

QUESTION 24 –HOUSING

See State Comprehensive Plan (Chapter 187, F.S.)

GOAL (5); POLICY (3)

GOAL (16); POLICY (3)

A.

1. If the proposed development contains residential development, provide the following information on Table 1 for each phase of the development.

See Table 24-1.

2. What number and percent of lots will be sold without constructed dwelling units? What is the extent of improvements to be made on these lots prior to sale?

All units will be sold as constructed dwelling units. All units will be constructed and ready to be occupied upon closing.

3. What will be the target market for the residential development (break down by number, percent and type the number of dwelling units to be marketed for retirees, families, etc.)What portion will be marketed as second or vacation homes?

The majority of the units are expected to be owner-occupied at the time of closing; however, changing market conditions will dictate the ultimate mix of the units. At this time, it is expected that vacation homes and second homes, together with non-owner occupied homes will comprise about 30% of the total mix of housing units.

The Applicant agrees to pay the City's Affordable Housing Linkage Fee and endorses the City's Linkage fee program as a sound and constructive method to address the affordable housing issue. As such, the Applicant is planning to work with the City to have the Affordable Housing Fees paid by the Applicant redeployed within the development. The fees will be used to offset the cost of market rate housing so that it is affordable to target groups. The City's Linkage Fee Ordinance is attached as Attachment 24-1: Linkage Fee Ordinance. (Page 24-1 Revised September 2009 SIN1)

| TABLE 24-1 DWELLING UNITS WITHIN DEVELOPMENT | | | | | | |
|---|------------------------------------|-----------|----------------------------------|-------------|-------|----------------------------------|
| HOUSING COSTS(1) | NUMBER OF DWELLING UNITS | | | | | |
| | <u>Single-Family Townhouse</u> | Apartment | Condo | Mobile Home | Other | TOTAL |
| Rental-Occupied DUs (Gross Rent) Range | 0 | 0 | 0 | 0 | 0 | 0 |
| Owner-Occupied DUs (Dollar Value) Range | 100 \$250,000- \$600,000 | 0 | 3,650 \$250,000- \$600,000 | 0 | 0 | 3,750 \$250,000- \$600,000 |

(Table 24-1 Revised September 2009 SIN1)

Rental and cost ranges to be determined at the pre-application conference.

The construction of housing units will occur when there is sufficient demand. Currently, the market does not support the construction of residential product. In addition, very few of the total number of units will be constructed over the fashion retail or office space. In later years, when the market justifies residential construction, residential product will be constructed over neighborhood retail space. (Page 24-2 Revised September 2009 SIN1)

- B. Indicate and discuss the availability or projected availability of adequate housing and employment opportunities reasonably accessible to the development site. Housing opportunities should be described in terms of type, tenure, and cost range and location within the following circumscribed areas: adjacent, two miles, five miles, ten miles, and within the local jurisdiction or county. Employment opportunities should be described in terms of two digit SIC code numbers located within the local jurisdiction with estimated distances or transit times to the development site.

Per the pre-application conference, this question is deleted.

- C. If displacement or relocation of existing residents will occur due to the proposed development, identify the number of people that will be affected, any special needs of these people, and any provisions for addressing the effects of the relocation or displacement of these people, particularly in regards to their ability to find suitable replacement housing.

Per the pre-application conference, this question is deleted.

ATTACHMENT 24-1
LINKAGE FEE ORDINANCE

DIVISION 5. IMPACT FEES*

***Editor's note:** Ord. No. 2006-017, § 1, adopted May 11, 2006, amended the Code by changing the title of Div. 5 from "Affordable Housing Program" to "Impact Fees".

Sec. 13-110. Purpose and intent.

The city commission has determined that the public health, safety and general welfare requires the implementation of an affordable housing program for the following purposes:

- (1) To implement the goals, policies and objectives of the city's comprehensive plan.
- (2) To provide housing opportunities for workforce and lower income families in order to meet the existing and anticipated housing needs of such persons and to maintain a socio-economic mix in the community.
- (3) To satisfy the community's obligation to provide that a fair share of the community's housing production is affordable to workforce and lower income families.
- (4) To provide for a range of housing opportunities for those who work in the City and who provide the community with essential services but cannot afford to live in the community.
- (5) To provide that developments which create additional affordable housing demand within the city share in the responsibility to provide affordable housing.

(Ord. No. 2006-005, § 2, 3-9-06)

Sec. 13-111. Definitions.

The following definitions shall be incorporated into this ordinance for reference purposes:

Affordable/attainable housing. Housing that is affordable to very low, low, and moderate-income persons by not requiring that more than forty (40) percent of household income be spent on housing costs, as further described by the Nexus Study.

Residential construction. Enclosed building and floor areas used for living and habitation including screened porches, recreation rooms, guest houses, but excluding garages, carports, open balconies, screen pool enclosures, cabanas, attics and storage sheds.

Square footage. Square footage shall be calculated in the same method as defined and utilized within the Florida Building Code for gross floor area.

Non-residential construction. Enclosed building and floor areas used for non-residential purposes, but excluding parking decks or garages, carports or covered parking, attics, external mechanical or storage buildings.

Mixed-use project. Any project that contains a development program of residential and non-residential use within the proposed project boundaries and is submitted as such under a mixed-use zoning classification.

(Ord. No. 2006-005, § 2, 3-9-06)

Sec. 13-112. Affordable housing linkage fee.

In order to implement an affordable housing program, an affordable housing linkage fee is hereby established, to be paid at the time of the issuance of building permits for all non-residential development. The amount of the fee is hereby established per the following table:

TABLE INSET:

| Type of use | Linkage fee |
|-----------------------|------------------------|
| Industrial | \$0.37 per square foot |
| Commercial | \$1.36 per square foot |
| Office | \$0.15 per square foot |
| Hotel | \$2.42 per square foot |
| Limited service hotel | \$0.70 per square foot |

(Ord. No. 2006-005, § 2, 3-9-06)

Sec. 13-113. Assessment.

The affordable housing linkage fee shall be assessed for all new non-residential construction, non-residential construction within a mixed-use project, building additions and on the renovation of existing buildings and building space when the building permit value of the renovation or improvement exceeds fifty (50) percent of the replacement cost of the building or building space at the time of the construction.

(Ord. No. 2006-005, § 2, 3-9-06)

Sec. 13-114. Alternatives to payment of affordable housing linkage fee.

As an alternative to payment of the housing linkage fee, a developer of non-residential project or mixed-use project may submit a request to produce affordable housing units, which request can be granted in the form of a developer's agreement approved by the city commission.

(Ord. No. 2006-005, § 2, 3-9-06)

Sec. 13-115. Exemptions.

The following buildings constructed within the city shall be exempt from the affordable housing linkage fee:

- (1) Non-residential building construction that constitutes the exempt use of property for education, religious, charitable or governmental use, as defined by F.S. ch. 196, or that is used for such purposes by organizations which qualify for exemption from taxation under Section 501(c)(3) of the Internal Revenue Code of 1986, as amended.
- (2) Interpretations or doubts as to the applicability of these exemptions shall be decided by the director of development services. Affected parties may appeal any such decision to the city commission.
- (3) If a development is exempt from the fee at initial construction, but later converts to a new non-residential development project, the converted square footage will be deemed

net new non-residential square footage and the housing impact fee paid shall be a condition of the building permit certificate of occupancy.

(Ord. No. 2006-005, § 2, 3-9-06)

Sec. 13-116. Independent impact analysis.

A developer may choose to use an independent impact analysis to compute the impact fee due as a result of a development. The development services director shall have the authority to approve or disapprove the person who prepares the draft independent impact analysis on the basis of the person's professional training and experience in preparing development impact analyses. The developer shall be responsible for the preparation of the independent impact analysis which shall be reviewed by the development services department and forwarded to the planning and zoning board and city commission for review and consideration. The requirement to pay the housing impact fee may be adjusted or waived if the developer demonstrates by substantial, competent evidence, that an insufficient nexus exists between the proposed use and the housing impact fee.

(Ord. No. 2006-005, § 2, 3-9-06)

Sec. 13-117. Trust fund established.

(a) An affordable housing linkage fee trust fund is hereby established. All fees collected under this section shall be deposited within this fund, and shall be expended only for those purposes budgeted and authorized by the city commission.

(b) The city commission shall use the funds deposited within the affordable housing linkage fee trust fund for the following purposes:

- (1) Construction of affordable housing units.
- (2) Acquisition of land for affordable housing unit construction.
- (3) Assistance for first-time home buyers, following guidelines to be adopted and established by the city commission by resolution.
- (4) Preservation of existing affordable housing supply.
- (5) Rental assistance and relocation assistance.
- (6) Reasonable administrative costs and expenses of the program.

The above list is not exhaustive, and the city commission by resolution may add or remove alternative affordable housing programs.

(Ord. No. 2006-005, § 2, 3-9-06)