Promoting Affordability through Land Use and Design

CNU Florida Meeting
October 4, 2019
Quick Florida Facts

• Florida has a severe affordable housing shortage.

• **921,928** very low-income Florida households pay more than 50% of their incomes for housing.

• **31,030** people living in homeless shelters and on the streets. This includes **2,543** veterans and **9,587** people in families with at least one child.

• Low-wage jobs are prevalent in Florida’s economy.
How is Affordable/Workforce Housing Produced?

• The public sector is legally required to provide that housing is available for current and anticipated population- Housing Element requirement- section 163.3177, F.S.

• But public sector does not build affordable housing – it uses its land use and financing tools to ensure that the private sector will produce workforce housing.

• Primary tools are planning laws and financial subsidy, using incentives and requirements.
Planning + Financing + Long-Term Assurances = Affordability
Will the Market Produce Workforce Housing Without Assistance from Government?

• By definition, market rate housing is priced at whatever the market will bear.

• The high cost of land and the costs of development must be recouped, but house prices are not derived from the cost of development, but rather what buyers are willing to pay.

• Growing disparity in wealth leads to housing prices that vastly outpace workforce salaries.

• Regulatory reform can be complex
Embrace Workforce Housing as Community Asset and Infrastructure POLITICAL WILL
Avoid and Overcome NIMBY/ Fair Housing connection to affordable housing

Section 760.26, Florida Statutes
Tools for Production and Preservation of Housing that is Affordable

- Community Land Trusts
- Surplus Lands and Land Buying/Banking program
- Missing Middle (includes ADUs)
- Land use regulations such as overlay districts and inclusionary zoning
- Adaptive Reuse
Community Land Trust Applications

• Neighborhood stabilization
  • Alternative to renting for lower-income households
  • One piece of larger revitalization strategy
  • Could match with lending efforts

• Permanent affordability in neighborhoods throughout a region
  • One-time subsidy
  • Supports anti-displacement in gentrifying neighborhoods

• Can utilize for rental and commercial
Surplus/Public Land and Infill Lots

• Free or reduced price in exchange for affordable housing

• Other underutilized public land as resource to developers
  • School properties – closed buildings, parking lots
  • Libraries – redevelop as mixed-use

• Infill development can produce varying housing types (missing middle)

• Public-private partnerships for large scale redevelopments
Encourage More Flexibility in Housing Types to Promote Infill Development - avoid strict Euclidian zoning
Missing Middle: Triplexes

Rental Housing that fits into a single family neighborhood
Missing Middle: Attached Housing
Missing Middle: ADUs

Allow Accessory Dwelling Units in All Single-Family Zones

Section 163.31771, Florida Statutes
Implement Workforce Housing Overlay Districts / Inclusionary Housing Policies

Section 166.0415, Florida Statutes
Repurpose Vacant Commercial, Retail, and Industrial Properties: Adaptive Reuse