

## Affordable Housing Advisory Committee (AHAC) Recommendations January 22, 2020

General/Brief Description	Details	Type of Action
1. Set Affordable Housing Targets and Achieve Them	Set a 5 year (2025) county-wide target of 1,500 additional affordable housing units produced, secured, or provided through assistance by private sector and public sector efforts.	Policy Adoption
	Set a 2030 county-wide target of 4,000 additional affordable housing units produced, secured, or provided through assistance by private sector and public sector efforts.	Policy Adoption
2. Revised Expedited Permitting	Revise expedited permitting process with new forms and follow-up ( <b>completed by staff</b> ).	Administrative/Staff Action
3. Allow <u>Very Small Lot Subdivisions</u>	Develop regulations that would <u>allow for smaller 36 foot wide lots with smaller homes</u> . Review with various County departments to identify issues that may arise with small lots (e.g. drainage, ac unit location, noise, roof overhangs, etc.)	Ordinance Revision
4. <u>Remove/Limit Small Lot Market Rate Housing Options</u> and <u>Increase Incentives</u> for Small Lot Affordable Development	Decrease ability to develop market rate housing on small lots and increase incentives for affordable small lot developments. Propose modifications to existing small lot affordable housing subdivisions, plat over site plan, and Planned Development (PD) regulations to <u>remove small lot options for market rate housing</u> . Make sure that the regulations address potential compatibility issues between such developments and adjacent uses. Review affordable housing development incentive provisions and propose appropriate modifications that will encourage the use of the regulations.	Ordinance Revisions
5. <u>Tiny and Modular Home Promotion</u>	Develop informational packets for tiny homes and/or modular homes to make people aware of the possibilities and requirements. Make sure regulations don't unnecessarily drive up costs.	Administrative/Staff Action
6. <u>Increase Accessory Dwelling Size</u>	Update accessory dwelling regulations to increase square footage cap from 33% to 50% of heated/cooled gross floor area of principal home. Keep 750 square foot under air accessory dwelling cap, except for lots greater than one acre, containing a principal home of 2,500 square feet or larger. Those lots would have a cap of 1,000 square feet under air.	Ordinance Revisions
7. Impact Fee Reduction	Support reduction of impact fees for affordable housing. \$0 impact fees for very low and low income single-family housing of less than 1,000 square foot. 50% of reduced impact fee rate for very low and low income single-family housing between 1,000 and 1,500 square foot. ( <b>part of impact fee study update</b> ).	Ordinance Revision
8. Gifford Gardens Site Acquisition and Design Concept	4730 40 <sup>th</sup> Avenue, Vero Beach, FL 32967, Property Parcel Number 32392200000500000018.0 Acquire through foreclosure or purchase the now vacant (empty lot) of the former Gifford Gardens apartment complex. That property has multiple liens that have not been paid. Then solicit proposals from housing organizations to develop site with owner occupied or mix of owner occupied and rental housing. ( <b>underway</b> ).	Foreclosure on Property and RFP process for site development

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9. Meet Regularly	Meet regularly to review progress and challenges.	AHAC Meetings
10. Community Education for Issues Affecting Ability to Obtain Housing	Work with partners such as nonprofits or businesses to provide support to communities in need of credit repair, mortgage process education, probate process educations, etc.	Coordination by AHAC Members for establishing classes/counseling
11. Limit Uses Allowed in Multi-Family Zoning Districts	Staff to review its current multi-family zoning regulations and identify opportunities to limit allowed uses in those zoning districts to reserve multi-family zoned areas primarily for multi-family housing and provide a recommendation to the Board of County Commissioners.	Ordinance Revision
12. Increase County Affordable Housing Density Bonus	Recommend that the BCC direct staff to revise affordable housing density bonus allowances from 20% to 50% in multi-family zoning districts and to request the municipalities to do something similar.	Ordinance Revision
13. Request Municipalities to Revise Regulations	Request the municipalities in the County to review their regulations and modify to promote more affordable housing, which may include increased density allowances.	BCC Resolution or Letter to Municipalities
14. Study Need for Additional Multi-family Zoning	Consider whether or not additional multi-family zoning is needed to increase supply and study where specifically that zoning should be placed and at what density (request staff to bring item back to AHAC).	Study by Staff and Presentation to AHAC and BCC
15. Request BCC and Municipalities Advocate State for Funding	Request that the BCC and City and Town Councils advocate with the state for additional affordable housing funds (including a letter from the BCC to the state).	BCC Resolution and Lobbying

AHAC Proposed - January 22, 2020

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