

2023 Affordable Housing Incentives Review and Recommendation Report

April 12, 2023 AHAC Meeting - Incentives A-E Review

Incentive A: The processing of approvals of development orders or permits, as defined in Section 163.3164 (7) and (8), Florida Statutes, for affordable housing projects is expedited to a greater degree than other projects.

Incentive Description: The timing for the review of development approvals can affect the project's overall cost. Expediting affordable housing projects not only reduces time, but can also avoid setbacks with development approval. Expedited permitting provides staff time to assist the developer and helps them overcome obstacles that could delay the project's construction start date.

Current Policy: Sumter County's Code of Ordinance Division 2–Development Approval Process Section 13-310 through 13-316 outlines development approval.

The Housing Element of the Unified Sumter County/Center Hill/Coleman/Webster Comprehensive Plan Chapter 6 Policy 6.4.4.

Staff Review: All affordable housing projects in which the County is the lead entity in the process receive expedited permitting. The County will offer to expedite review for affordable housing development.

The County currently has an efficient and rapid permitting and review process. Residential permits are processed within three weeks after the request is submitted. Sumter County offers online permitting, which reduces fees and saves time for permit review.

Before filing any development order or permit, the applicant may consult with county staff. This pre-application meeting provides an informal discussion of the schedule and requirements related to the proposed development. A development review application is processed within five days upon receipt of a completed application.

2022 Review: There were no recommendations for Incentive A by the AHAC or the BOCC.

Incentive B: All allowable fee waivers provided for the development or construction of Affordable Housing.

Incentive Description: Fees are a significant expense in developing newly constructed housing. By modifying fee requirements, the cost of developing housing can be reduced, and the savings passed on in the form of lower rents or lower sales prices. The local government must be assured that a waiver or modification to fees will result in greater affordability to the consumer, not a higher profitability to the developer

Current Policy: Sumter County's Code of Ordinance Article III Administration Divisions 1-8 outlines all requirements.

The Housing Element of the Unified Sumter County/Center Hill/Coleman/Webster Comprehensive Plan Chapter 6 Policy 6.4.5.

Staff Review: All affordable housing projects, in which the County is the lead entity in the process, receive waived building permit fees, site plan review, variance or special exception, and re-zoning fees.

On January 28, 2020, the Sumter County Board of County Commissioners (SCBOCC) approved application criteria for the local government's qualifications to provide support to a developer applying to FHFC for SAIL funding. Sumter County will provide a local government verification of contribution fee waiver letter to approved applicants for submittal to FHFC; however, the County will only provide one local government contribution award of \$10,000 (via a waiver of road impact fees) per calendar year.

On December 14, 2021, the AHAC made the following recommendation which was supported by the County Administrator and adopted by the BOCC: Provide an impact fee waiver to non-profit housing providers and affordable housing specially designated for households whose income is at or below 120% of the area median income guidelines used for the SHIP program only if the cities concurrently waive their impact, capacity and connection fees for the project.

2022 Review: There were no recommendations for Incentive B by the AHAC or the BOCC.

Incentive C: The allowance of flexibility in densities for affordable housing.

Incentive Description: Increasing the maximum allowable units on a project site helps make the project more financially viable when producing affordable housing. The local land use code dictates a maximum number of housing units allowed to be developed on a specific land size. The presence of bonus units will allow a project to sell more homes or rent more apartments, increasing the project's financial feasibility criteria.

Current Policy: Sumter County's Code of Ordinance Division 2–Future Land Use Categories, Densities and Intensities Section 13- 410 through 13-413 outlines the density requirements.

Staff Review: The Board of County Commissioners adopted Ordinance 2018-20 on July 10, 2018. The Ordinance created two high-density residential zoning districts, HDR-12 and HDR-24. The HDR-12 designation allows for twelve (12) units per acre, and the HDR-24 designation allows for twenty-four (24) units per acre. The new high-density residential standards are an effective change to encourage affordable housing. The City of Wildwood adopted the same density

standards as the County. The new density standards helped to bring in the new multifamily developments.

2022 Review: There were no recommendations for Incentive C by the AHAC or the BOCC.

Incentive D: The reservation of infrastructure capacity for housing for very-low-income persons, low-income persons, and moderate-income persons.

Incentive Description: The reservation of infrastructure capacity is based upon local requirements in large urban areas for future developments to make a reservation to guarantee the new development will meet concurrency requirements by meeting designated service levels of infrastructure. Reservation is setting aside a portion of the available infrastructure capacity necessary to accommodate intermediate or final development orders for housing.

Current Policy: Sumter County's Code of Ordinance Division 8–Concurrency Management Section 13-381 outlines concurrency standards for potable water, sanitary sewer, solid waste, and drainage public facilities and services.

Sumter County is not an infrastructure provider; therefore, it cannot offer an incentive to reserve infrastructure capacity for low-income persons. A development-requiring infrastructure must obtain those services from the municipalities within the County. The cities would be the lead entity to provide this type of incentive.

2022 Review: There were no recommendations for Incentive D by the AHAC or the BOCC.

Incentive E: Affordable accessory residential units.

Incentive Description: An accessory dwelling unit (ADU) is a residential unit secondary to the homeowner's primary residence. It can be an apartment within the primary residence, or it can be an attached or freestanding home on the same lot as the primary residence. An accessory dwelling unit's concept is to have an additional complete residence independent of the primary home. These smaller housing units are typically infill units where there is existing infrastructure, making greater use of the already developed land. Infill housing is the insertion of additional housing units into an already approved subdivision or residential neighborhood. The ADU offers an incentive for infill development. The term "infill development" refers to building within unused and underutilized lands within existing development patterns, typically in urban areas.

An accessory dwelling unit can create affordable housing in two ways: the secondary dwelling is a small rental unit with a rent affordable to lower-income

persons; simultaneously, the rental income can render the primary residence more affordable from the income it generates for the homeowner.

Current Policy: Sumter County's Code of Ordinances Division 2- Accessory Use Standards Section 13-611 outlines residential accessory uses. The code currently allows accessory family cottages for any residential lot at least half an acre in size. The cottages may be attached to the principal structure or freestanding and are limited in size. An accessory family cottage use is restricted to members of the family residing in the principal structure. The structure shall not be sold, transferred, or conveyed separate or apart from the principal dwelling unit.

The Housing Element of the Unified Sumter County/Center Hill/Coleman/Webster Comprehensive Plan Chapter 6 Policy 6.1.6 states the County shall continue to provide the opportunity for family accessory cottages and lineal transfer provision within its land development regulations for the allowance of affordable accessory residential units.

2022 Review: There were no recommendations for Incentive E by the AHAC or the BOCC.

Reference:

Direct Quotations used from Affordable Housing Incentive Strategies "A Guide Book for Affordable Housing Advisory Committee Members and Local Government Staff" Prepared by Florida Housing Coalition, Inc
<https://www.flhousing.org/wp-content/uploads/2019/03/AHAC-Guidebook-2017.pdf>

Sumter County Land Development Code: https://library.municode.com/FL/sumter_county/codes/code_of_ordinances

Sumter County's Comprehensive Plan: <https://sumtercountyfl.gov/DocumentCenter/Home/Index/612>