AGENDA ITEM

June 3, 2019

TO: Mayor Jerry L. Demings
               —AND—
               Board of County Commissioners

FROM: Jon V. Weiss, P.E., Director
               Planning, Environmental and Development
               Services Department

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SUBJECT: June 18, 2019 — Work Session
               Accessory Dwelling Unit Overview

The purpose of this work session is to provide an overview of the history of accessory dwelling unit (ADU) development in Orange County. During the work session, staff will present the opportunities that exist today to increase the supply of affordable housing in focus areas of the county. Staff will also highlight existing land use barriers such as requirements of special circumstances to warrant ADUs development in some zoning districts and other recommended modifications to Chapter 38 of the land use code in Section 38-1426 to promote development of this product type.

An ADU is a residential unit that is secondary to the primary residence of the homeowner. It can be an attached or freestanding home on the same lot as the primary residence. An ADU is identified as a tool in the Regional Affordable Housing Initiative (RAHI) Executive Summary Report for providing affordable rental housing and promoting sustainable mixed income communities. The regional partners (Osceola County, Seminole County, and the City of Orlando) identified ADUs as a short-term priority tool to be implemented in areas that are otherwise closed or restricted for such housing.

ADUs are included in the toolkit of the *Housing for All* Action plan structure and under review by the Design and Infrastructure Subcommittee for the purpose of expediting this recommendation in front of the Board.

Although no formal action is requested, on June 18, 2019, staff will be seeking Board input on the proposed code changes and further direction on the proposed policy changes necessary in the comprehensive plan to incentivize the production of ADUs in established and targeted mixed income communities of Orange County.

JVW/AV/ODH