

## **UCF Team Working Paper**

### **Implementation Guidelines for Affordable Housing**

The creation of sufficient affordable housing units is becoming an increasing concern by many in Volusia County. As housing prices rise and rents are raised, hard-working citizens such as police officers and public school teachers may not be able to afford to live in the community in which they work. Older retired citizens who wish to remain in their Volusia communities may find housing options limited.

Implementing one or more of the four affordable housing (AH) tools will require a coordinated effort to overcome fears and concerns that many in the community may have about AH. Sufficient community meetings, with documented results, must be held to hear all concerns and present arguments in favor of AH.

All tools will require sufficient support to amend the Comprehensive Plan and add or change existing zoning ordinances. The following steps are suggestions to lessen fears and increase support.

1. Increase support for AH as part of the community visioning process. If there can be agreement on the need for AH, then support for more specific tools may be increased. Since AH is part of the requirements for the Comprehensive Plan for the city, the current language could be reviewed as part of this process.
2. Perform a housing study, or update an existing housing study. Updated information about housing needs, average housing prices, etc, will help to illustrate how much AH is needed. See the example of Cary, North Carolina.
3. Choose one or more of the tools and draft appropriate language. The choice is to start with one tool, on a limited basis, or gain support for more than one tool as part of a more comprehensive approach. Preparing for the adoption of some tools will require more work than for other tools, so identifying whether sufficient resources and support exists will be crucial in deciding how to proceed.
4. One of the easiest tools to adopt—in terms of needing the fewest resources—is accessory dwelling units (ADU's). To that extent that ADU's already exist, even though there is no zoning authority that permits them to do so, there may be existing support. The proposal could be to permit ADU's throughout the city, or only in one or more designated areas of the city. As indicated in the discussion that accompanies the tool, there are several policy choices that must be made as part of drafting a zoning ordinance. Community workshops or meetings are forums in which these choices could be made.
5. If the AH needs are severe because of rapidly increasing housing prices and rents, then two other tools may be preferred: inclusionary zoning and community land trusts. Both require implementation language that restricts resale prices, keeping housing affordable. Both also will require creating income eligibility guidelines to restrict the sale or rental of housing units to those who are least able to afford housing alternatives.

6. Since both these tools will require government agencies or non-profit organizations to administer the programs, city professional planning or housing staff should be involved in the creation of appropriate language. Support from those administering the program should be obtained, along with the resources needed.
7. For community land trusts, support from non-profit organizations as well as housing advocates and city leaders will have to be obtained. See the tool examples as guidance.
8. The linkage fee tool will likely face opposition as it can be viewed as another impact fee or “tax” paid by private businesses or developers. As such it should not be chosen as the only tool to meet AH needs. In addition to presenting the view that this fee is but one in a series of efforts to increase AH, there needs to be a clear presentation of what efforts will be supported by the revenue generated by this tool.

### **On Line References**

City of Cary North Carolina. 2000. *Affordable Housing Plan*  
<http://www.townofcary.depts/dsdept/P&Z/affordablehousing/plancolor.pdf>