

Board of County Commissioners

Affordable Housing for Religious Institutional Lands Program (AHRIL)

(Activating the new 'YIGBY Law')

Worksession

January 13, 2026

Presentation Outline

- Background
- Proposed Program
- Outreach and Stakeholder Engagement
- Summary and Next Steps
- Board Direction



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Background

▪ Chapter 2025-172, 125.01055 Affordable Housing

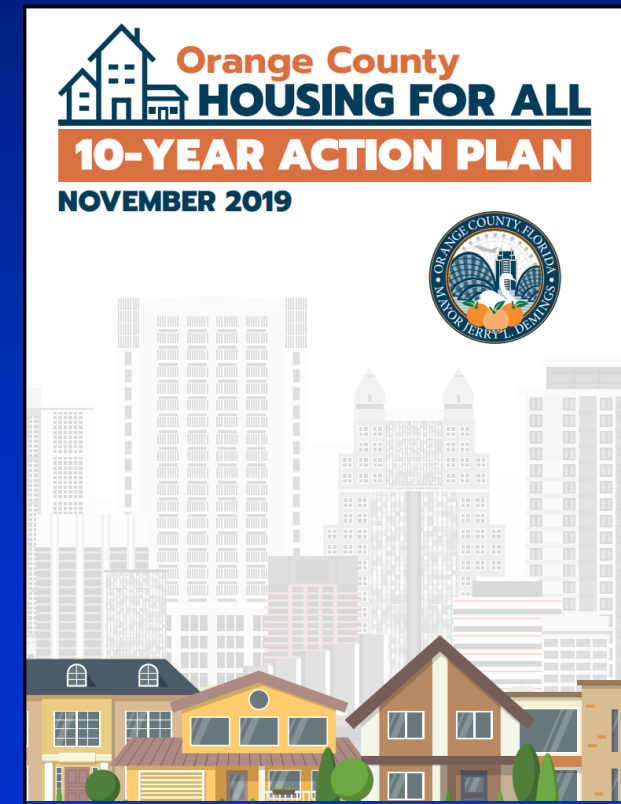
(6) Notwithstanding any other law or local ordinance or regulation to the contrary, the board of county commissioners may approve the development of housing that is affordable, as defined in s. 420.0004, including, but not limited to, a mixed-use residential development, on any parcel zoned for commercial or industrial use, or on any parcel, including any contiguous parcel connected thereto, which is owned by a religious institution as defined in s. 170.201(2) which contains a house of public worship, regardless of underlying zoning, so long as at least 10 percent of the units included in the project are for housing that is affordable. The provisions of this subsection are self-executing and do not require the board of county commissioners to adopt an ordinance or a regulation before using the approval process in this subsection.





Background

- **Mayor Demings Housing For All Initiative (2019)**
 - Goal to produce/ preserve 11,000 certified affordable units by 2030
 - Orange County Housing for All 10-Year Action Plan
- **Major Recommendations:**
 - Remove Regulatory Barriers and Introduce New Policies
 - Accommodate missing middle housing types
 - Target Areas of Access and Opportunity
 - Engage the Community and Industry
 - Create New Financial Resources





Background

▪ Housing for All actions include:

- Board adopted Affordable Housing Trust Fund (AHTF) Ordinance (2020)
- Three Board adopted *3-Year AHTF Plans* (2020, 2022, 2025)

- Provides strategies and flexible funding to produce and preserve affordable housing including:

- Total allocation of \$160M over a 10-year period
- Gap financing for affordable housing development
- Surplus lot program / Land acquisition program
- Revolving Loan Fund for nonprofit developers
- Impact Fee Exemption Matrix
- Missing Middle Innovation / Relaxed ADU standards

- Total Units Created/Preserved: To date - **4,957 units**

Projected by end of FY 2028 – **10,027 units**

**10,027 units of 11,000
Housing for All goal
(91%) to be produced
and/or preserved by the
end of FY 2028**



Background

- Staff from DRC and County Attorney Offices, Planning, Zoning, and Housing Divisions have researched and prepared draft program to activate underutilized urban lands owned by religious institutions for affordable housing.
- Proposed program is intended to supplement HFA goals by:
 - **Reducing regulatory barriers** to unlock opportunities for affordable housing on religiously owned properties in the County’s Urban Service Area, and allow more flexibility in site design;
 - **Integrating affordable, attainable, and market rate housing** by promoting infill development and incorporating affordable housing into areas traditionally limited to other uses; and
 - **Promoting missing middle housing types** by permitting a greater diversity of housing types than a parcel’s zoning or land use designation allows.

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Proposed AHRIL Program

- **Proposed Program Guidelines to outline:**
 1. **Affordability Requirements**
 2. **Parcel Eligibility Criteria**
 3. **Development Standards and Compatibility Measures**
 4. **Approval Process**

- **Will meet Orange County's specific affordable housing needs while addressing unique compatibility requirements based on the County's Comprehensive Plan**



Proposed AHRIL Program

1. Affordability Requirements

Housing Type	Income Requirement (% Area Median Income*)	Minimum Affordability Period	Affordability Enforcement Mechanism
Rental	Max. income: 80% AMI Income average: 60% AMI	30 years	Land Use Restriction Agreement (LURA)
Home Ownership	Max. income: 120% AMI	10 years	Down Payment Assistance Mortgage or LURA

*2025 Area Median Income (AMI): \$98,100

100% of units must meet County Affordability requirements



Proposed AHRIL Program

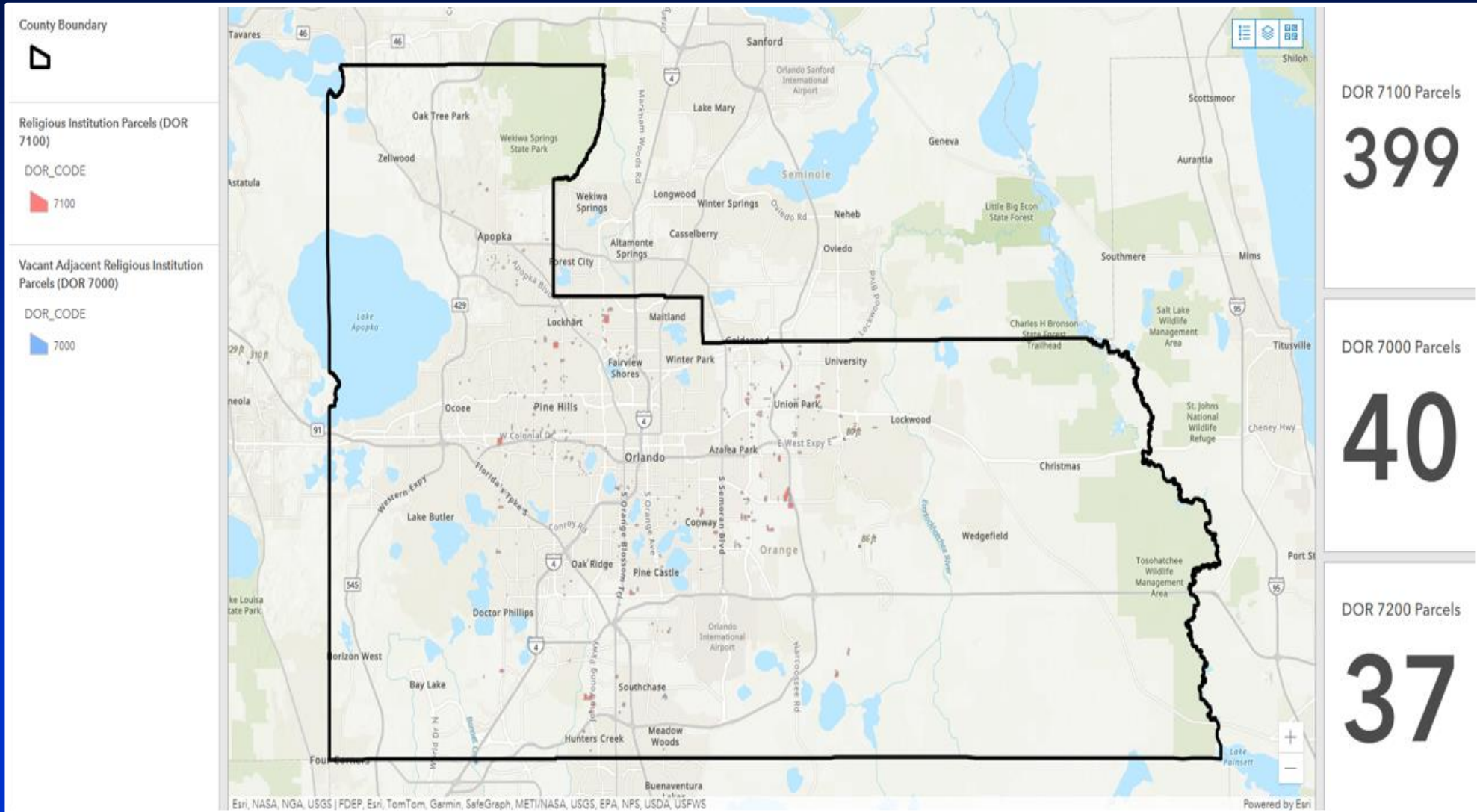
2. Parcel Eligibility Criteria

Land Ownership	Project Area Limitations	Locational Criteria
<p>The religious institution must own the property at the time of application.</p> <p>The <u>subject property, or an adjacent property</u> owned by the same religious institution, <u>must have a structure on it that serves as an established place of worship serving the community.</u></p> <p>Flexibility to allow alternative ownership structures post development. Religious institution to maintain stake in project/property. <u>Emphasis on partnerships with affordable housing developers.</u></p>	<p>Maximum of <u>10 acre “project area”</u> for residential development.</p> <p>Ex: A 20-acre property comprising one or more qualifying tax parcels may use up to 10 acres as the project area for residential development.</p>	<p>Allowed in <u>any zoning district within the boundary of the Urban Service Area.</u></p> <p>Not permitted:</p> <ul style="list-style-type: none">• In the Rural Service Area;• Rural Residential Enclaves;• In airport impacted areas; or• Within one-quarter mile of a military installation.



Proposed AHRIIL Program

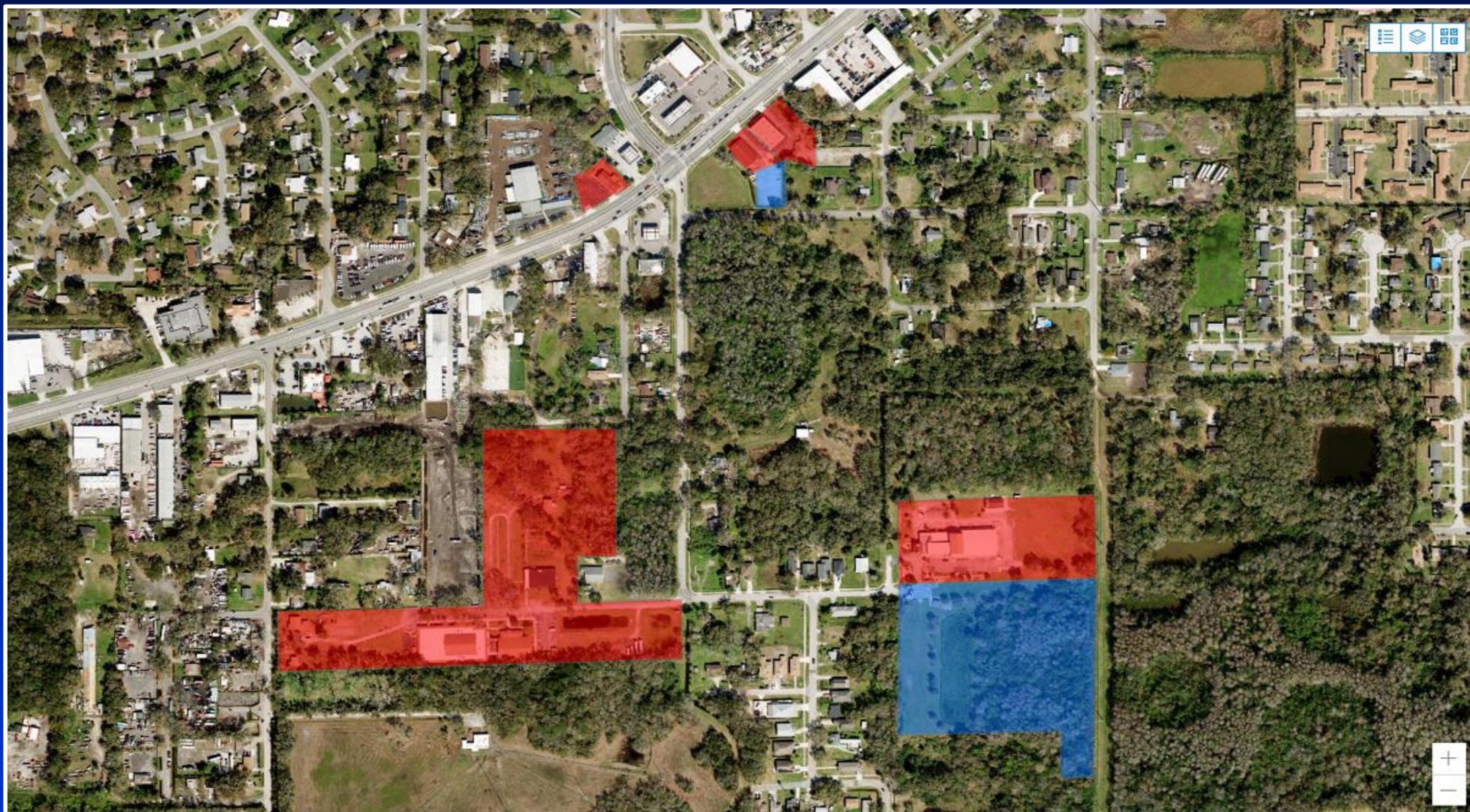
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Proposed AHRIL Program

2. Parcel Eligibility Criteria



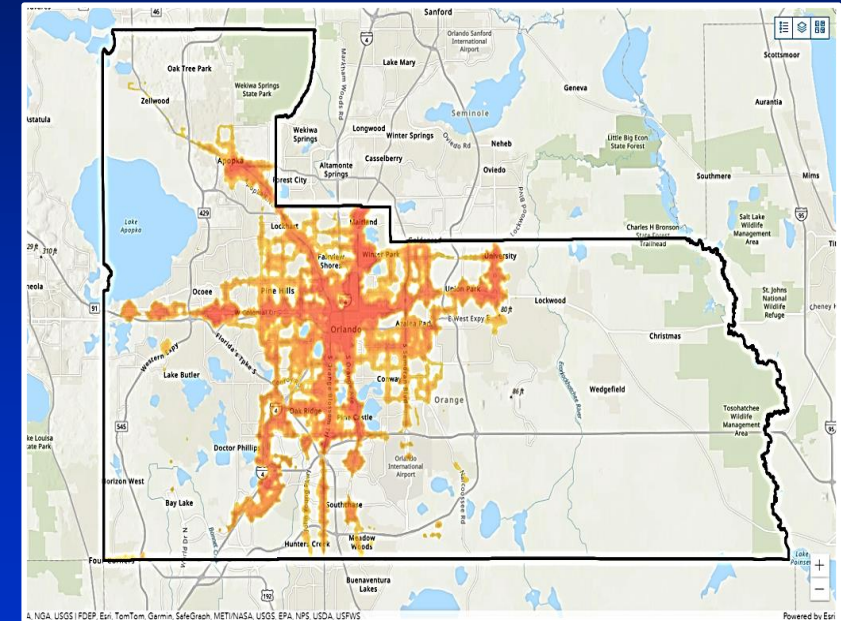


Proposed AHRIL Program

3. Development Standards and Compatibility Measures

■ Density

- To ensure compatibility, maximum **density for residential parcels is based on the subject property's Future Land Use (FLU) designation**
- **FLU designations without residential densities, including Commercial, Institutional, and Office, will have a base density of 35 du/acre (not allowed in Industrial, Parks/Recreation, Preservation, or Rural Residential Enclaves)**
- **Maximum density increased to 50 du/ac if a property scores 60 or higher on the Access & Opportunity Model**



A&O Model scores of 60 or higher generally align to Vision 2050's Targeted Sector

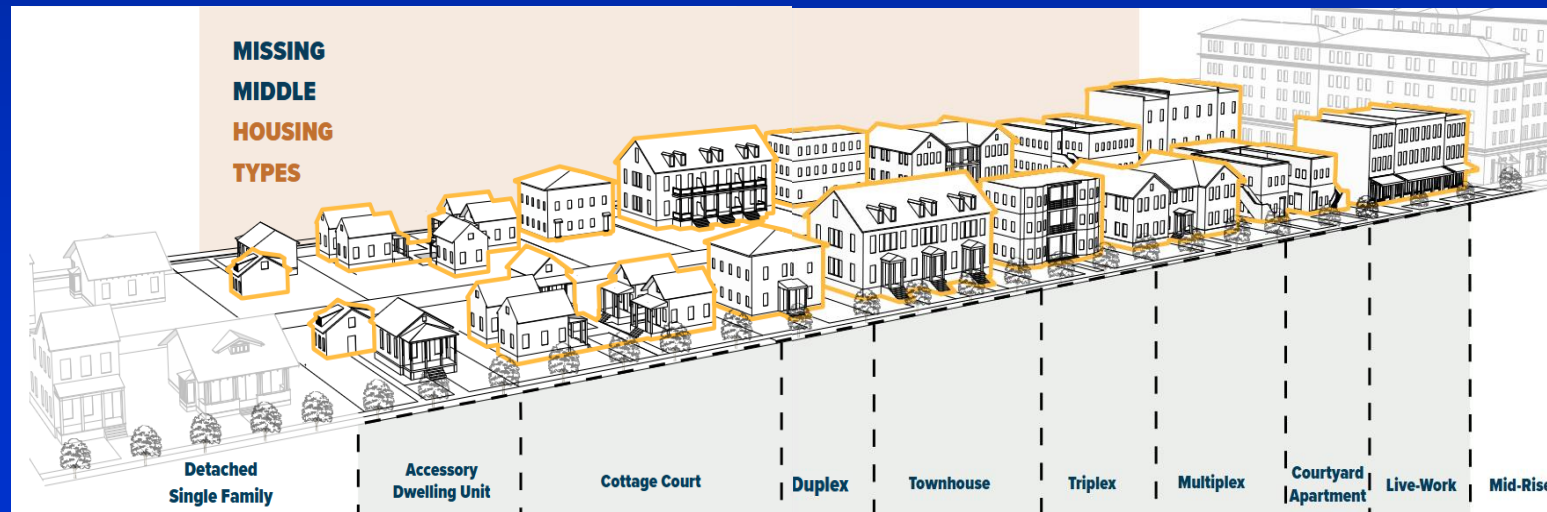


Proposed AHRIL Program

3. Development Standards and Compatibility Measures

▪ Housing Types

- All residential housing types are allowed
- **Missing middle development** is strongly encouraged
 - Program framework, such as limitations in project area and density, direct larger development to targeted areas





Proposed AHRIL Program

3. Development Standards and Compatibility Measures

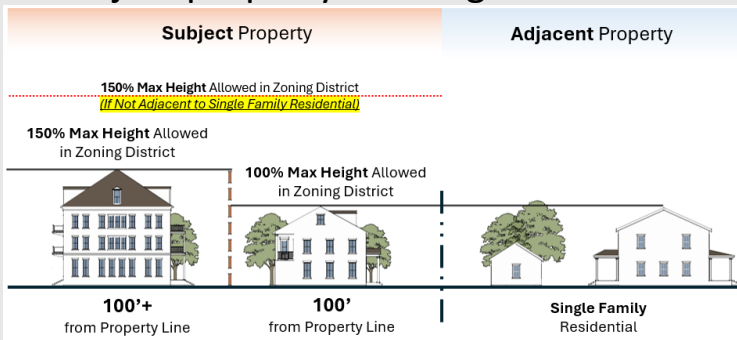
Height

Single-Family Detached Development

- Maximum 35 feet

Other Residential Development

- Limited to maximum allowed in the subject property's zoning district within 100' of any property line abutting single-family development
- If not abutting single family development or portion of property outside 100' buffer, height permitted is 150% of the maximum allowed in the subject property's zoning district



Parking

Single-Family (attached or detached) Development (1 dwelling per lot):

- 2 spaces / dwelling
- 1 space / Accessory Dwelling Unit

Multi-Family Development (3 & more dwellings per lot):

- 1 space / studio & 1 bedroom unit.
- 1 ½ spaces / 2+ bedroom unit

Within ½ mile of a premium transit stop: 50% reduction of minimum required parking.

Additional reductions may be approved by Transportation Planning Division with the submittal of a parking study.

Other General Standards

For Conventionally Zoned properties:

- Based on the least restrictive residential or mixed-use Zoning consistent with the property's FLU.

For PD Zoned Properties:

- Based on approved residential standards in the PD as applicable, or per PD Code if none exist.

Additional reductions subject to BZA Variance

Open space

- For single family – Maximum 75% Impervious area per lot (detached) or 80% (attached)
- For multifamily Maximum impervious coverage may not exceed 70% of the net land area.



Proposed AHRIL Program

Example Site #1





Proposed AHRIL Program

Example Site #1





Proposed AHRIL Program

Example Site #2





Proposed AHRIL Program

Example Site #2

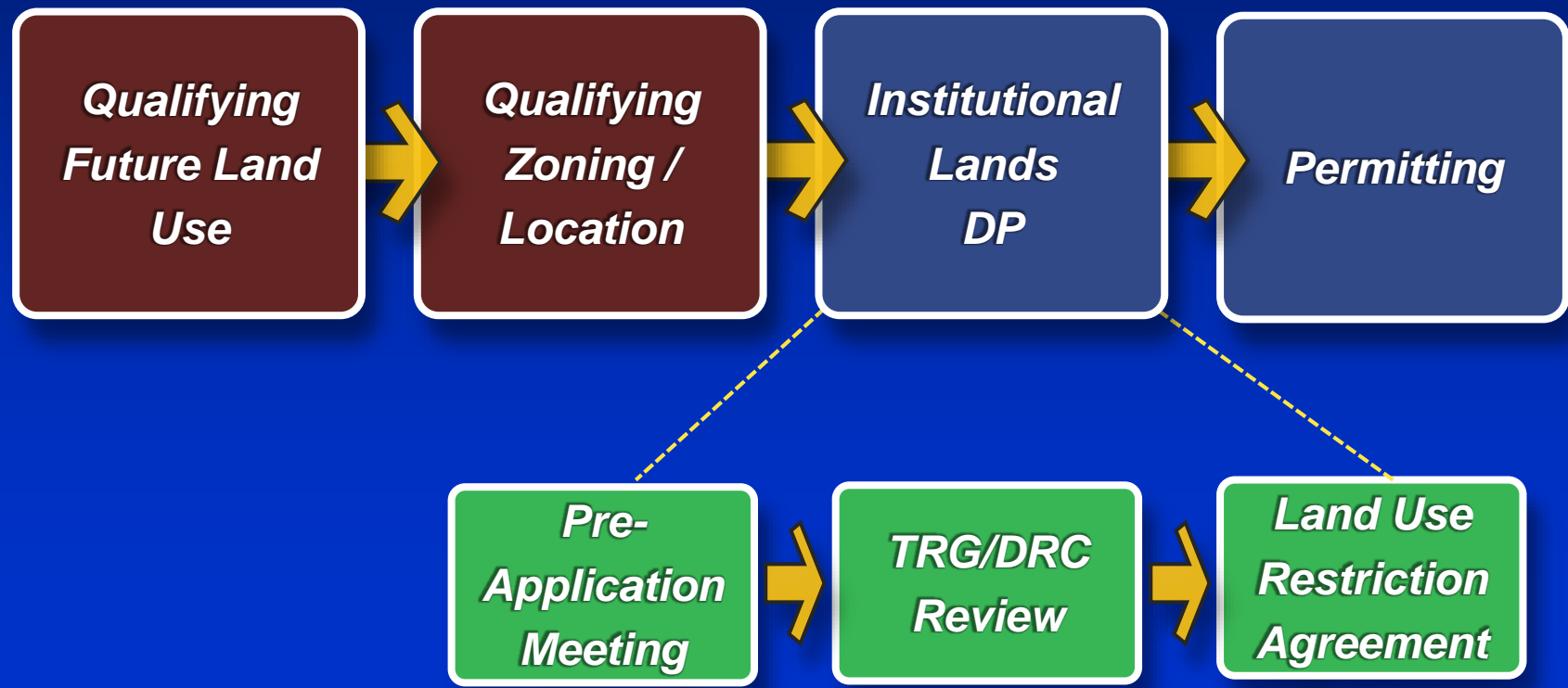




Proposed AHRIL Program

4. Approval Process

- i. Pre-application Meeting
- ii. Technical Staff Review
- iii. Agreement
- iv. PEDS Director Approval



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Outreach and Stakeholder Engagement

■ What Others Are Doing

Jurisdiction	Action
City of Miami	Added residential as a permitted use to the Civic institution zoning category when the property is controlled by a religious institution and the project provides minimum workforce housing AMI levels per their code.
City of St. Petersburg	Added allowance for religiously owned properties to apply for affordable housing site plan approval.
Other 80 Cities / 25 Counties Contacted	No identified activity



Outreach and Stakeholder Engagement

▪ Strong interest and support from stakeholders

Stakeholder	Response
Interviews with affordable housing developers <i>(affordable housing development community)</i>	Strong interest and support based on <i>increased access to land, expedited development process, flexible development standards to support affordability</i>
Meetings with assorted religious entities and Interfaith Community Council <i>(religious community)</i>	Strong interest and based on County <i>support affordable housing and support for religious organization's capacity to fulfill their community focused mission</i>
Review by Florida Housing Coalition <i>(statewide affordable housing policy advocates)</i>	Strong support for County's initiative to create <i>a detailed, predictable, flexible, and robust program to address affordable housing needs.</i>



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Summary and Next Steps

- ***Affordable Housing for Religious Institutional Lands Program*** was developed based on new permissive State law and is a tool to address Affordable Housing crisis in line with *Housing for All 10-Year Action Plan*
- Detailed affordability, eligibility, development standards and compatibility criteria, and expedited development review process is intended to deliver affordable products compatible with existing communities
- Program follows Vision 2050 principles activating underutilized urban lands
- Support of the affordable housing community and religious community
- Program provides unique opportunity to address crucial community needs by providing affordable housing options



Summary and Next Steps

- **Consistent with Board direction today, staff will finalize Resolution and Program Guidelines to include:**
 - Authority
 - Eligibility Criteria and Project Requirements
 - Review Requirements and Approval Procedures
 - Zoning and Development Guidelines

- **Board consent agenda consideration as early as February or March 2026**



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Board Direction

- **Does the Board desire to move forward implementing an Affordable Housing for Religious Institutional Lands program?**

- **If yes:**
 - **Is the Board comfortable with the proposed elements?**
 1. **Affordability Criteria (100% affordable or lower percentage, per County definition and practices)**
 2. **Parcel Eligibility (up to 10 acres, USA only)**
 3. **Standards (Maximum density based on FLU and A&O, height, parking, etc.)**
 4. **Approval Process (Technical staff review and Administrative Approval process mirrors Live Local but allows for BZA variances)**