



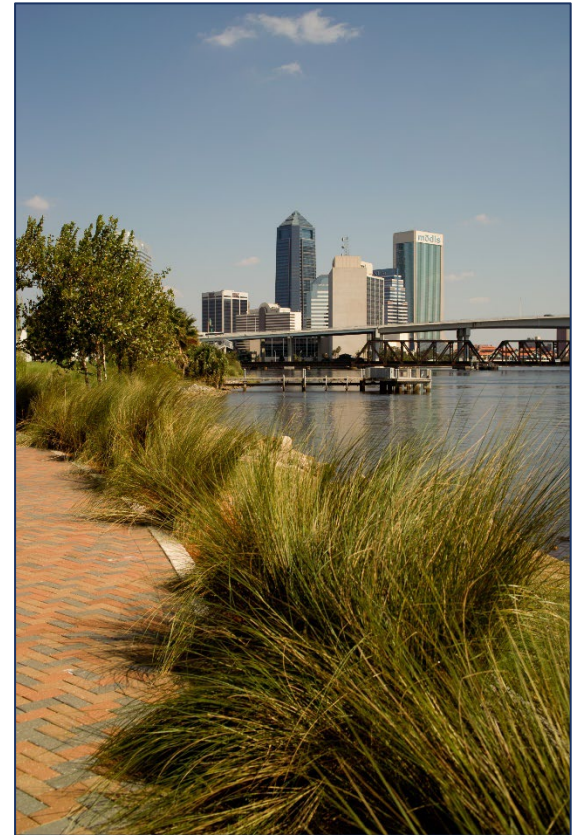
SPECIAL COMMITTEE ON CRITICAL QUALITY OF LIFE ISSUES AFFORDABLE/WORKFORCE HOUSING WORKING GROUP



October 14, 2022

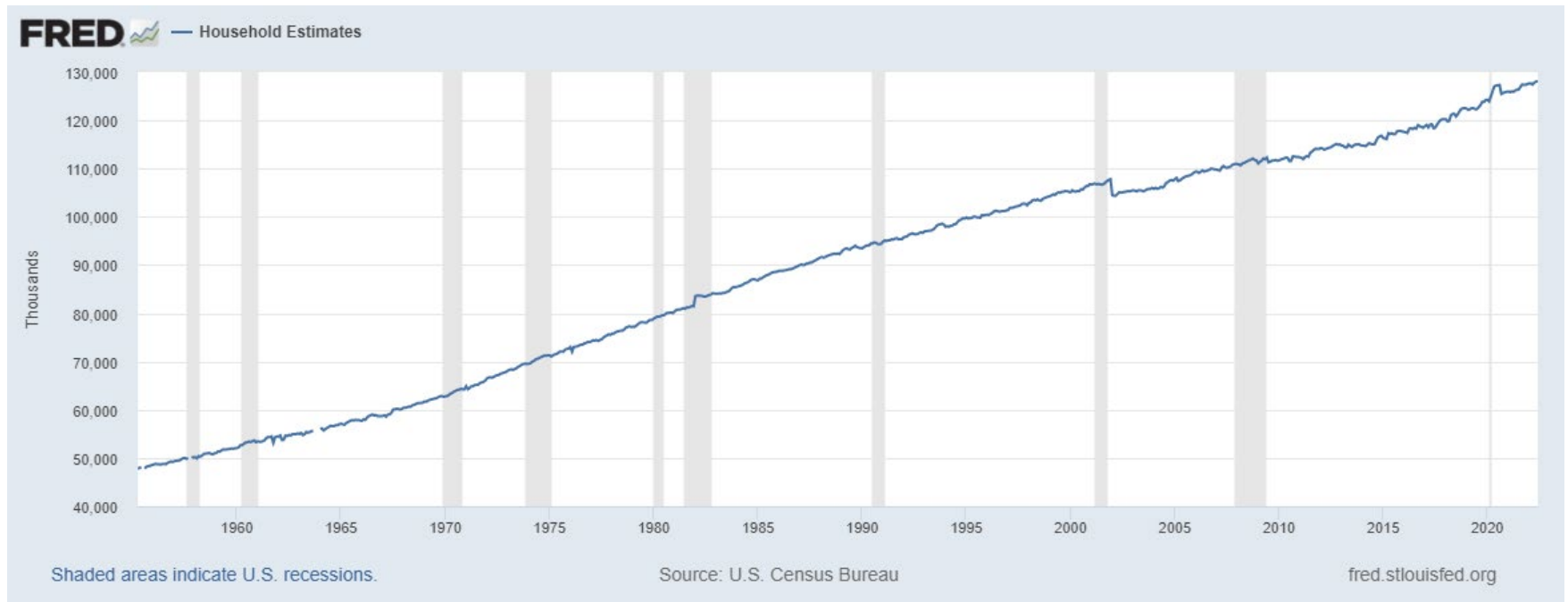
AGENDA

- The Issue
- Development Patterns
- Increase Density
- Reduce Parking Requirements
- By-Right Development



Northbank, St. Johns River

THE ISSUE



THE ISSUE

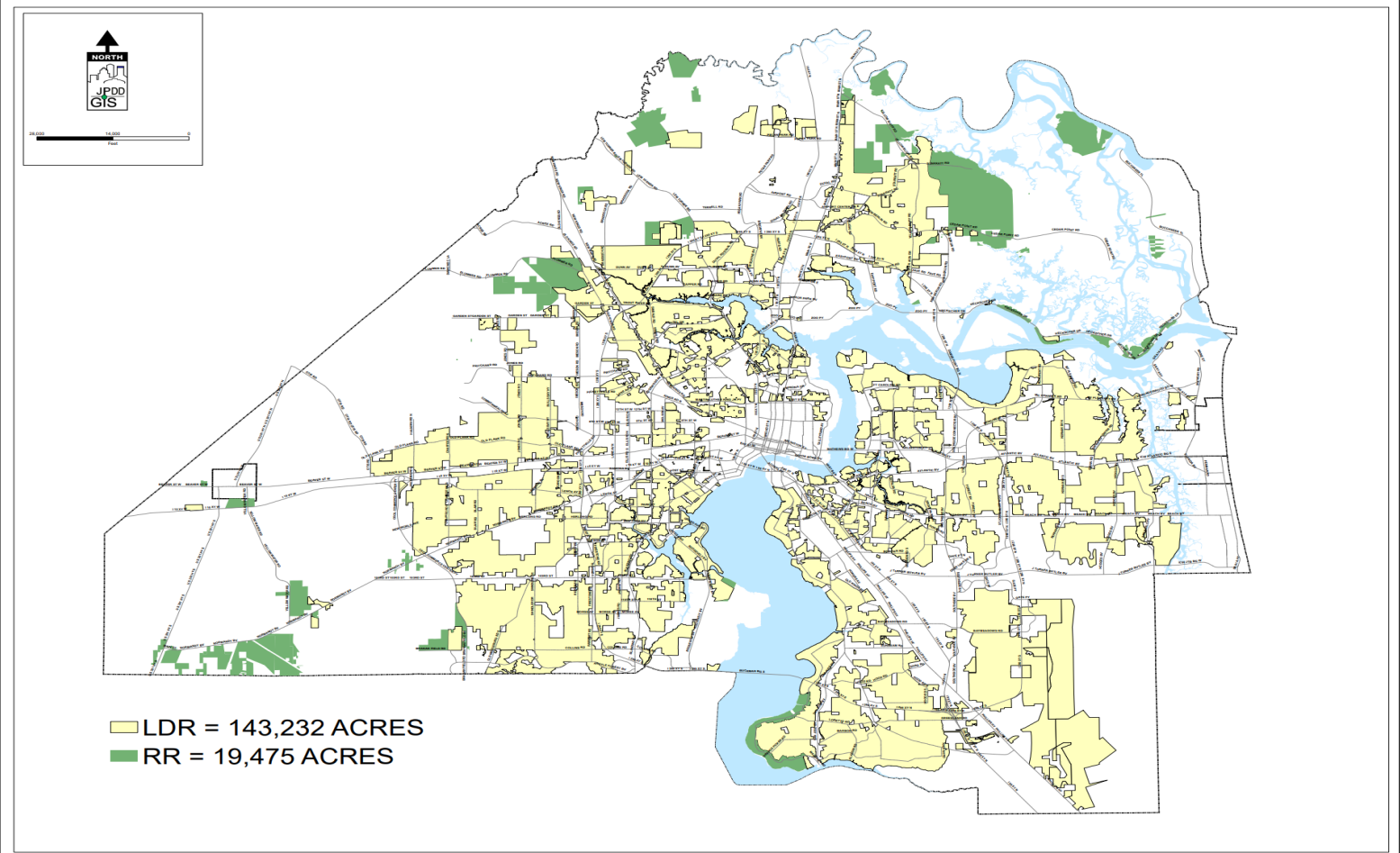


THE ISSUE

Average Monthly Housing Starts by Decade

- 1990 – 2000 1,391,000
- 2000 – 2010 1,547,000
- 2010 – 2020 1,030,000

DEVELOPMENT PATTERNS

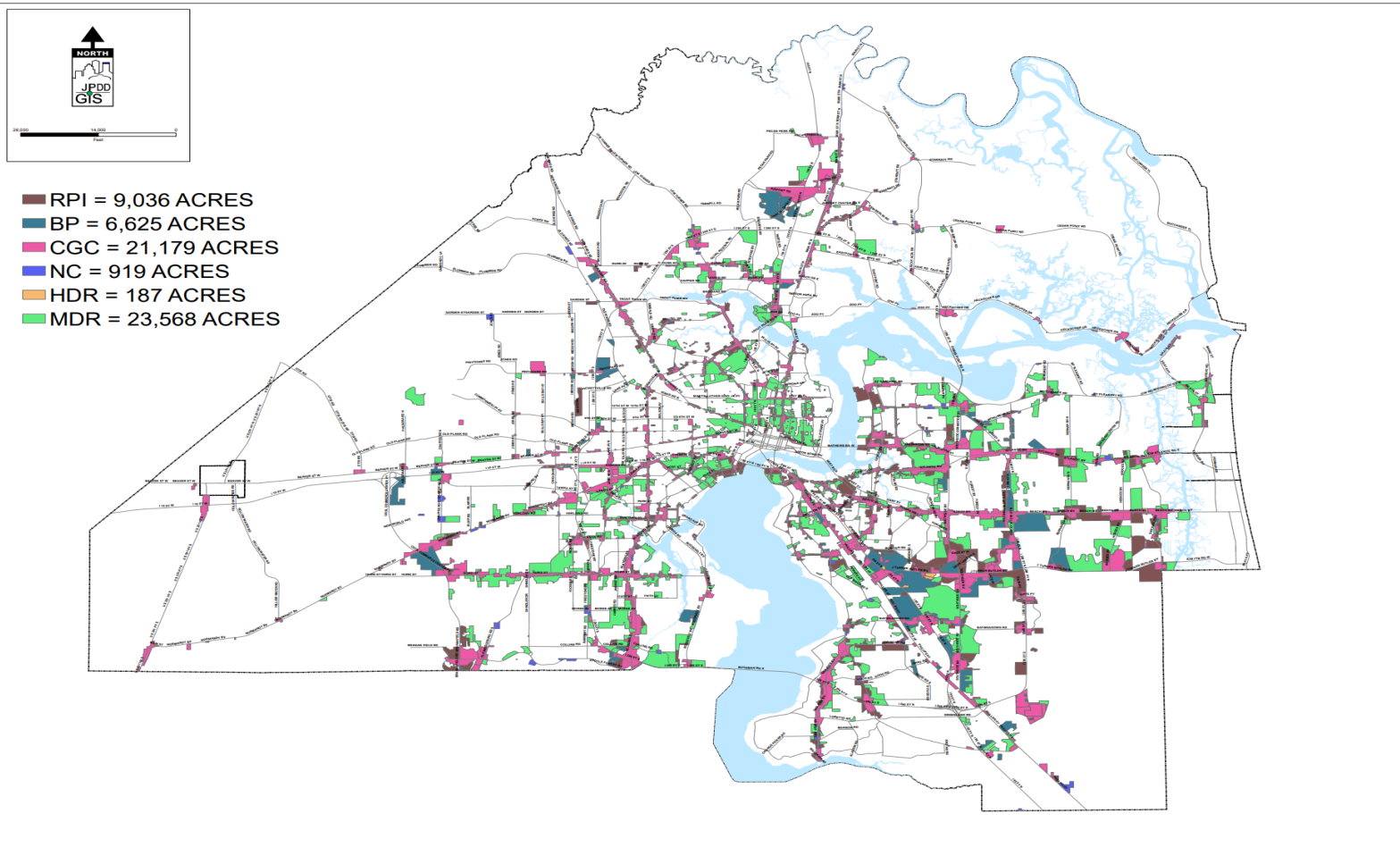


INCREASE DENSITY

Densify single family

- Accessory Dwelling Units
- Corner Lot Duplexes
- Small Lot Subdivisions
- Regulate Building Size not Housing Type

DEVELOPMENT PATTERNS



INCREASE DENSITY

Densify Commercial

- Allow Housing in Commercial Zones
 - Allow multifamily in CGC, NC, RPI, and BP future land use categories.
 - Allow multifamily, at appropriate density, in the supporting zoning categories by right.

INCREASE DENSITY

UpZone

- Many places at once
- Affluent areas
- High quality transit areas
- Areas with an abundance of jobs

OTHER CHANGES

Eliminate/Reduce Parking Minimums

- Studies show many multifamily developments are over-parked.
- Excess multifamily parking increases housing costs.
- Excess multifamily parking encourages more driving.

OTHER CHANGES

By-Right Development

- Discretionary approvals delay the process.
- Discretionary approvals insert “veto points”
- Equity is expensive capital
- Result in fewer dwellings

OTHER CHANGES

Revising the Land Development Code

- Vendor selected
- Principally strengthening how the code addresses resilience.
- Will also provide a diagnostic report regarding housing.
- You can't be resilient if you can't house your community.



QUESTIONS

THE ISSUE

