

## 2023 Affordable Housing Incentives Review and Recommendation Report

### July 12, 2023 AHAC Meeting - Incentives F-H Review

Incentive F: The reduction of parking and setback requirements for affordable housing.

**Incentive Description:** The modification of parking and setback requirements can resolve upfront issues an affordable housing project encounters with design and pre-construction costs. When changes to these requirements are made, some cases can result in sufficient land use availability for development. Set back requirements reduced for affordable housing projects can result in more integrated neighborhoods and make them more accessible to shared living arrangements. Some housing developments may benefit from reducing the required number of parking spaces and flexibility in specific design standards. Modification to these requirements can reduce construction costs for the affordable housing project, providing a benefit to the developer that can be passed down to the homebuyer or renter.

**Current Policy:** Sumter County's Code of Ordinance Chapter 13, Division 3 Section 13-512 through 13-325 outlines design standards, including parking requirements. Sumter County's Code of Ordinance Chapter 12, Division 5 Section 13.440, outlines setback standards.

**Staff Review:** A property owner or developer can submit an application requesting to reduce setback or standard design requirements through an established policy, which already exists under Sumter County Development Services. Setback reductions are processed as a variance, and design standards are processed under a development review for the subdivision or multifamily housing development.

Incentive G: The allowance of flexible lot configurations, including zero-lot-line configurations, for affordable housing.

**Incentive Description:** Development regulations that include minimum lot size and setback requirements can prevent the construction of smaller homes. A zero-lot-line incentive allows a builder to place a home on the edge of the side boundary of the lot. This approach allows for a significant strip of usable land on the other side boundary. In this type of design, the lot line is the property line for legal description purposes, so this configuration is not considered multi-family housing. These modifications need to be reviewed on a case-by-case basis to avoid unintended negative impacts on the appearance and functionality of a lot and the streetscape.

Current Policy: Sumter County's Code of Ordinance Chapter 13, Division 3 Section 13-422 through 13-423 outlines residential zoning districts and residential dimensional standards.

Staff Review: The county has several Planned Unit Development (PUD) classifications. A PUD allows a developer to submit an application that fits within specific guidelines, providing special design and lot configurations. For example, a developer can apply for a zoning district that will allow building a zero-lot-line configuration. There is a standard within the code that would provide for addressing this incentive. In addition, an affordable housing developer can apply for a residential PUD classification to enhance the affordability of the development. The current process includes plenty of opportunities within a reasonable cost and timeframe for a developer to make an application for consideration by the BOCC on a unique configuration that would enhance affordability. Sumter County has some developments within the county that have utilized a residential PUD zoning district classification. The developers have built on very small lots with minimal separation between structures under a residential PUD zoning classification. Therefore, a residential PUD zoning can be seen as an affordability mechanism.

Incentive H: The modification of street requirements for affordable housing.

Incentive Description: The modification of street requirements can reduce developer costs. An affordable housing development may benefit from modifications, freeing up land for lots and allowing for a more flexible design. Here are some examples of street requirements: curb allowances, drainage requirements, utility easements, requirements for a bike bath, or parking on both sides of the road. Regular zoning comes with standard street requirements. A developer can choose a Planned Unit Development option where street requirements and more incentives may be negotiated.

Current Policy: Sumter County's Code of Ordinance Chapter 13, Division 4 Section 13-525 outlines Subdivision standards which include street requirements.

Staff Review: There are set standards in place for street requirements to ensure functionality. A developer may submit a request for a deviation from the standard requirements in the development review application.

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](https://library.municode.com/FL/sumter_county/codes/code_of_ordinances)