Study needed for the tri-county area to determine a link between new commercial developments and increased demand for affordable housing
- A fee that mitigates impact of housing development but does not impede new commercial investment





# REGIONAL FRAMEWORK



# REGIONAL FRAMEWORK





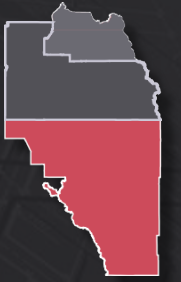
# REGIONAL FRAMEWORK

## Implementation



# Items Completed/In Progress

## Regional Partners



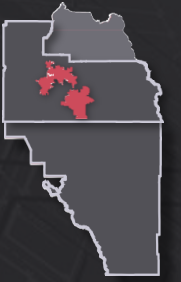
### Osceola County

- **Adopted code amendments to allow rental Accessory Dwelling Units (ADUs) in all residential districts**
- **Dedicated a funding source to pay down impact fees for affordable housing developments**
- **Working on Comp Plan amendments to designate more land for higher density housing**
- **Working on code amendments to include standards for a variety of missing middle housing types**



# Items Completed/In Progress

## Regional Partners

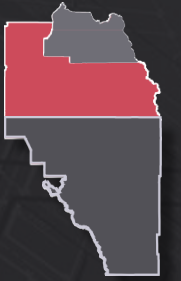


## City of Orlando

- **Amending the code to allow for ADUs in all single family zoning districts**
- **Streamlining the review process**
- **Amending the code to update the standards for building small apartment buildings, or small/micro units, in multi-family housing developments**

# Items Completed

## Orange County



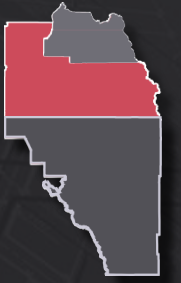
### Orange County

- **Amended Local Housing Assistance Plans (LHAP) to allow for establishment of the Revolving Loan Fund**
  - **\$1.5M in SHIP funds (1% interest rate) for non-profit developers to acquire land and/or fund pre-development and construction costs**
- **Updated the Impact Fee Subsidy Program**
  - **Increased subsidies for single-family (up to 100% or \$15,000)**
  - **Introduced subsidies for multi-family (up to 25% or \$5,000)**



# Items In Progress

Orange County



## Orange County

- **Access and Opportunity Model Integration**
  - Enhancing the model to integrate into the development review process
  - Assessing how strategies can be paired with the model to incentivize development in high priority areas
- **Land Development Code Update**
  - Reviewing ADU regulations for potential changes
  - Pine Castle Overlay District

The background of the slide is a dark gray architectural blueprint. It features a grid pattern and various technical drawings of building structures, including walls, windows, and doors. Dimensions and measurements are visible throughout the drawing. In the upper right, there are several circular callouts containing the letters 'A', 'B', 'C', 'D', and 'E'.

# NEXT STEPS

## Where Do We Go From Here?



# Next Steps

## Local Review & Implementation



# Next Steps

## Local Implementation Strategies

- Work with partner jurisdictions on implementing a **Regional Revolving Loan Fund**
- Proceed with the **Land Development Code Update** to allow for more flexibility and diversity of housing stock
- Research **alternative approaches to reduce impact fees** for affordable housing developments (in addition to subsidies)
- Explore **alternative resources/funding sources** for affordable housing development at the **regional level**, such as **linkage fees**



# **Requested Action**

## **Regional Affordable Housing Framework**

- 1. Accept the Regional Affordable Housing Framework and direct staff to coordinate with the regional partners, the development community and stakeholders towards achieving the Regional Affordable Housing Initiative Mission and Shared Goals**
- 2. Direct staff to move forward with local implementation strategies**