PURPOSE

The purpose of the Incentive Strategies in the Annual Report of the State Housing Initiative Partnership (SHIP) program is to set out the deliberations and recommendations for monetary and non-monetary incentives targeting regulatory reform with respect to affordable housing, including evaluation of the established policies, procedures, ordinances, land development regulations and the comprehensive plan. All recommendations should encourage or facilitate affordable housing while protecting the ability of the property to appreciate in value. The Incentive Strategies in the Annual Report encompass the specific recommendations of the Local Affordable Housing Advisory Committee (LAHAC); all of which were voted upon and approved at a Public Hearing on November 7, 2024, as required by the State Housing *Initiatives Partnership program (SHIP) regulations, under Florida Statutes, Sec. 420.9076 (5): "The approval by the advisory committee of its local housing incentive strategies recommendations and its review of local government implementation of previously recommended strategies must be made by affirmative vote of a majority of the membership of the advisory committee taken at a public hearing." This Plan details existing City housing related policies/procedures to be undertaken by City in support of affordable housing.*

Per Florida Statutes, after the Affordable Housing Advisory Committee (AHAC) approves its annual Incentive Strategies Report by a majority vote, the AHAC must provide the City or County Commission with the final AHAC Report, which includes recommendations on affordable housing incentive strategies in the areas noted below; and annually thereafter evaluates the implementation of same. The SHIP Statute does not mandate the adoption of the AHAC recommendations by the governing body of the local government, other than the required incentives for expedited permitting and an ongoing process of review. Per Florida Statutes (S. 420.9076 (4)(5)), the elected officials may:

- *Discuss the report and vote to adopt only one of many recommendations.*
- *Adopt all the recommendations.*
- *Use the report as a springboard to generate their own ideas for incentive strategies.*
- *Read the report and take no further action.*

If the local government does adopt the recommendations of the AHAC, the SHIP Statute establishes that the local government has 90 days to amend its Local Housing Action Plan (LHAP) to incorporate the recommended incentive strategies that it plans to implement. The City will provide the LHAP amendments to the Florida Housing Finance Corporation.

AFFORDABLE HOUSING INCENTIVES STRATEGIES

1. **INCENTIVE A:** *THE PROCESSING OF APPROVALS OF DEVELOPMENT ORDERS OR PERMITS, AS DEFINED IN S. 163.3164, FOR AFFORDABLE HOUSING PROJECTS IS EXPEDITED TO A GREATER DEGREE THAN OTHER PROJECTS.*
   Recommendation: Continue to implement

2. **INCENTIVE B:** *THE MODIFICATION OF IMPACT FEE REQUIREMENTS, INCLUDING REDUCTION OR WAIVER OF FEES AND ALTERNATIVE METHODS OF FEE PAYMENT FOR AFFORDABLE HOUSING.*
   Recommendation: Continue to implement

3. **INCENTIVE C:** *THE ALLOWANCE OF FLEXIBILITY IN DENSITIES FOR AFFORDABLE HOUSING.*
   Recommendation: Continue to implement

4. **INCENTIVE D:** *THE RESERVATION OF INFRASTRUCTURE CAPACITY FOR HOUSING FOR VERY-LOW INCOME PERSONS, LOW-INCOME PERSONS, AND MODERATE-INCOME PERSONS.*
   Recommendation: Reject the incentive

5. **INCENTIVE E:** *ALLOWANCE OF AFFORDABLE ACCESSORY RESIDENTIAL UNITS IN RESIDENTIAL ZONING DISTRICTS.*
   Recommendation: Reject the incentive

6. **INCENTIVE F:** *THE REDUCTION OF PARKING AND SETBACK REQUIREMENTS FOR AFFORDABLE HOUSING.*
   Recommendation: Reject the incentive

7. **INCENTIVE G:** *THE ALLOWANCE OF FLEXIBLE LOT CONFIGURATIONS, INCLUDING ZERO-LOT-LINE CONFIGURATIONS FOR AFFORDABLE HOUSING.*
   Recommendation: Continue to implement

8. **INCENTIVE H:** *THE MODIFICATION OF STREET REQUIREMENTS FOR AFFORDABLE HOUSING.*
   Recommendation: Continue to implement

9. **INCENTIVE I:** *THE ESTABLISHMENT OF A PROCESS BY WHICH A LOCAL GOVERNMENT CONSIDERS, BEFORE ADOPTION, POLICIES, PROCEDURES, ORDINANCES, REGULATIONS, OR PLAN PROVISIONS THAT INCREASE THE COST OF HOUSING.*
   Recommendation: Continue to implement

10. **INCENTIVE J:** *THE PREPARATIONS OF A PRINTED INVENTORY OF LOCALLY OWNED PUBLIC LANDS SUITABLE FOR AFFORDABLE HOUSING.*
    Recommendation: Continue to implement

11. **INCENTIVE K:** *THE SUPPORT OF DEVELOPMENT NEAR TRANSPORTATION HUBS AND MAJOR EMPLOYMENT CENTERS AND MIXED-USE DEVELOPMENTS.*
    Recommendation: Continue to implement

Vote: AHAC Report Passed 8-0 Votes