



Coconut Cove Senior Apartments – Photo Credit: Department of Development Services

Affordable Housing Advisory Committee Meeting



Function of the AHAC

- In accordance with F.S. 420.9076, the City of Cape Coral established an Affordable Housing Advisory Committee (AHAC) to make recommendations related to incentives that may be utilized to encourage or facilitate the development of affordable housing in the City of Cape Coral.
- The recommendations made by the AHAC represent an attempt to remove regulatory barriers that limit the development or preservation of affordable housing or drive up housing costs.
- To fulfill this task, the advisory committee reviews the local government's existing policies and procedures, land development regulations, and the comprehensive plan.
- The committee recommends specific actions or initiatives to encourage affordable housing while protecting the ability of the property to appreciate.
- The AHAC Report identifies 11 incentive strategies and recommendations for adoption by the local government.
- This Plan must be adopted by December 31, 2023.
- The first plan was adopted in 2008.
- The Affordable Housing Incentive Plan serves as the Committee's final recommendations to City Council.

Required Incentives for Review

11 Incentives required to be reviewed

- A. Expedited Permitting - **REQUIRED**
- B. Fee Waivers
- C. Flexibility of Density
- D. Reservation of Infrastructure Capacity
- E. Accessory Dwelling Units
- F. Reduced Parking and Setback Requirements
- G. Flexible Lot Configurations
- H. Review of Policies, Procedures, Ordinances Resolutions for impact on housing - **REQUIRED**
- I. Triennial Review of Public Land - **REQUIRED**
- J. Support development near mixed use development, transportation corridors and employment centers

2023 Recommended Incentives

- The 2022 report recommended maintaining following incentives:
 1. Expedited Permitting (**required**); ●
 2. Ongoing Review Process (**required**); ●
 3. Triennial Review of Locally Owned Land Suitable for Affordable Housing (**Required Section 166.0451 Florida Statutes**); ●
 4. Reduction in Parking Requirements (through administrative deviation); ●
 5. Reduction in Street Width Requirements (through administrative deviation); ●
 6. Allowance of Flexible Lot Configuration (through PUD); ●
- The 2022 report recommended modifying the existing incentive:
 1. Fee Waiver/Modification of Impact Fees – formally adopt single family impact fee program and expand to include multi-family projects funded by the State of Florida/City/County ●
- The 2022 report recommended to exclude the following incentives:
 1. Flexible Density for Provision of Affordable Housing (previously approved); ●
 2. Reservation of Infrastructure Capacity; ●
 3. Accessory Dwelling Units; and ●
 4. Support development near mixed use development, transportation corridors and employment centers (support not mandate) ●

Remaining Schedule for 2024

February 27	Roles and Responsibilities of AHAC – Review This Year’s Schedule
April 9	Review First Set of Incentives
July 16	Review Second Set of Incentives
October 1	Review Incentive Plan and Provide Recommendation to City Council

Remaining Schedule for 2024 Alt A

February 29	Roles and Responsibilities of AHAC – Review This Year’s Schedule
April 11	Review First Set of Incentives
July 18	Review Second Set of Incentives
October 3	Review Incentive Plan and Provide Recommendation to City Council

Remaining Schedule for 2024 Alt B

March 7	Roles and Responsibilities of AHAC – Review This Year’s Schedule
April 18	Review First Set of Incentives
July 25	Review Second Set of Incentives
October 10	Review Incentive Plan and Provide Recommendation to City Council

Thank you!
Questions and Discussion

