

2.18 Affordable Housing - Affordable Housing by Right

The EAR will evaluate whether the County's failure to allow affordable housing by right at sufficient densities in all land use categories within the urban boundary has hampered the attainment of affordable housing production objectives.

Comments: The County's Density Bonus Ordinance was recently reviewed by the Workforce Housing Advisory Committee and several changes to it were suggested. Changes proffered by the Committee included creating a "density by right" system for affordable housing developments, altering the percentage required to be affordable in the current formula, and developing separate density calculation formulas for rental and owner-occupied housing developments.

The Community Character/Smart Growth Committee are also discussing changes to the Growth Management Plan and Land Development Code that include the provision of residential over commercial by right. These changes could positively affect the production efforts and opportunities for affordable housing within the urban boundary and throughout the entire county. The County will continue to work with the various committees in an attempt to facilitate and promulgate affordable housing in this regard.