



City of Pensacola

Affordable Housing Advisory Committee

Agenda

City of Pensacola
222 W. Main Street
Pensacola, FL 32502

June 4, 2024, 9:00 AM

Vince Whibbs Conference Room, 1st Floor,
City Hall

The meeting can be watched via live stream at cityofpensacola.com/video.

CALL TO ORDER

ROLL CALL

PROOF OF PUBLICATION

APPROVAL OF MINUTES

1. 24-518 APPROVAL OF MINUTES: REGULAR MEETING DATED MAY 7, 2024

Attachments: 2024.05.07_AHAC Meeting Minutes

PRESENTATIONS

2. 24-516 AHAC ORIENTATION/OVERVIEW

Recommendation:

Sponsors:

Attachments: None

ACTION ITEMS

DISCUSSION ITEMS

3. 24-515 LHAP DISASTER MITIGATION STRATEGY REVISIONS

Recommendation:

Sponsors:

Attachments: LHAP DISASTER MITIGATION ASSISTANCE STRATEGY -
PROPOSED CHANGES

4. 24-517 AFFORDABLE HOUSING INCENTIVE PLAN REVIEW REPORT

UPDATES (CITY AND COUNTY)

Recommendation:

Sponsors:

Attachments: *2023 City Affordable Housing Incentive Plan Review Report*
 2023 County Affordable Housing Incentive Plan Review Report

PUBLIC COMMENT

ANNOUNCEMENT/WRITTEN COMMUNICATION

ADJOURNMENT

The City of Pensacola adheres to the Americans with Disabilities Act and will make reasonable accommodations for access to city services, programs, and activities. Please call 850-436-5640 (or TDD 850-435-1666) for further information. Requests must be made at least 48 hours in advance of the event in order to allow the city time to provide the requested services.

ESCAMBIA-PENSACOLA AFFORDABLE HOUSING ADVISORY COMMITTEE

MEETING MINUTES

May 7, 2024

The Escambia-Pensacola Affordable Housing Advisory Committee (AHAC) held a regularly scheduled monthly meeting in the Vince Whibbs Conference Room of Pensacola City Hall, 222 West Main Street, Pensacola, Florida on May 7, 2024 at 9:00 AM.

Committee members present: Ed Brown, Laura Gilmore, Deborah Mays, Maya Moss, Paul Ritz, and Brenton Goodman

Committee members absent: County Commissioner Lumon May (excused), City Councilman Delarian Wiggins, Lauren Green (excused), Crystal Scott (excused), and Renee Wilhoit

Staff members present: Meredith Reeves, City of Pensacola Housing Department; Tracy Pickens, City of Pensacola Housing Department; Garrett Griffin, Escambia County Neighborhood Enterprise Division (NED); Tim Evans, NED; Lisa Harrell, NED; Audrey Washington, Escambia County District 3 Office; Wesley Hall, Assistant County Administrator

Call to Order and Roll Call

Vice Chairman Paul Ritz called the meeting to order at 9:00 am recognizing that there was a quorum and then asked everyone in the room to introduce themselves.

Proof of Publication

Proof of publication was noted by the City and County staff.

Approval of Minutes

Meeting Minutes from April's meeting were then reviewed and a motion was made by Ed Brown to approve. Deborah Mays seconded the motion and it passed unanimously.

Presentations

No presentations were scheduled on the agenda

Discussion Items

Rental Strategies:

The Committee discussed both the Rental Assistance and Rental Development strategies. Staff from the City and County acknowledged that there is not a current use of the individual rental assistance strategy due to the other resources that both entities had access to for the previous few years. It was further acknowledged by staff that neither entity has the resources nor staff capacity to fund this strategy, but were supportive of leaving it in, but not funded, as a strategic move to make future potential allocations from FHFC easier to implement and amend for the specific scenario.

For Rental development, it was discussed that this strategy is primarily one of sponsorship for various Requests for Applications (RFAs) coming down from Florida Housing Finance Corporation (FHFC) related to Low-Income Housing Tax Credit projects. It was discussed that the County typically puts out a companion RFA to provide local government support to these applications. Such support typically

ranges from a contribution of between \$37,500 and \$460,000 per development and provides bonus points to the applicants application to FHFC.

Disaster Mitigation:

The Committee discussed the recent changes in this activity from the technical amendment, to include the recently increased assistance amounts. The Committee discussed a possible increase in the insurance deductible component that would assist homeowners to a greater extent given the current insurance market. Staff will report back with proposed changes for discussing at a subsequent meeting. It was further discussed that temporary weatherproofing could also be utilized under this strategy.

Public Comment

Emily Echevarria with Council on Aging inquired to County staff about a potential ordinance related to tiny houses that one of the Commissioners mentioned. Garrett Griffin mentioned that any updates on the matter would need to come from Escambia County Planning and Zoning. Since it is independent from the Neighborhood and Human Services Department, they would have knowledge of the latest updates. It was mentioned that staff was trying to organize a presentation from a member of this Department at a subsequent meeting.

Announcements

Meredith Reeves announced the upcoming JUST Pensacola Workshop dealing with affordable housing. Chair Scott stated that the next meeting will take place June 4th, 2024 at 9:00 a.m. in the Vince Whibbs Conference Room at City Hall.

Adjournment:

Vice-Chair Ritz adjourned the meeting at 9:43 a.m.

Submitted by Garrett Griffin

F. DISASTER MITIGATION ASSISTANCE	Code: 5, 16
--	-------------

- a. Summary: SHIP funds may be used in all areas of Escambia County and the City of Pensacola to provide assistance to families in the aftermath of a "disaster as declared by President or Governor issued Executive Order(s)". Generally, such needs shall include such items as: purchase of emergency supplies for eligible homeowners to weatherproof damaged homes; interim repairs to avoid further damage to the homes of eligible families; tree and debris removal required to make individual housing units habitable by the eligible family; payment of insurance deductibles for rehabilitation of homes covered under homeowner's insurance policies; security deposit for eligible recipients that have been displaced from their homes due to disaster; rental assistance for eligible recipients that have been displaced from their homes due to disaster; strategies included in the approved LHAP that benefit applicants directly affected by the declared disaster; and other activities as proposed by the County/City and approved by Florida Housing Finance Corporation. This strategy will utilize funds not yet encumbered or with additional disaster funds allocated by Florida Housing Finance Corporation.
- b. Fiscal Years Covered: 2022-2023, 2023-2024, 2024-2025
- c. Income Categories to be served: Very Low, Low, and Moderate
- d. Maximum award: \$25,000 insurance deductible not to exceed ~~\$3,000~~ \$5,000 included within the maximum award)
- e. Terms :
1. Repayment loan/deferred loan/grant: Grant
 2. Interest Rate: Not Applicable
 3. Years in loan term: Not Applicable
 4. Forgiveness: Not Applicable
 5. Repayment: Not Applicable
 6. Default: Not Applicable
- f. Recipient/Tenant Selection Criteria: Assistance provided on a first qualified, first served basis following the declaration of the disaster. Priority may be given to households with special needs, Low and Very Low Income households, and households that qualify as elderly as defined in 420.503, F.S.
- Owner occupant applicants must have homestead exemption, property taxes current, mortgage and property insurance (if present) current, and with no outstanding liens or judgments owed to the County or City. Rental applicants may not have outstanding liens or judgments owed to the County or City.
- g. Sponsor Selection Criteria: Given the emergency nature of this activity, a sponsor may be used for implementation of this strategy where assistance may not be carried out by County or City staff. Funding under this strategy will be awarded through a competitive Request for Proposals (RFP) process.

h. Additional Information:

1. This strategy may be leveraged with other federal, state, or local funding as well as volunteer labor.

2. In the event of a "presidentially or state declared disaster," up to 25% of the available Escambia/Pensacola SHIP Program funds may be immediately utilized to meet emergency housing repair and recovery needs of SHIP eligible families. In the event of such an occurrence, the County shall notify the Florida Housing Finance Corporation (FHFC) of such action by written letter, facsimile, or e-mail within 15 days of the date of the disaster declaration.

3. No duplication of benefits may be provided. Applicants must provide proof of assistance received from insurance, FEMA, or other resources. Insurance proceeds must be used before SHIP funds, except for payment of insurance deductible.

4. Assistance to owner occupants provided only on primary residences.

5. Rental assistance may be provided for up to twelve months after the disaster declaration made by Executive Order. SHIP funds may not be used to pay for rental arrears.

6. SHIP funds under this activity will generally be paid directly to contractors, landlords or their agents, insurance companies, etc. However, emergency funds may be provided directly to the applicant for some emergency disaster related expenses, such as the reimbursement of tarps, emergency tree and debris removal, and other temporary measures to avoid further damage to the property.

CITY OF PENSACOLA
2023 AFFORDABLE HOUSING INCENTIVE PLAN REVIEW REPORT
ESCAMBIA/PENSACOLA AFFORDABLE HOUSING ADVISORY COMMITTEE

1. BACKGROUND

The Sadowski Affordable Housing Act as approved by the Florida Legislature and codified as Chapter 420 of the Florida Statutes requires the development of an Affordable Housing Incentive Plan by all local governments electing to participate in the housing production and preservation initiatives authorized by the Act. Pensacola City Council, jointly with Escambia County Board of County Commissioners, appointed the members to serve on the Escambia-Pensacola Affordable Housing Advisory Committee (AHAC). The Escambia-Pensacola AHAC reviewed the implementation of the Affordable Housing Incentive Plan and determined the incentives are being implemented in accordance with the plan.

2. PURPOSE

The purpose of the Incentive Plan is to set out the deliberations and recommendations for monetary and non-monetary incentives targeting regulatory reform with respect to affordable housing including the evaluation of the established policies, procedures, ordinances, land development regulations and the comprehensive plan. All recommendations should encourage or facilitate affordable housing while protecting the ability of the property to appreciate in value. The Plan encompasses the specific recommendations of the AHAC all of which were voted upon and approved at a Public Hearing on November 7, 2023. This Plan details existing City Housing related policies/procedures to be undertaken by the City in support of affordable housing.

3. AFFORDABLE HOUSING INCENTIVES

INCENTIVE A: THE PROCESSING OF APPROVALS OF DEVELOPMENT ORDERS OR PERMITS, AS DEFINED IN S. 163.3164(7) AND (8), FOR AFFORDABLE HOUSING PROJECTS IS EXPEDITED TO A GREATER DEGREE THAN OTHER PROJECTS.

Discussion:

The City Inspection Services Department utilizes an online application process allowing for both convenience and safety. The City Housing Department, in cooperation with the Development Services Department, offers affordable housing developers an opportunity to apply for expedited permitting. The application is available on the City of Pensacola Housing, Development Services, One-Stop Development, and Planning Department webpages. Affordable housing documentation is required to fast track the permitting application.

Recommendation:

The incentive is being implemented in accordance with the plan. The AHAC will review the incentive on an annual basis.

INCENTIVE B: THE MODIFICATION OF IMPACT FEE REQUIREMENTS, INCLUDING REDUCTION OR WAIVER OF FEES AND ALTERNATIVE METHODS OF FEE PAYMENT FOR AFFORDABLE HOUSING.

Discussion:

The City does not have impact-fee requirements. To support the creation and preserve sustainable affordable housing, the Comprehensive plan supports offering incentives for infill development, one of which is the liens waiver policy for affordable housing.

Recommendation:

This incentive is being implemented in accordance with the plan. The AHAC will review the incentive on an annual basis. Review and update the City's lien waiver policy for affordable housing.

INCENTIVE C: THE ALLOWANCE OF FLEXIBILITY IN DENSITIES FOR AFFORDABLE HOUSING.

Discussion:

The City of Pensacola Comprehensive Plan and Land Development code allow flexibility in development density for residential developments. This is generally coordinated through predevelopment review meetings with developers through the Special Planned Development (SPD) process. Section 12-3-109 of the Land Development code specifically permits a residential bonus of not more than 25% or a density transfer of up to 50% of a donor site for new affordable housing construction projects.

Recommendation:

This incentive is being implemented in accordance with the plan and no changes were recommended. The AHAC will review the incentive on an annual basis. Review the density bonus offering in conjunction with the City's LDC Assessment to encourage wider spread use for development of affordable housing. Support building height bonuses for affordable housing.

INCENTIVE D: THE RESERVATION OF INFRASTRUCTURE CAPACITY FOR HOUSING FOR VERY-LOW INCOME PERSONS, LOW-INCOME PERSONS, AND MODERATE-INCOME PERSONS.

Discussion:

Infrastructure capacity is not an issue for development of affordable housing within the urban area of the City as water, sewer, electricity, and roadways are more than adequate for concurrency. Additionally, all areas within the City's Community Redevelopment Areas are exempt from traffic concurrency.

Recommendation:

This incentive is being implemented in accordance with the plan and no changes were recommended. The AHAC will review on an annual basis.

INCENTIVE E: THE ALLOWANCE OF AFFORDABLE ACCESSORY RESIDENTIAL UNITS IN RESIDENTIAL ZONING DISTRICTS.

Discussion:

Accessory dwellings are allowed in the City of Pensacola Comprehensive Plan and Land Development Code.

Recommendation:

This incentive is being implemented in accordance with the plan and no changes were recommended. The AHAC will review the incentive on an annual basis.

INCENTIVE F: THE REDUCTION OF PARKING AND SETBACK REQUIREMENTS FOR AFFORDABLE HOUSING.

Discussion:

The City may grant flexibility in setbacks through its Special Planned Development (SPD) process. Parking variances of up to 10% may be granted administratively by Development Services staff for developments that demonstrate unique circumstances.

Recommendation:

Continue the allowance of parking variances of up to 10% for developments that demonstrate unique circumstances, particularly for affordable housing developments. The AHAC will review the incentive on an annual basis.

INCENTIVE G: THE ALLOWANCE OF FLEXIBLE LOT CONFIGURATIONS, INCLUDING ZERO-LOT-LINE CONFIGURATIONS FOR AFFORDABLE HOUSING.

Discussion:

The City Land Development Code allows for administrative waivers for flexible lot configuration and provides for the use of zero-lot-line configurations in development of residential housing.

Recommendation:

This incentive is being implemented in accordance with the plan and no changes were recommended. The AHAC will review the incentive on an annual basis.

INCENTIVE H: THE MODIFICATION OF STREET REQUIREMENTS FOR AFFORDABLE HOUSING.

Discussion:

The SPD process provides a means for a developer to present modifications for street design. Pensacola City Council adopted by Resolution No. 29-12 in support of the complete street design concept.

Recommendation:

This incentive is being implemented in accordance with the plan and no changes were recommended. The AHAC will review the incentive on an annual basis.

INCENTIVE I: THE ESTABLISHMENT OF A PROCESS BY WHICH A LOCAL GOVERNMENT CONSIDERS, BEFORE ADOPTION, POLICIES, PROCEDURES, ORDINANCES, REGULATIONS, OR PLAN PROVISIONS THAT INCREASE THE COST OF HOUSING.

Discussion:

The review process is in place within the City. Review information and comments are provided by planning staff with input, as needed, by housing and community development staff for consideration by the policy makers.

Recommendation:

This incentive is being implemented in accordance with the plan and no changes were recommended. The AHAC will review the incentive on an annual basis.

INCENTIVE J: THE PREPARATION OF A PRINTED INVENTORY OF LOCALLY OWNED PUBLIC LANDS SUITABLE FOR AFFORDABLE HOUSING DEVELOPMENT.

Discussion:

In accordance with F.S. 166.0451(1), as amended by the Live Local Act, on September 14, 2023 City Council adopted an updated inventory list by October 1, 2023 through Resolution 2023-059. Review and update policies related to the disposition of properties for affordable housing to provide a clear process for disposition of properties.

Recommendation:

This incentive is being implemented in accordance with the plan. The AHAC will review the incentive on an annual basis.

INCENTIVE K: THE SUPPORT OF DEVELOPMENT NEAR TRANSPORTATION HUBS AND MAJOR EMPLOYMENT CENTERS AND MIXED-USE DEVELOPMENTS.

Discussion:

Development regulations support and encourage the location of affordable housing, including a priority for mixed use/mixed income, housing near transit stops/interchanges and employment/educational centers.

Recommendations:

This incentive is being implemented in accordance with the plan and no changes were recommended. The AHAC will review the incentive on an annual basis.

INCENTIVE L: OTHER AFFORDABLE HOUSING STRATEGIES IDENTIFIED BY THE AFFORDABLE HOUSING ADVISORY COMMITTEE.

Recommendations:

1. Provide a definition of “affordable housing” in the Land Development code, so affordable housing incentives provided by the City clearly identify targeted households.
2. Review ways that the City can encourage missing middle housing.
3. Review the feasibility of enacting a property tax exemption for properties with at least 50 units and dedicating at least 20% of the units for extremely low or very-low income households as allowed under the Live Local Act.

ESCAMBIA COUNTY
AFFORDABLE HOUSING INCENTIVE PLAN REVIEW
BY
ESCAMBIA/PENSACOLA AFFORDABLE HOUSING ADVISORY COMMITTEE

1. BACKGROUND

The Sadowski Affordable Housing Act as approved by the Florida Legislature and codified as Chapter 420 of the Florida Statutes requires the development of an Affordable Housing Incentive Plan by all local governments electing to participate in the housing production and preservation initiatives authorized by the Act, including but not limited to the local use of SHIP funds in support of affordable housing activities. The Escambia-Pensacola Affordable Housing Advisory Committee (AHAC), established by resolution of the governing bodies of the City of Pensacola and Escambia County, and representing citizens as well as the housing industry and local government reviewed the implementation of the Affordable Housing Incentive Plan Strategies and provided these recommended changes for the Board of County Commissioner's consideration and adoption.

2. PURPOSE

The purpose of the Incentive Plan Report is to set out the deliberations and recommendations for monetary and non-monetary incentives targeting regulatory reform with respect to affordable housing including the evaluation of the established policies, procedures, ordinances, land development regulations and the comprehensive plan. All recommendations should encourage or facilitate the development and preservation of affordable housing (rental as well as ownership opportunities) while protecting the ability of property to appreciate in value. The Plan encompasses the specific committee action of the 2023 AHAC, all of which were then subsequently voted upon and approved at a Public Hearing on November 7, 2023. This Plan Report details existing County housing related policies/procedures to be undertaken by the County in support of affordable housing.

3. AFFORDABLE HOUSING INCENTIVES

INCENTIVE A: THE PROCESSING OF APPROVALS OF DEVELOPMENT ORDERS OR PERMITS, AS DEFINED IN S. 163.3164(7) AND (8), FOR AFFORDABLE HOUSING PROJECTS IS EXPEDITED TO A GREATER DEGREE THAN OTHER PROJECTS.

Discussion: Escambia County is continually reassessing the permitting function to improve permit processing efficiency and reduce the time required for issuing residential permits. This process incorporates specific actions that will enhance expedited processing for documented affordable housing developments/projects planned within the County. The Development Services and Building Services Departments will take the actions necessary to expedite and/or avoid delay of affordable housing developments which incorporate financing from Federal, State or community-based affordable housing

programs or initiatives. Such developments will receive review priority in accordance with provisions of the Housing Element of the Escambia County Comprehensive Plan.

The current permitting review process for single family homes or duplexes in established/platted, properly zoned subdivisions shall be generally retained as this process provides a permit issuance time of less than 4 days. In the event the permit approval time should reach a level in excess of 7 days in the future, affordable housing permit applications will be given specific priority.

Recommendation: The committee recommends that the County continue with its efficient level of permitting operations and maintain its commitment to preserve the primacy of affordable housing permits should a backlog of permits develop.

INCENTIVE B: THE MODIFICATION OF IMPACT FEE REQUIREMENTS, INCLUDING REDUCTION OF WAIVER OF FEES AND ALTERNATIVE METHODS OF FEE PAYMENT FOR AFFORDABLE HOUSING.

Discussion: The County does not have impact fee requirements. Emerald Coast Utilities Authority (ECUA), the primary local water and sewer provider in the urban area of the County, does assess impact fees. The County has worked with ECUA regarding waivers and allowances for lower income residents or with affordable housing developments and will continue to do so.

Recommendation: The incentive is being implemented in accordance with the plan and no changes are recommended. The AHAC will review the incentive on an annual basis.

INCENTIVE C: THE ALLOWANCE OF FLEXIBILITY IN DENSITY LEVELS FOR AFFORDABLE HOUSING.

Discussion: The existing land use regulations do not currently provide for increased density. It was noted that the County must abide by 2023 Florida Senate Bill 102 and its' accompanying laws related to this topic.

Recommendation: The incentive is being implemented in accordance with the current land use plan. The AHAC recognizes that most zoning codes allow for a builder to petition for a variance to specific issues within the code and encourage the consideration of density flexibility on a case by case basis, with a preference given for affordable housing development.

INCENTIVE D: THE RESERVATION OF INFRASTRUCTURE CAPACITY FOR HOUSING FOR VERY-LOW-INCOME PERSONS, LOW-INCOME PERSONS AND MODERATE- INCOME PERSONS.

Discussion: Infrastructure Capacity is not an issue for development of affordable housing within the larger urban area of the county as water, sewer (in most areas), electricity, and roadways are more than adequate for concurrency. Additionally, all areas within the

County Community redevelopment areas are exempt from traffic concurrency. These areas are often the focus of housing redevelopment.

Recommendation: This incentive is being implemented in accordance with the plan and no changes were recommended. The AHAC will review the incentive on an annual basis.

INCENTIVE E: THE ALLOWANCE FOR AFFORDABLE ACCESSORY RESIDENTIAL UNITS IN RESIDENTIAL ZONING DISTRICTS.

Discussion: Accessory dwellings are allowed by City and County Codes and are used frequently in both jurisdictions. There was much discussion about the County's potential adoption of Appendix Q which would allow for smaller units to be constructed.

Recommendation: The committee recommends that the County adopt FL Building Code Appendix Q exclusively for Accessory Dwelling Units rather than all properties in general.

INCENTIVE F: THE REDUCTION OF PARKING AND SETBACK REQUIREMENTS FOR AFFORDABLE HOUSING.

Discussion: Currently, the County may grant a reduction in the parking requirements through its Planned Urban Development (PUD) process. Affordable housing is typically given consideration (along with site design and features) when reviewing PUDs for approval. The PUD process has been used often for residential developments with affordable set-asides and/or mixed income/mixed use developments.

Recommendation: The AHAC recognizes that most zoning codes allow for a builder to petition for a variance to specific issues within the code and encourage the consideration of flexibility with regard to this issue on a case by case basis, with a preference given for affordable housing development.

INCENTIVE G: THE ALLOWANCE OF FLEXIBLE LOT CONFIGURATIONS, INCLUDING ZERO-LOT-LINE CONFIGURATIONS.

Discussion: The County land development code provides for the use of zero-lot-line configurations in development of residential housing. Any variation requested should be first brought to the County Planning and Zoning Office.

Recommendation: The AHAC recognizes that most zoning codes allow for a builder to petition for a variance to specific issues within the code and encourage the consideration of flexibility with regard to this issue on a case by case basis, with a preference given for affordable housing development.

INCENTIVE H: THE MODIFICATION OF STREET REQUIREMENTS FOR AFFORDABLE HOUSING.

Discussion: The County provides allowances for modification of street, curb and gutter, and sidewalk requirements within residential developments through its PUD process.

Recommendation: The AHAC recognizes that most zoning codes allow for a builder to petition for a variance to specific issues within the code and encourage the consideration of flexibility with regard to this issue on a case by case basis, with a preference given for affordable housing development.

INCENTIVE I: THE ESTABLISHMENT OF A PROCESS BY WHICH A LOCAL GOVERNMENT CONSIDERS, BEFORE ADOPTION, POLICIES, PROCEDURES, ORDINANCES, REGULATIONS, OR PLAN PROVISIONS THAT INCREASE THE COST OF HOUSING.

Discussion: The review process is in place in both jurisdictions. Review information and comments are provided by private builders, affordable housing organizations, or municipal development staff during a review and comment period to be taken into consideration by jurisdictional policy makers.

Recommendation: This incentive is being implemented in accordance with the plan and no changes were recommended. The AHAC will review the incentive on an annual basis.

INCENTIVE J: THE PREPARATION OF A PRINTED INVENTORY OF LOCALLY OWNED PUBLIC LANDS SUITABLE FOR AFFORDABLE HOUSING DEVELOPMENT.

Discussion: While the County is in compliance with both the Statutory requirement associated with Incentive J and the requirement established under 2023 Florida Senate Bill 102, further discussion took place about updating this list on a more frequent basis. Discussion considered whether there was potential for process improvement and ease of getting lots into the hands of interested developers.

Recommendation: The committee recommends that the County's Surplus Property inventory list be updated and made available to the public on an annual basis.

INCENTIVE K: THE SUPPORT OF DEVELOPMENT NEAR TRANSPORTATION HUBS AND MAJOR EMPLOYMENT CENTERS AND MIXED-USE DEVELOPMENTS.

Discussion: Development regulations of both jurisdictions strongly support and encourage the location of affordable housing, including a priority for mixed use/mixed income, housing near transit stops/interchanges, and employment/educational centers (urban areas).

Recommendation: This incentive is being implemented in accordance with the plan and no changes were recommended. The AHAC will review the incentive on an annual basis.