

## **LDC 22-1115 Affordable Housing Development Standards**

This Proposed Amendment was drafted to implement the Affordable Housing Density Bonus policies that are proposed in HC/CPA 22-08. The Proposed Amendment was workshopped to apply only to the Urban Service Area. “Affordable Housing” is defined as a dwelling unit that is available at a cost not exceeding 30 percent of a household’s income at or below 120% of the Tampa/St. Petersburg/Clearwater Metropolitan Statistical Area AMI. A proposed development must have 20% or more of the dwelling units fall under the definition above to be eligible for density bonuses. Additionally, a proposed development must provide assurances that the housing will remain affordable for 30 years—this is subject to change, as one Commissioner noted that the State of Florida now requires 50 years.

For a proposed development to be eligible for density bonuses, a minimum of 30% of the required affordable units must be set aside for incomes at 60% AMI or lower; a minimum of 20% of the required affordable units must be set aside for incomes at 80% AMI or lower; and the remainder of the required affordable units may be set aside for incomes at 120% AMI or lower. The Proposed Amendment provides a Sample Development Example to show how these requirements can be implemented in practice. At the workshop, there was discussion of again reducing the cap to 80% AMI, but the latest draft retains the 120% AMI limit.

Lastly, the Proposed Amendment relaxes the setback requirements for affordable housing developments.