



Development Services

Planning and Development Division

MEMORANDUM

DATE: October 1, 2015

TO: Stephen Fussell, Community Development Division Manager

CC: William Wharton, Principal Planner

FROM: Sheryl Stolzenberg, Principal Planner

RE: Summary of material and issues provided to AHAC

The following information was provided to members of the Affordable Housing Advisory Committee at their meeting held on September 18, 2015:

- Copies of Objective FLU 10 and associated policies, summarizing policies of the Future Land Use Element of the Seminole County Comprehensive Plan about Affordable and Workforce Housing.
- Copies of the Housing Element of the Seminole County Comprehensive Plan, including Policy HSG 3.3 "Affordable Housing Density Bonus". This policy refers to a district in the Seminole County Land Development Code that was adopted in the late 1990s and allows density bonuses for affordable housing developments.
- Copies of that zoning district, the R-AH (Residential -- Affordable Housing) zoning district.
- Copies of the Affordable Housing Incentive Program Application Checklist. This program allows some developers of affordable housing to be reimbursed for some of the costs of impact fees.
- Copies of Section 163.31771, Florida Statutes, allowing local governments that have found a shortage of affordable rental housing within their jurisdictions to adopt an ordinance allowing accessory dwelling units in any area zoned for single family residential use, but any such ordinance has to provide that an applicant for permission to construct the accessory unit must submit an affidavit that the unit will be rented only to persons or households of 'extremely low income, very low income, low income or moderate income'. Accessory units under this provision can only be rental units.

Along with this material, I provided the following information:

- All local governments in Florida are required by state law to adopt a comprehensive plan that deals not only with future land use and housing, but also potable water, sanitary sewer, drainage, transportation, parks and capital improvements.

- The plans have to be ‘internally consistent’, meaning that we can’t show a future land use on a map that would require services such as sanitary sewer if we aren’t showing future plans for that service in our sanitary sewer element, and how it will be paid for in the capital improvements element.
- Housing programs offered by a local government are required to be consistent with the policies of this Comprehensive Plan.
- The land development regulations (zoning code) of a local government are also required to be consistent with policies of the Comprehensive Plan.
- The Housing Element in each local government plan is supposed to include policies explaining how affordable housing will be encouraged or provided. (For example, if the local government is considering the creation of a Housing Authority, that is one way that affordable housing might be provided.)
- The Affordable Housing Advisory Committee, among its other responsibilities, has the opportunity to look at the existing policies in the County’s Comprehensive Plan and the zoning code, and recommend changes.
- The R-AH zoning district, at the time that it was proposed, was very innovative. However, it reflects the conditions from the time that it was written.
 - At that time, there was a lot of vacant residential land available.
 - Now Seminole County is in more of a redevelopment and infill development mode, meaning large vacant areas are not as available in the urban area.
 - The AHAC committee might want to consider whether requiring a minimum acreage size of 5 acres in order to rezone to R-AH might need to be re-examined.