Land Use and Affordable Housing

Affordable Housing Workgroup

August 30, 2017

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Assistant Community Development Administrator
Osceola County

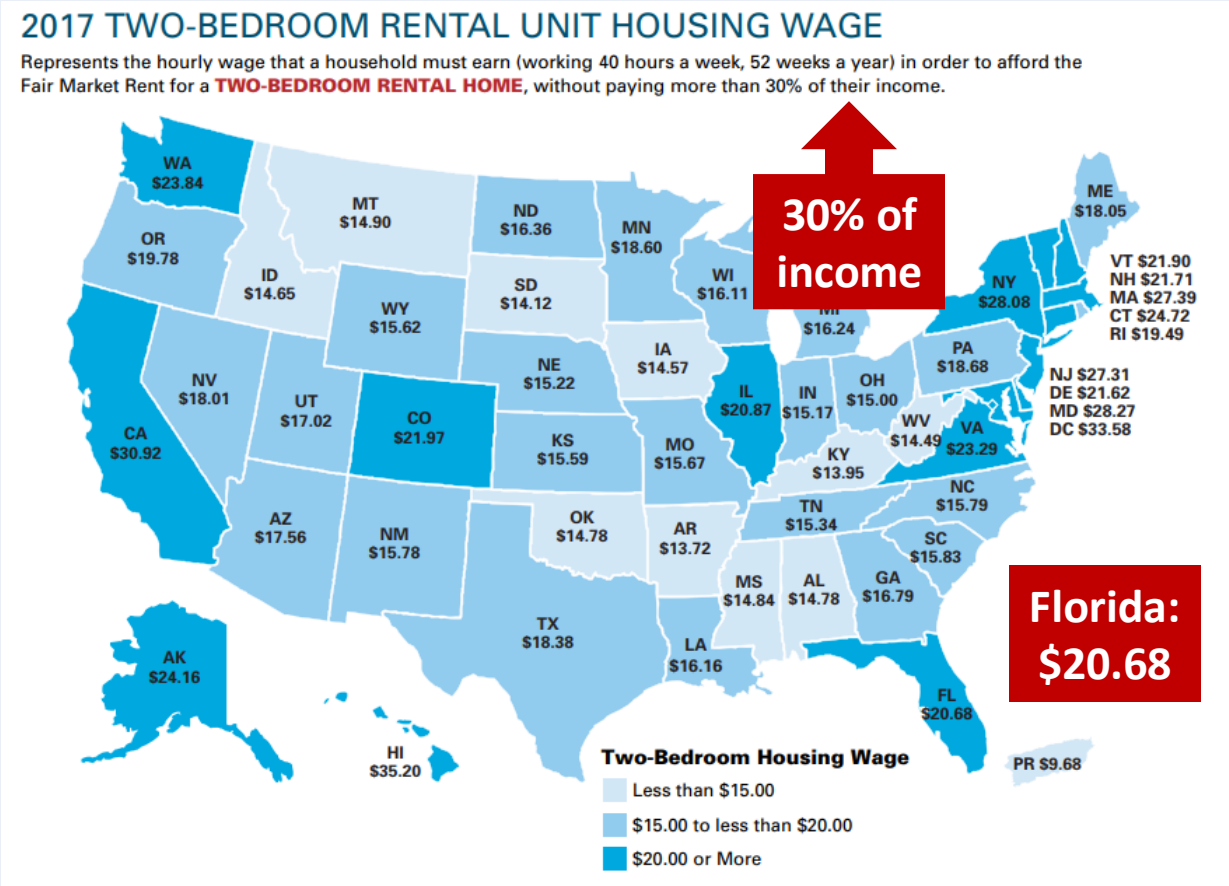
Land Use and Affordable Housing

- Affordable housing in Osceola
  - Understanding need (who and what)
  - What the market is building
- Why land use matters
- What Osceola is doing

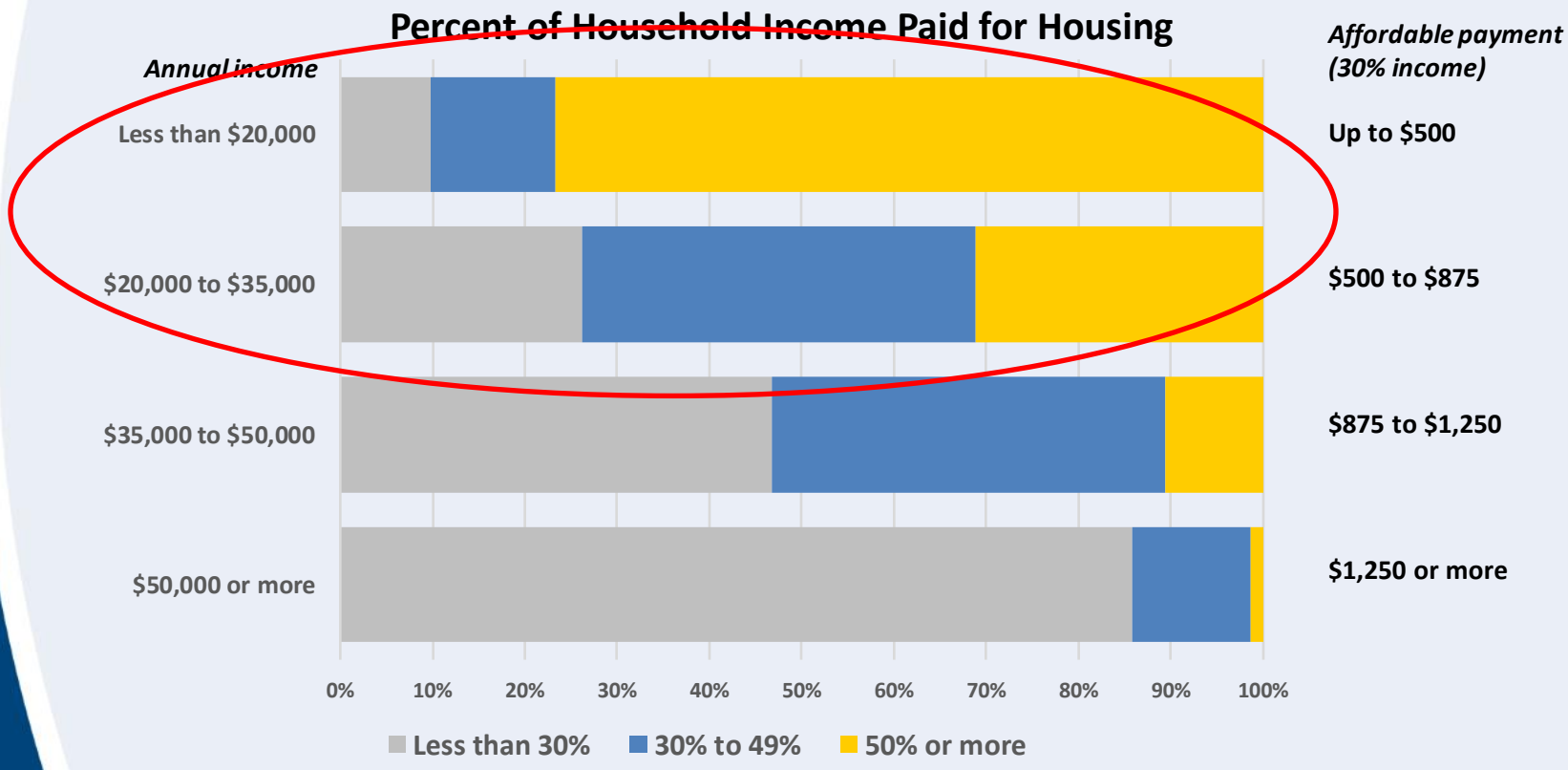
Cost Burden

Cost Burdened in Osceola

- 41,000 households
- 44% of all households

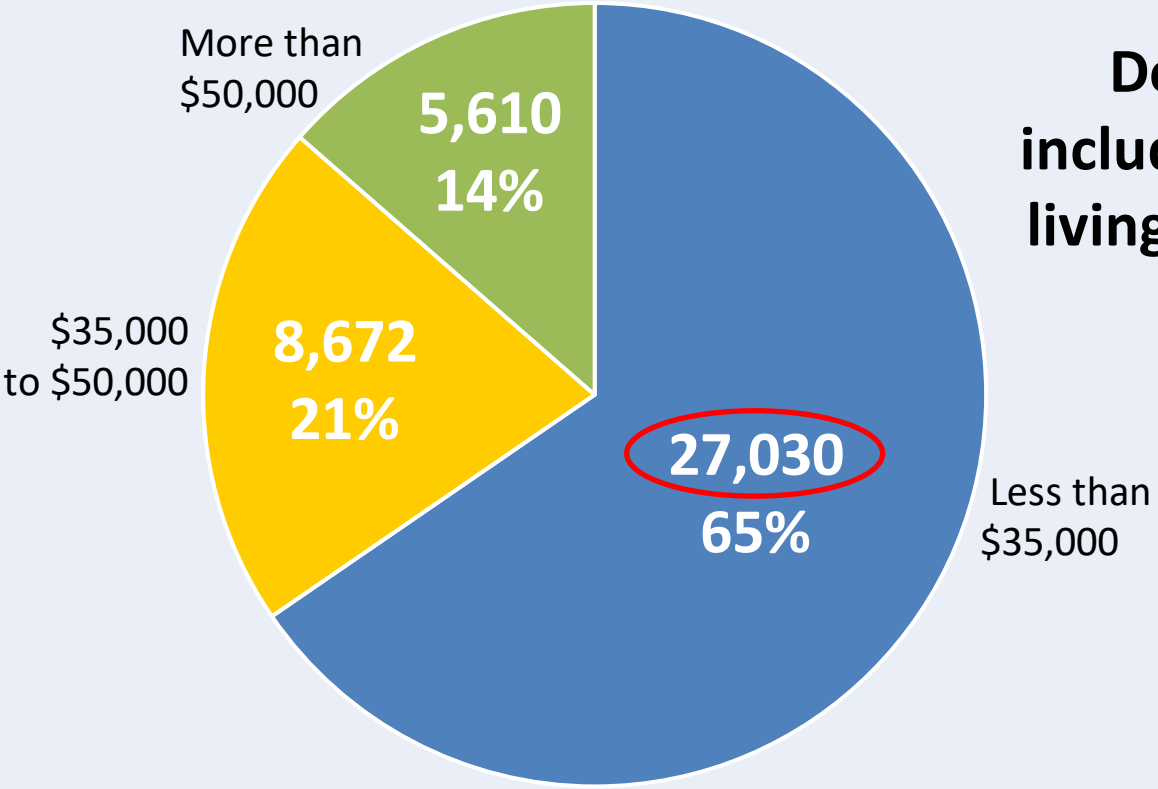


Cost Burdened Households



Housing Affordability

Cost burdened households



Does not include families living in motels

Households with Income under $35,000

Who are they?

- Tourist sector workers
- Elderly households
- Younger households
- One-person households
- Single-parent households
- People living in motels

What do they need?

- Housing near jobs
- Housing near schools, stores, medical facilities, etc.
- Smaller housing
- Roommates
- Support services
- Education and training

Households and the Housing Market

Households

1- or 2-person households:

52%

Median income:

All hhs:	**$44,254**
1-person hhs:	**$25,488**

Housing

Zero- and 1-bedroom units:

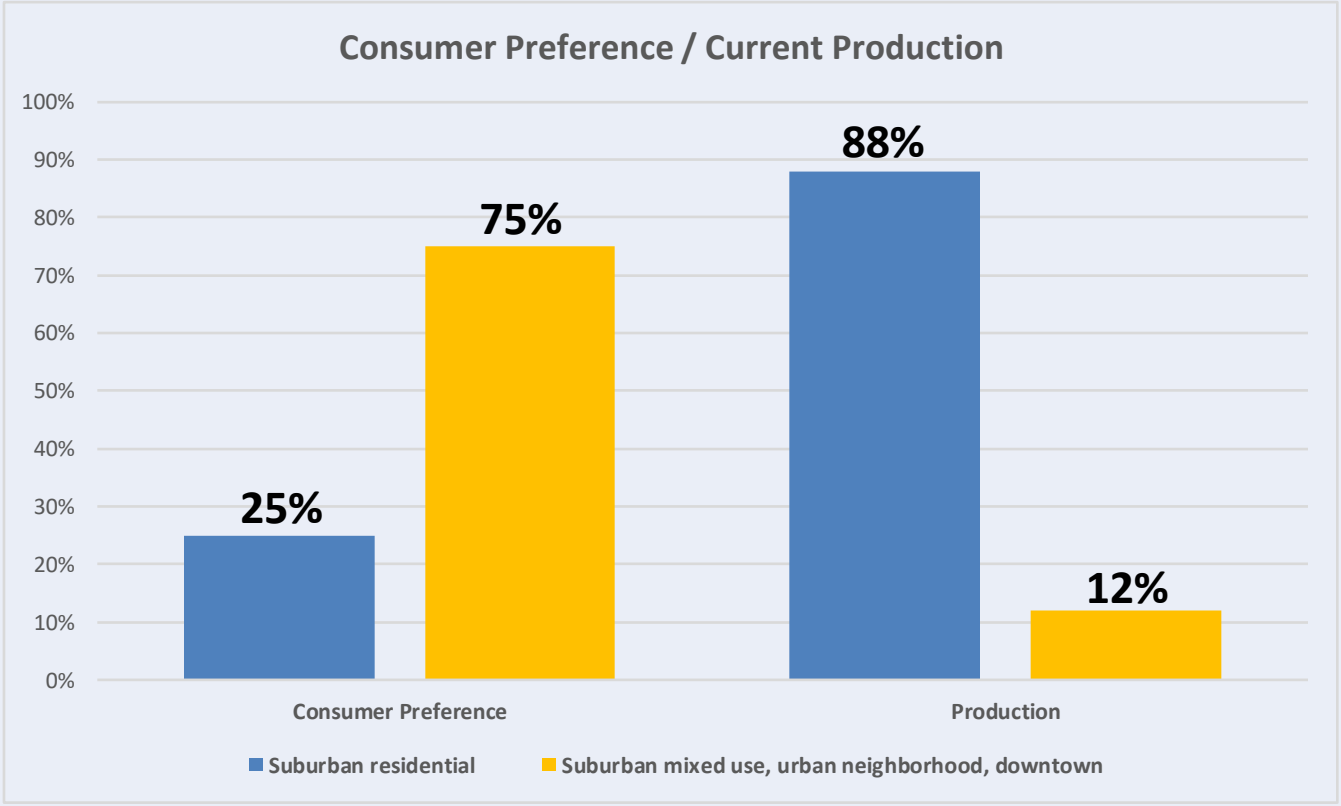
8%

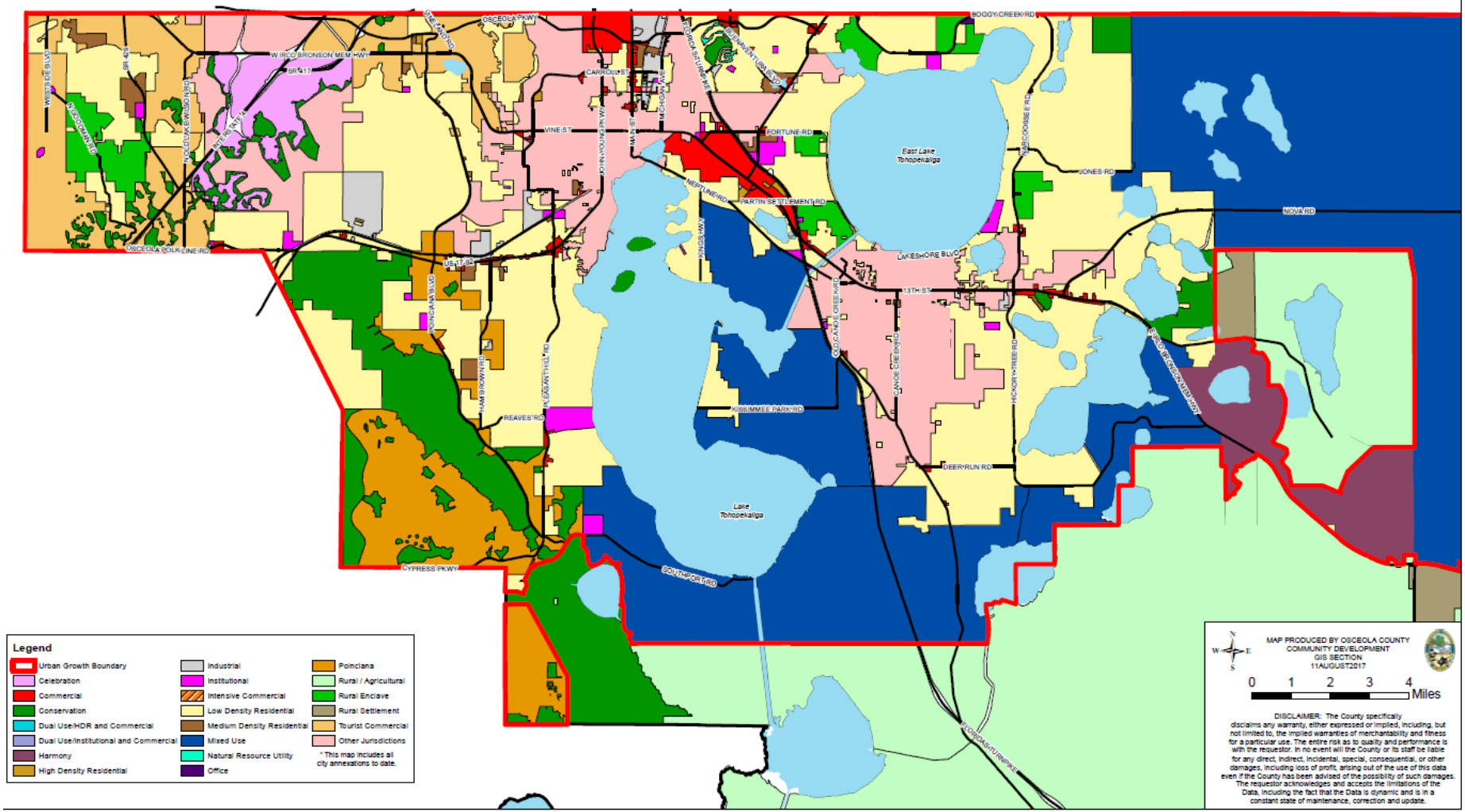
Last year: 83% single family
(mostly 3 or more bedrooms)

Median rent:

1 bedroom:	**$788**
2 bedrooms:	**$941**

National Housing Survey




Legend
Urban Growth Boundary
Celebration
Commercial
Conservation
Dual Use/HDR and Commercial
Dual Use/Institutional and Commercial
Harmony
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Industrial
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Mixed Use
Natural Resource Utility
Office
Poinciana
Rural / Agricultural
Rural Enclave
Rural Settlement
Tourist Commercial
Other Jurisdictions
* This map includes all city annexations to date.
MAP PRODUCED BY OSCEOLA COUNTY
COMMUNITY DEVELOPMENT
GIS SECTION
11AUGUST2017
0 1 2 3 4 Miles
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LAKESHORE BLVD
13TH ST
KISSIMMEE PARK RD
DEER RUN RD
REAVES RD
CYPRESS PKWY
SOUTHPORT RD
OSCEOLA POLK LINE RD
US 17-92
FLORIDA TURNPIKE

Growth Management

Land Use and Zoning

- Minimizing impacts of development
- Making new growth pay its own way
- Ensuring adequate infrastructure/service capacity
- Consistency and compatibility

County Housing Strategies

How we've historically addressed housing issues

- Comprehensive Plan
- Land development code
- Streamlined permitting
- Consolidated Plan

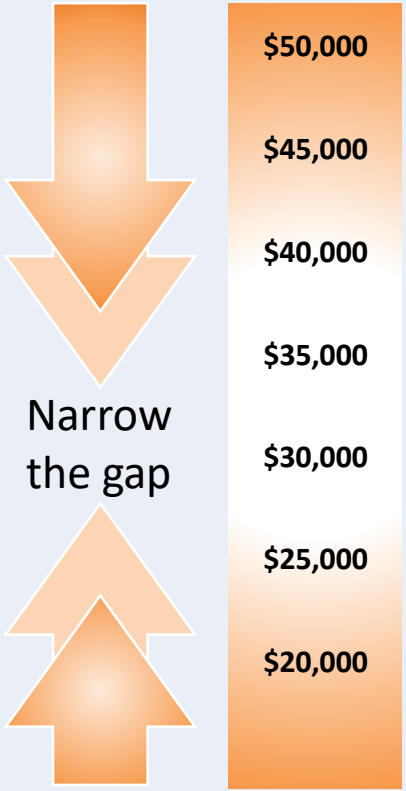
Market-Based Housing Strategies

Decrease housing costs

- Diversify housing product
- Provide for a mix of uses
- Allow many housing types by right
- Attract developers who build diverse product types
- Build developer capacity here
- Provide incentives for certain types

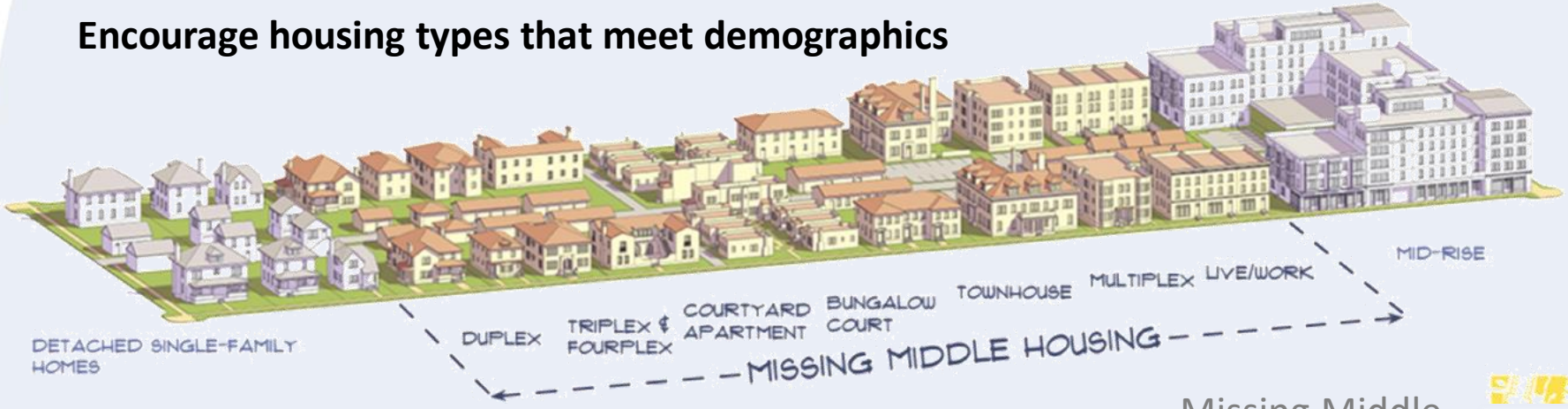
Increase income/ability to pay

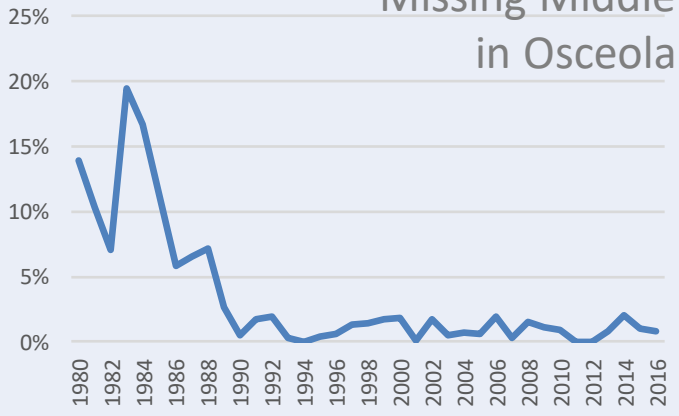
- Education, training, job placement
- Diversify job base
- Reduce other household costs
- Encourage house-sharing options



Decrease Housing Costs

Encourage housing types that meet demographics





Density

5 du/acre

15 du/acre

5 du/acre

NIMBY

Concerns

- New development will make traffic, school overcrowding, etc worse
- Fear of eventual residents (especially with different housing types)
- Lower property values

NIMBY

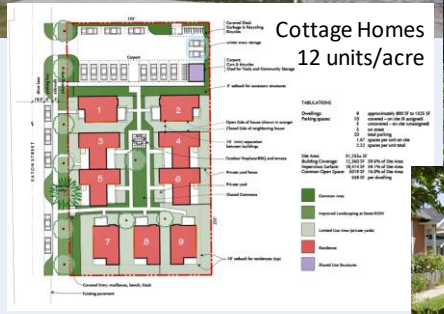
- Density/scale: in auto-oriented, heavily residential areas, residents will oppose adding more homes because they perceive it will make their problems worse
- They're not wrong
- Vince Graham, President of I'On (New Urbanist community in SC)
  - When you sell privacy and exclusivity, every new home is a degradation of that asset
  - When you sell community, each new home enhances the asset

Diversify Housing Products

Current types:

- Single family
- Garden apartments
- Townhomes

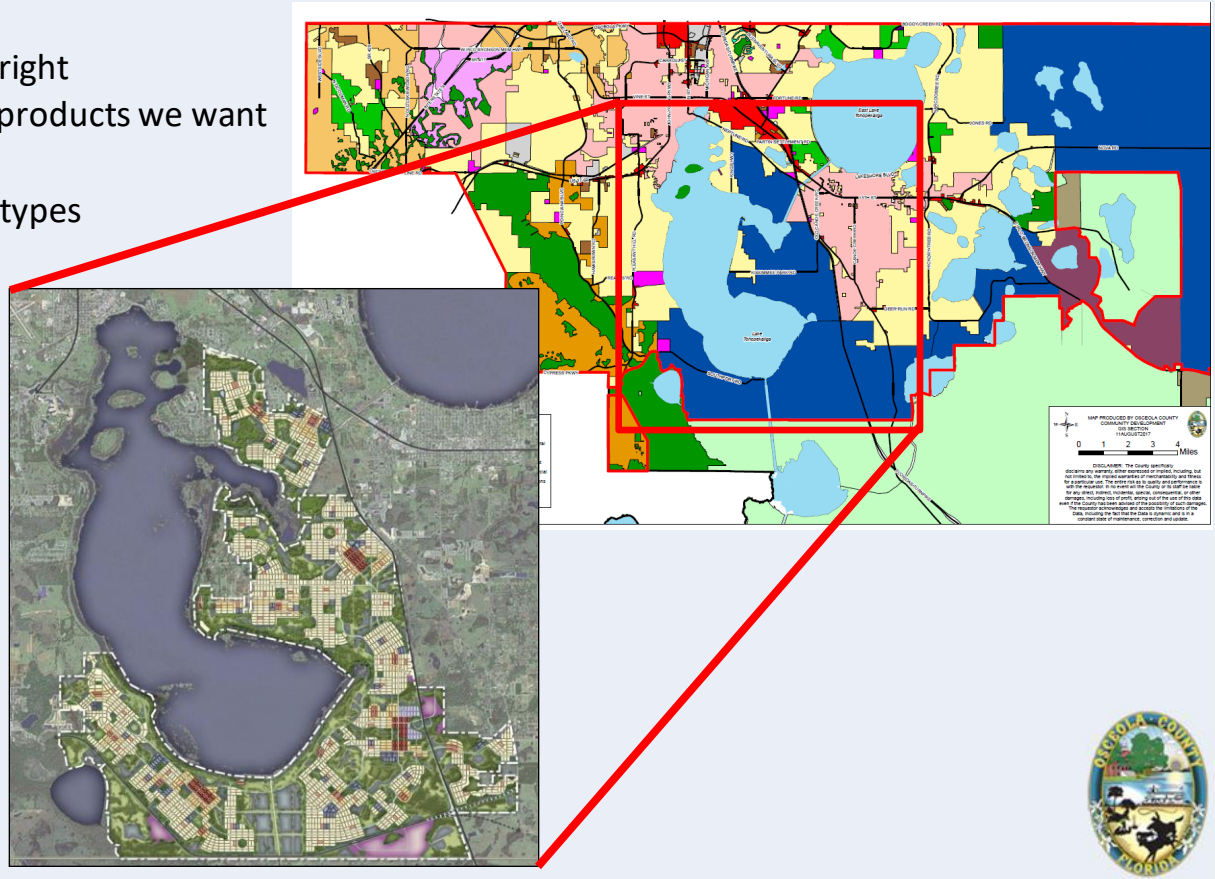
Diversify Housing Products

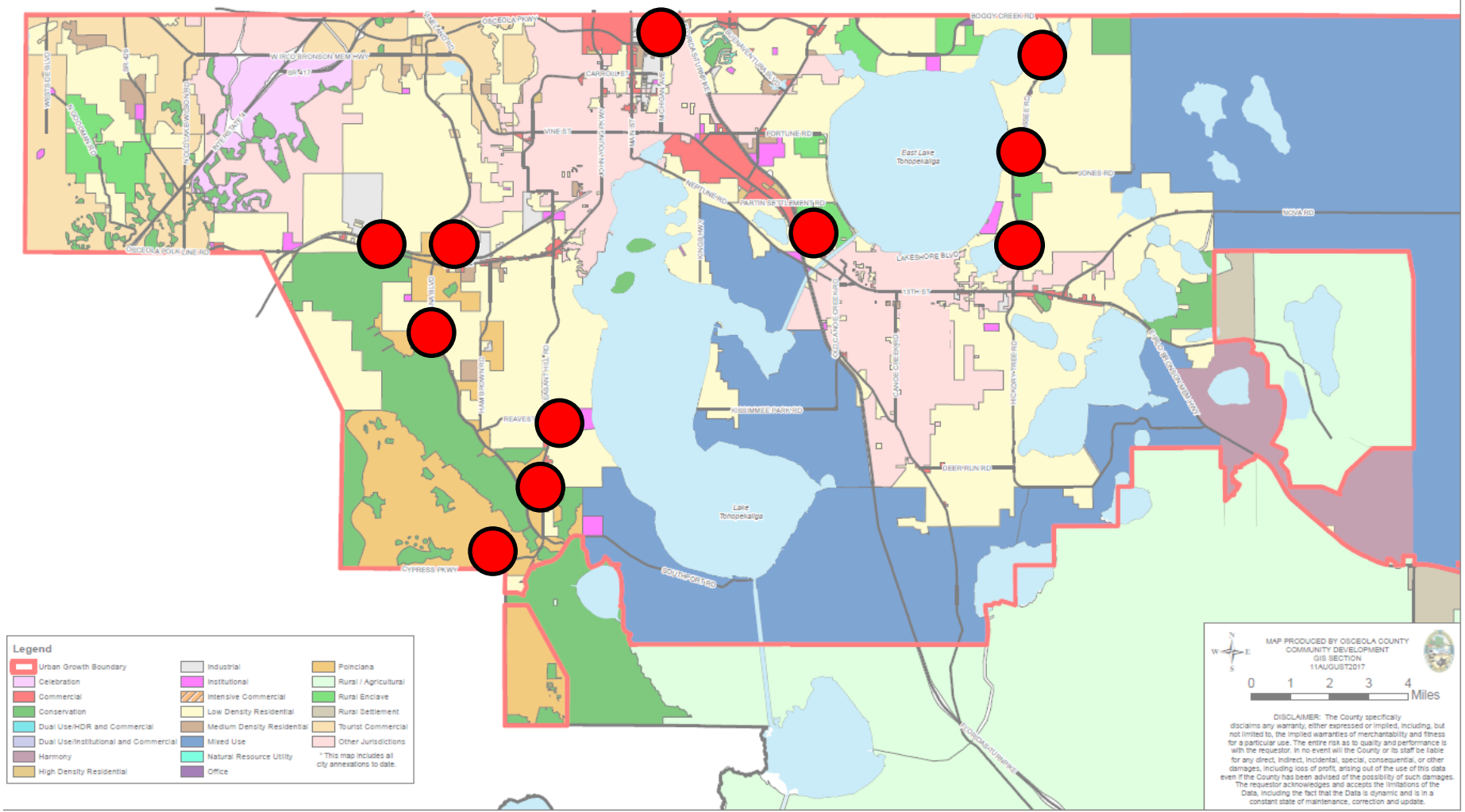


sleeping
living
parking

Diversify Housing Products

- Provide for a mix of uses
- Allow many housing types by right
- Attract developers who build products we want
- Build developer capacity here
- Provide incentives for certain types

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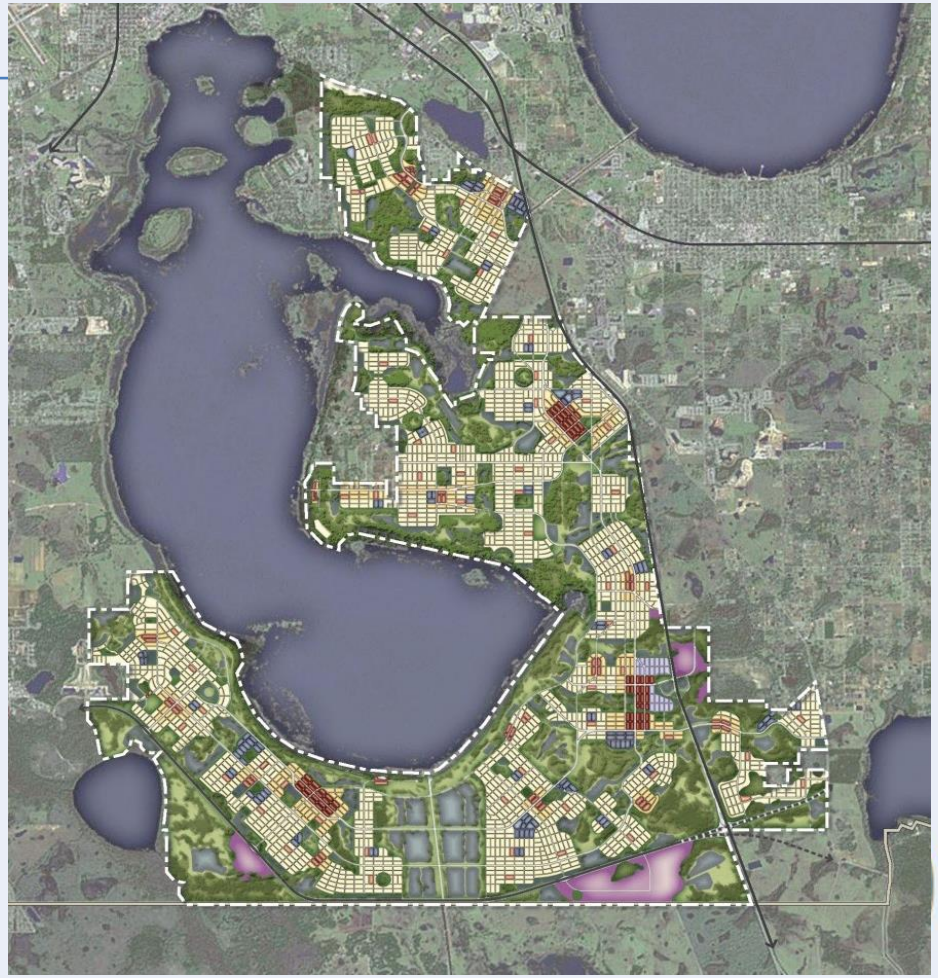
Mixed Use Districts

- Mix of uses
- Homes, jobs, services
- Walkable
- Multimodal
- In the Comp Plan

Mixed Use Districts

New Urbanist Communities

- Celebration
- Baldwin Park



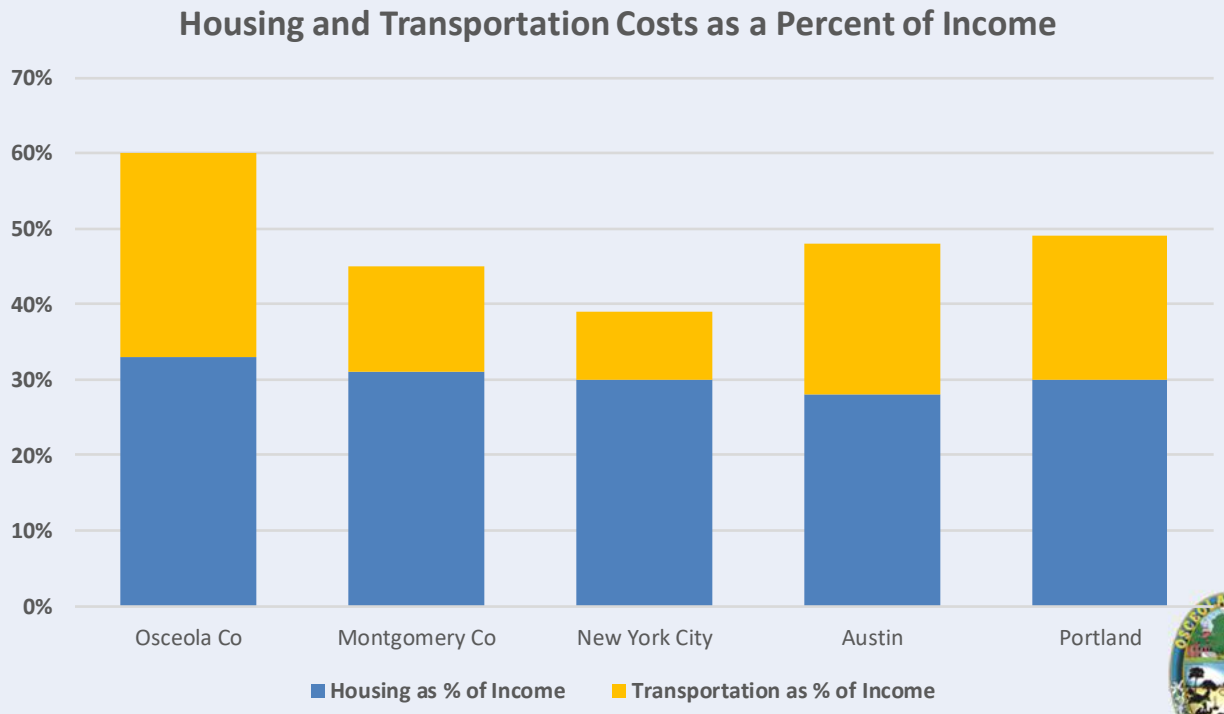
Decrease Other Expenses

Transportation

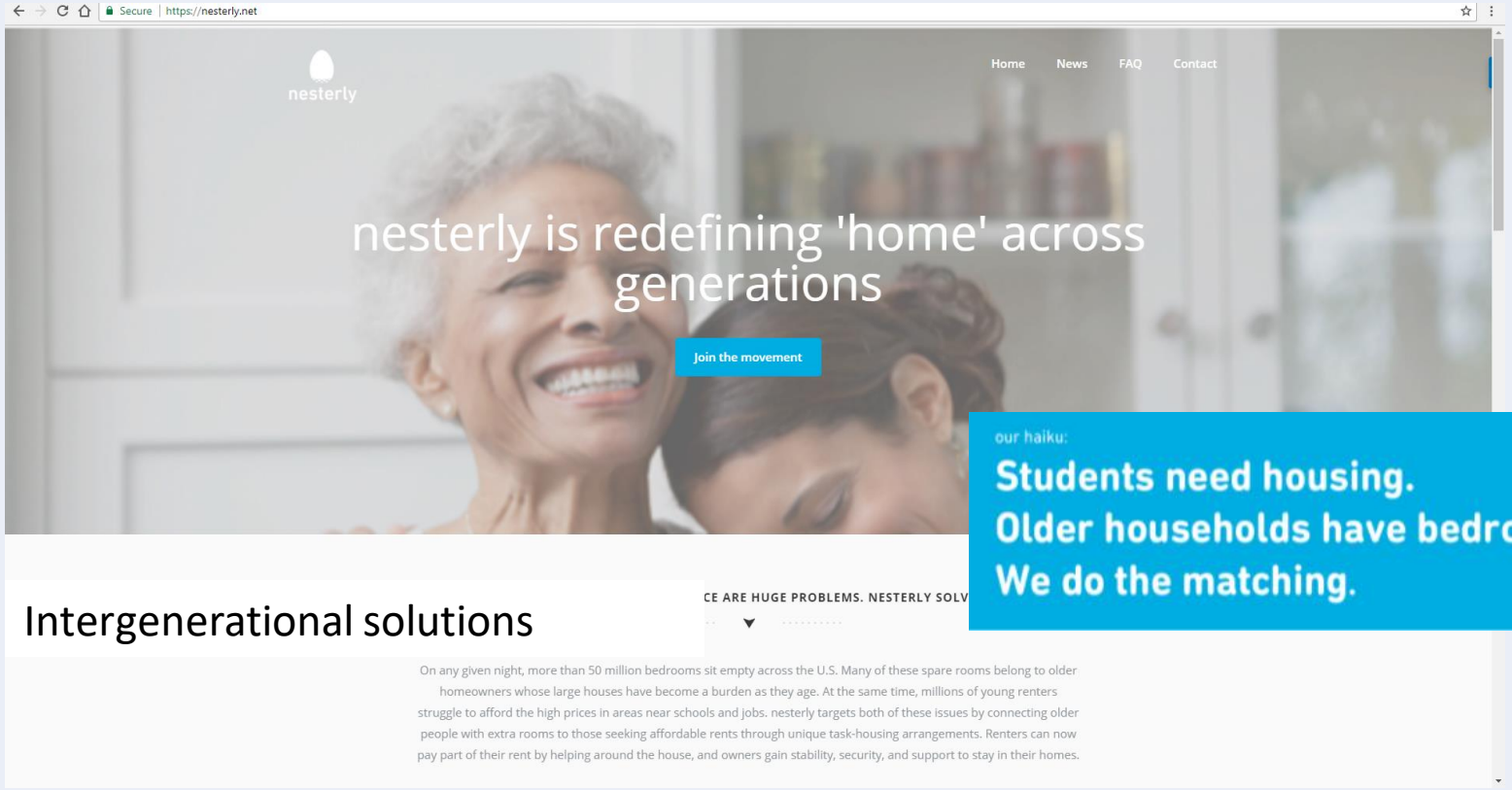
1 worker = 1 car
2 workers = 2 or more cars
3 workers = 3 or more cars

How

- Increase proximity
- Increase walkability
- Make transit viable



Encourage House-Sharing Options



Intergenerational solutions

Housing Recommendations

Decrease housing costs

- Amend the Comp Plan to ensure there's enough land
- Amend the Land Development Code to allow many housing types
- Identify builders who build diverse housing types
- Arrange "boot camps" for local developers/builders
- Consider incentives for certain types of housing (different fees, exactions)

Housing Recommendations

Increase income/ability to pay

- Partner with schools and agencies on:
  - Education
  - Training
  - Job placement
- Diversify job base (NeoCity)
- Reduce other costs
  - Transportation
  - Child care
  - Utilities
  - Health care

Housing Recommendations

Be ready for new ideas/housing types

- Wiki House – open source home plans
- 3-D printed house
- Flat pack homes