



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

Affordable Housing Advisory Committee Meeting 4/11/2024



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, 2024.
- 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. The modification of street Requirements
- I. Review of Policies, Procedures, Ordinances Resolutions for impact on housing - **REQUIRED**
- J. Triennial Review of Public Land - **REQUIRED**
- K. Support development near mixed use development, transportation corridors and employment centers

The 2023 report City Council Recommendations:

- A. Expedited Permitting - *Maintain*
- B. Fee Waivers – *Maintain/Expand*
- C. Flexibility of Density – *Do not implement.*
- D. Reservation of Infrastructure Capacity – *Do not Implement.*
- E. Accessory Dwelling Units – *Implement with Special Regulations. Council wants to have more discussion and information on this topic.*
- F. Reduced Parking and Setback Requirements – *Maintain existing parking deviation.*
- G. Flexible Lot Configurations – *Maintain through PUD*
- H. The modification of street requirements - *Maintain.*
- I. Review of Policies, Procedures, Ordinances Resolutions for impact on housing - *Maintain.*
- J. Triennial Review of Public Land – *Maintain.*
- K. Support development near mixed use development, transportation corridors and employment centers – *Do not implement. Encourage the location of affordable housing in these locations.*

Policy Based Incentives

Expedited Permitting (**required**)

Permits as defined in s.163.3164 (7) and (8) for affordable housing projects are expedited to a greater degree than other projects. The City developed and implemented a system of identifying and expediting affordable housing permits, plan reviews and related actions. The expedited permitting process continues to work well and provides a valuable service to contractors developing affordable housing projects within the City. Expedited permitting has been also expanded to include permits associated with Lee County Department of Human and Veteran Services affordable housing programs that are being implemented in the City of Cape Coral.

Ongoing Review Process (**required**)

State statute requires that local governments review all proposed policy and procedure for impact of affordable housing. This deals with all aspect of policy from fees to ordinance changes. Beginning in 2003, all local governments were required to provide a monetary figure to the state relative to policy and procedure reviews in their SHIP annual report. The primary increases in the City of Cape Coral since 2003 have been impact fee increases, a new fee schedule and changes to the landscaping code.

Policy Based Incentive

Triennial Review of Locally Owned Land Suitable for Affordable Housing (**Required Section 166.0451 Florida Statutes**) -Requires local governments to review land in their inventory to determine if what properties are appropriate for the development of affordable housing. In 2023, Council approved Resolution 237-23 identifying properties for the development of affordable housing.

How must the identified properties be used?

1. Sold and proceeds may be used to purchase land for the development of affordable housing or to increase the local government fund earmarked for affordable housing,
2. Sold with a restriction that requires the development of the property as permanent affordable housing,
3. Donated to a nonprofit housing organization for the construction of permanent affordable housing

Review of Land – Elimination Strategy

1. Identified city properties
2. Identified those listed as surplus or potential surplus in the database
3. Identified properties with Future City Use
4. Selected properties with a consistent residential future land use and zoning
5. Selected all properties larger than 9,800 sq. ft. but less than 20,000 sq. ft.
6. Eliminated waterfront properties (generally not used in the affordable housing strategy)
7. Scattered sites – resulting properties - 12

617 Santa Barbara BLVD

209 NW Douglas PKWY

2113 NE 7th PL

206 SE 20th CT

934 Santa Barbara BLVD

3314 SW Santa Barbara PL

4313 SW 1st AVE

1810 SW 12th TER

2703 SW 9th PL

1808 SW 38th LN

1811 SW 39th TER

4519 SW 6th PL

City of Cape Coral

City Planning Division

Surplus Land for Affordable Housing

Legend



Subject Properties



Cape Coral City Boundary



Enl. HERE, University of South Florida

0 0.48 0.97 1.46 1.94
Miles



Fee Waiver/Modification of Impact and Building Fees

Impact fees are charges assessed by local government to cover the infrastructure costs associated with new development. These one-time expenses are typically levied upon issuance of building permits to ensure that public facilities and services have adequate capacity and infrastructure to meet the demands of a growing population. While impact fees are initially charged to the developers, the cost is often time passed on to the purchaser. The City of Cape Coral currently charges **\$7,758.65** in impact fees for a single-family home. This does not include capital expansion fees for water and sewer which add an additional price when water and sewer is extended to a property.

Policy Based Incentive

Reservation of Infrastructure Capacity

The City of Cape Coral currently does not have this program as an incentive. There is no reservation of capacity for affordable housing or any other type of development.

Support development near mixed use development, transportation corridors and employment centers

Currently, the City of Cape Coral's Comprehensive Plan includes the following language within the Housing Element relative to the siting of affordable housing:

Policy 4.1: During the review of all housing plans the City shall address the housing needs of the elderly and handicapped to ensure that provisions for accessibility, transportation, affordability, and locational needs are addressed to the fullest extent possible.

Policy 4.4: The City shall incorporate in the provisions for the location of affordable housing, mobile homes, and foster care facilities requirements that such facilities are encouraged to have access to transit routes, arterial roads, shopping areas, schools, parks and community service facilities, medical centers

Recommendation

1. Expedited Permitting – Mandatory
2. Ongoing Review Process – Mandatory
3. Triennial Review of Locally Owned Land Suitable for Development of Affordable Housing
4. Fee Waiver/Modification of Impact and Building Fees
5. Reservation of Infrastructure
6. Support development near mixed use development, transportation corridors and employment centers

Remaining Schedule for 2024

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|-------------------------|------------------------------------------------------------------|
| July 18 th | Review Second Set of Incentives |
| October 3 rd | Review Incentive Plan and Provide Recommendation to City Council |

Is there any other affordable housing related topic that you would like to discuss at the upcoming meetings?

Thank you!
Questions and Discussion

