

Housing for All: Case Study from Orange County



AFFORDABLE HOUSING CONFERENCE
HOME MATTERS
 IN FLORIDA





Housing for All

Annual Statewide Affordable Housing Conference

August 27, 2019



Outline

- 1. *The Challenge***
- 2. *TOD & Housing Balance***
- 3. *From NYMBY to YIMBY***
- 4. *Design Matters***
- 5. *Stress Testing the Code***

The background of the slide is a dark, grayscale architectural drawing or blueprint. It features a complex network of lines, including straight lines representing walls and streets, and curved lines representing circular structures or paths. There are also some circular markers and smaller, less distinct lines scattered throughout the drawing, giving it a technical and urban feel.

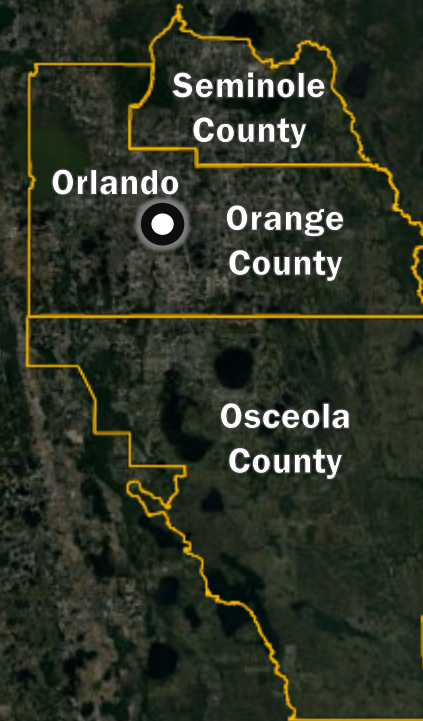
THE CHALLENGE

Housing Crisis

Regional Housing Partnership

Seminole | Orange | Osceola | Orlando

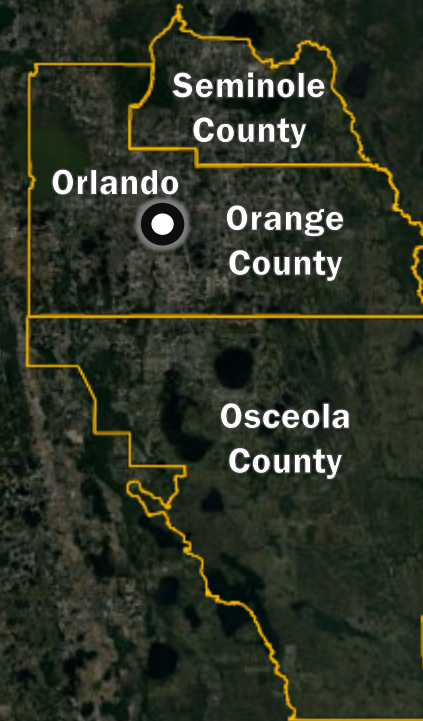
- Cross-jurisdictional **workgroup** formed to **address** regional **housing need**
- Investigated **supply** and **demand** of **affordable units**
- Identified **areas** of **access** and **opportunities**
- Explored **housing designs** and **product types**
- Analyzed **strategies, incentives** and **partnerships** options
- Housing **for whom?**



Regional Housing Partnership

Seminole | Orange | Osceola | Orlando

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Affordable Housing for Whom?

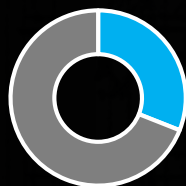
Cost Burdened - Household Income; \$0 - \$49,999



SCHOOL TEACHER

Earns
\$37,905
a year

Pays
\$12,480
For housing a year



31%
Housing
Expenditure



RESTAURANT SERVER

Earns
\$22,452
a year

Pays
\$12,888
For housing a year



57%
Housing
Expenditure



SCHOOL BUS DRIVER

Earns
\$40,479
a year

Pays
\$13,260
For housing a year



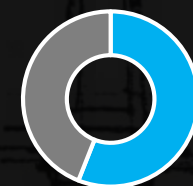
33%
Housing
Expenditure



RETAIL SALESPERSON

Earns
\$22,346
a year

Pays
\$12,768
For housing a year



56%
Housing
Expenditure

Affordable Housing for Whom?

Housing for All



GRANDPARENTS



CAREGIVER



SINGLE PARENTS



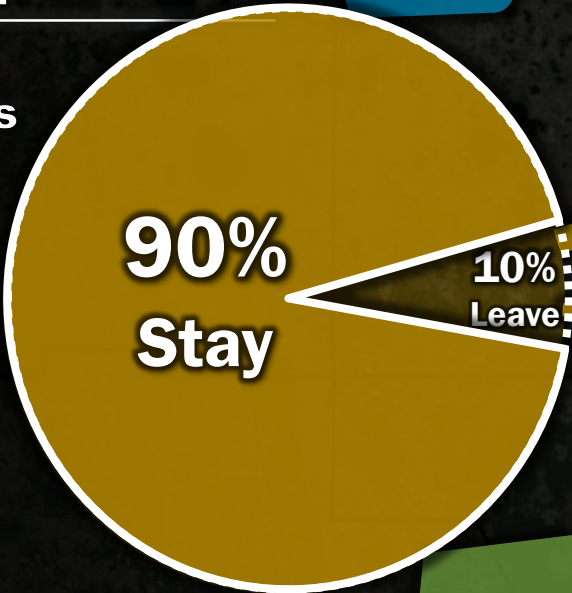
**YOUNG
PROFESSIONALS**

Housing & Employment

Moving Across County Lines

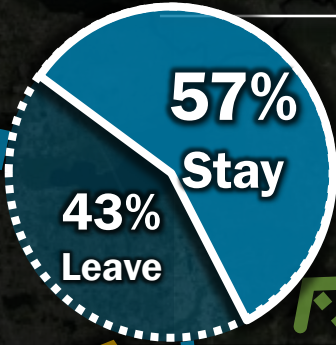
ORANGE COUNTY

538,190
working residents



SEMINOLE COUNTY

191,550
working residents



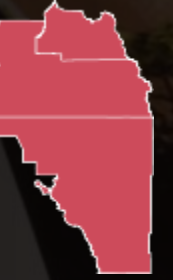
OSCEOLA COUNTY

112,496
working residents



Background

What is Affordable Housing?



HOUSING

mortgage/rent
and utilities

>

30%

**C O S T
BURDENED**

>

50%

**SEVERELY
C O S T
BURDENED**

Regional Housing Need

Area Median Income

\$62,900

AREA MEDIAN INCOME*

50% AMI (Very Low Income)

Earns \$31,450 annually

= +/- \$786

Rent/ or Mortgage

Purchase Price of \$93,000

80% AMI (Low Income)

Earns \$50,320 annually

= +/- \$1,258

Rent/ or Mortgage

Purchase Price of \$182,000

100% AMI (Median Income)

Earns \$62,900 annually

= +/- \$1,573

Rent/ or Mortgage

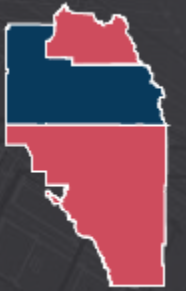
Purchase Price of \$241,000



Family of four

Regional Housing Need

Fair Market Rents (FMR) and Affordable Rents
in the Orlando-Kissimmee-Sanford FL MSA



FY 2019 FMRs/Affordable Rents by Unit Bedrooms

Year	Efficiency	One Bedroom	Two Bedroom	Three Bedroom	Four Bedroom
<u>FY 2019 FMR</u>	\$932	\$1,004	\$1,190	\$1,576	\$1,879
<u>Affordable Rents (60% AMI)</u>	\$672	\$720	\$864	\$997	\$1,113

* Affordable rent restricted units in Orange County = 31,348 in 194 developments

Source: U.S. Department of Housing and Urban Development, Economic and Market Analysis Division, 2019)

GAP Report: National Low Income Housing Coalition



Family of four

30% AMI (Extremely Low Income)

Earns \$19,170 annually

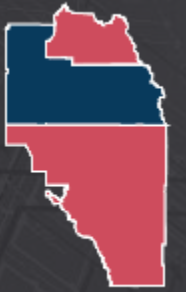
= +/- \$479

Affordable Rent/ or Mortgage

- **Orlando faces the most severe shortages for extremely low income renters**
- **Only 13 affordable and available rental homes for every 100 extremely low income households**

General Population Characteristics

ORANGE COUNTY - % of Income Groups Cost-Burdened*

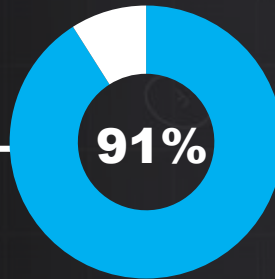


INCOME DISTRIBUTION

COST-BURDENED HOUSEHOLDS

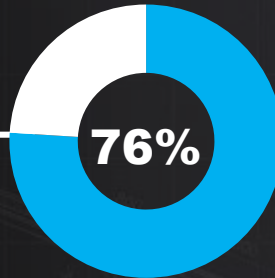
31%

Household Income
\$0 - \$20,000



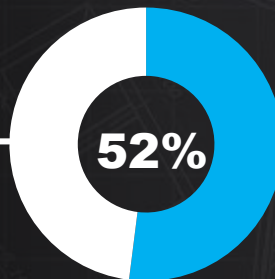
41,929 households

Household Income
\$20,000 - \$34,999



40,377 households

Household Income
\$35,000 - \$49,999



27,893 households

110,199
COST-BURDENED
HOUSEHOLDS

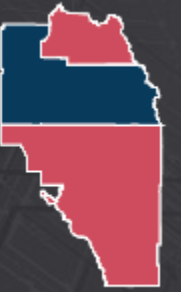
352,538
HOUSEHOLDS IN
ORANGE COUNTY*

*Data excludes City of Orlando

Source: U.S. Census Bureau, American Community Survey (2016)

Housing Trends

Orange County



HOMEOWNERSHIP
declining



HOUSEHOLD SIZE
getting smaller



***Data excludes City of Orlando**

Source: 2010/2016 U.S. Census Bureau, American Community Survey; Orange County Government

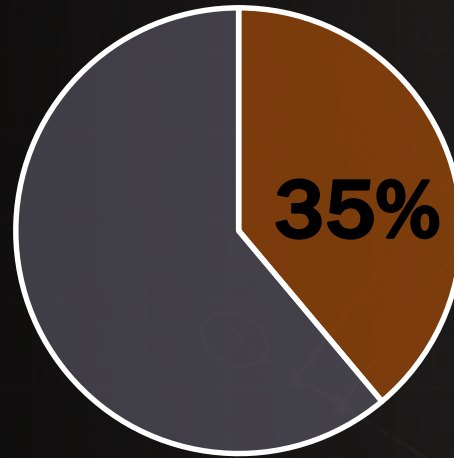
Housing Trends

Orange County

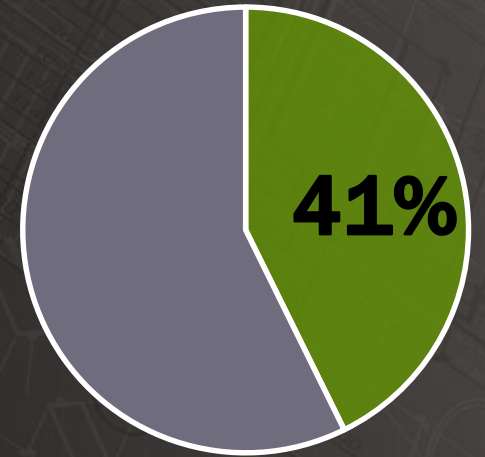
HOUSEHOLD SIZE
Getting Smaller



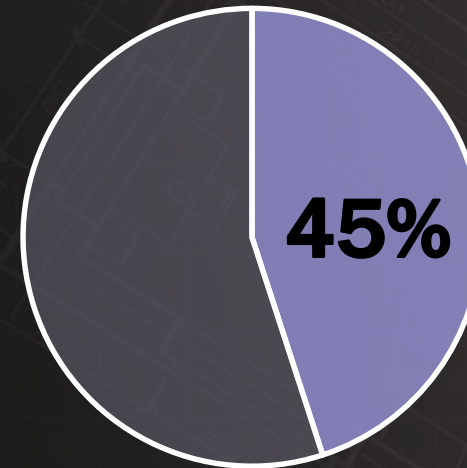
Austin



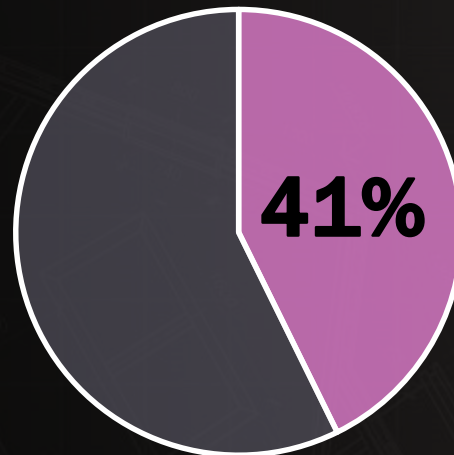
Seattle



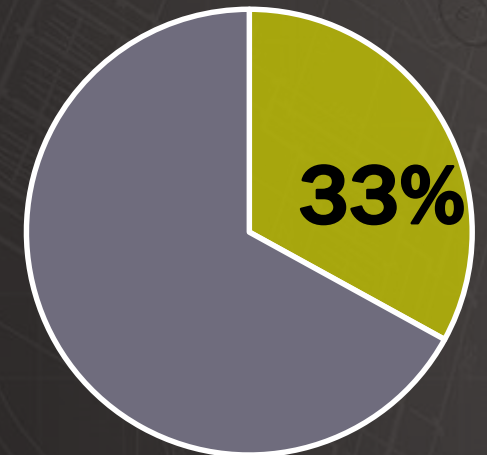
Washington DC



Denver



New York



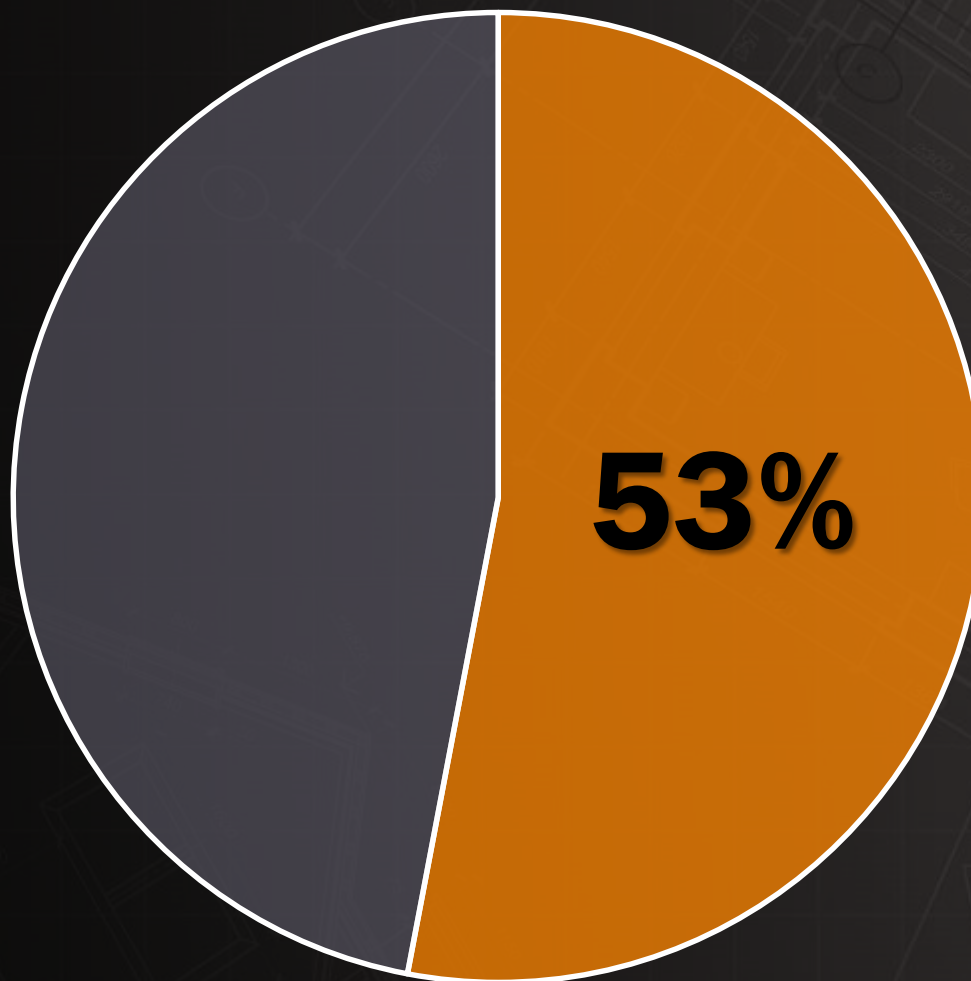
Housing Trends

Orange County

HOUSEHOLD SIZE
Getting Smaller

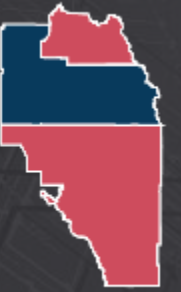


Orange County, FL



Housing Trends

Orange County



HOMEOWNERSHIP
declining

2010*

65%



2016*

60%

HOUSEHOLD SIZE
getting smaller



or



=

53%

HOUSING UNIT SIZE
getting larger

1985*

1,961
sq. ft.



2017*

3,851
sq. ft.

***Data excludes City of Orlando**

Source: 2010/2016 U.S. Census Bureau, American Community Survey; Orange County Government

Purpose

RAHI & Housing for All

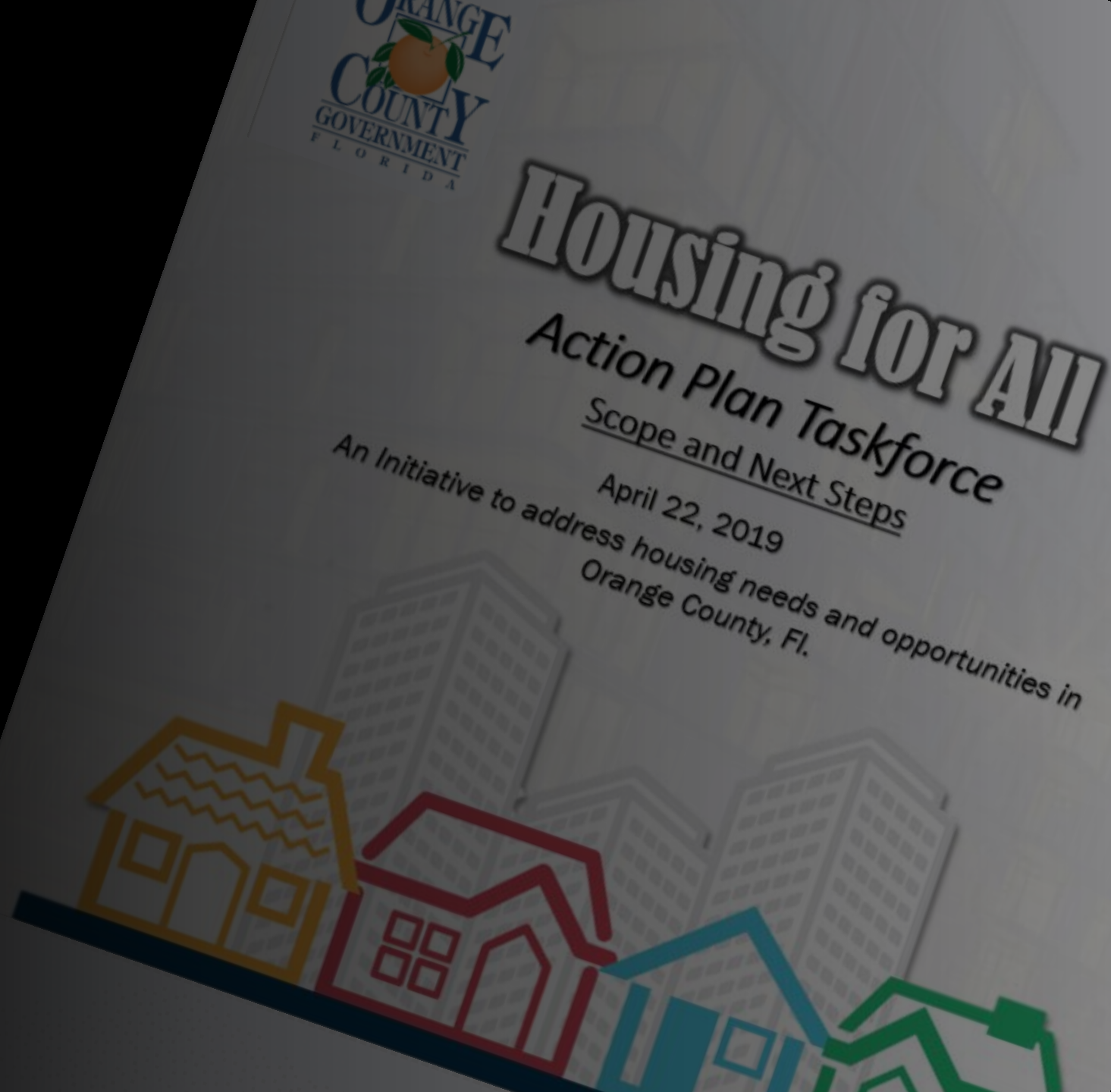
1. Housing for All

Mission:

To **expand housing options** and empower Orange County residents with access to **safe and decent housing** they can afford

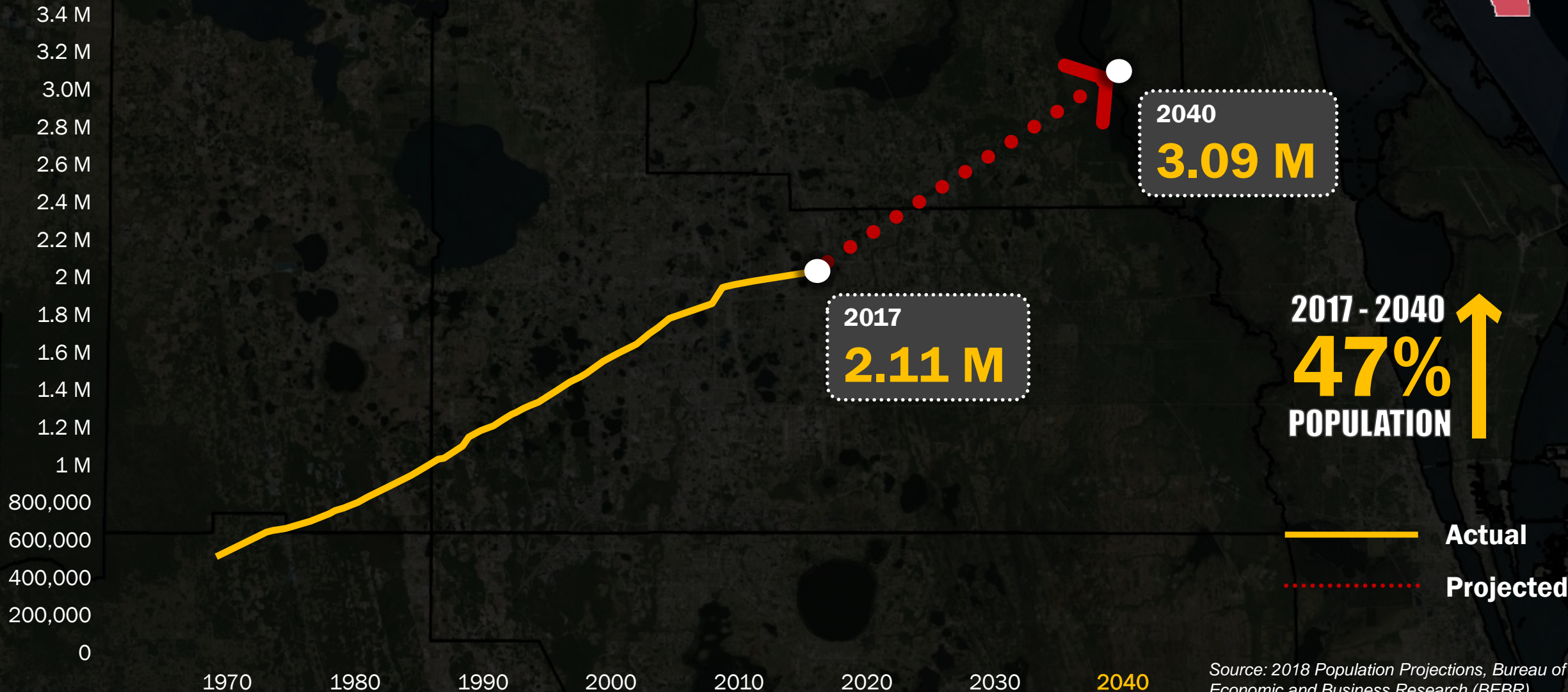
Goal:

To develop practical and lasting solutions to the housing crisis by **addressing existing barriers** and challenges to **create and preserve housing** that contributes to **stable, inclusive and resilient neighborhoods** in Orange County



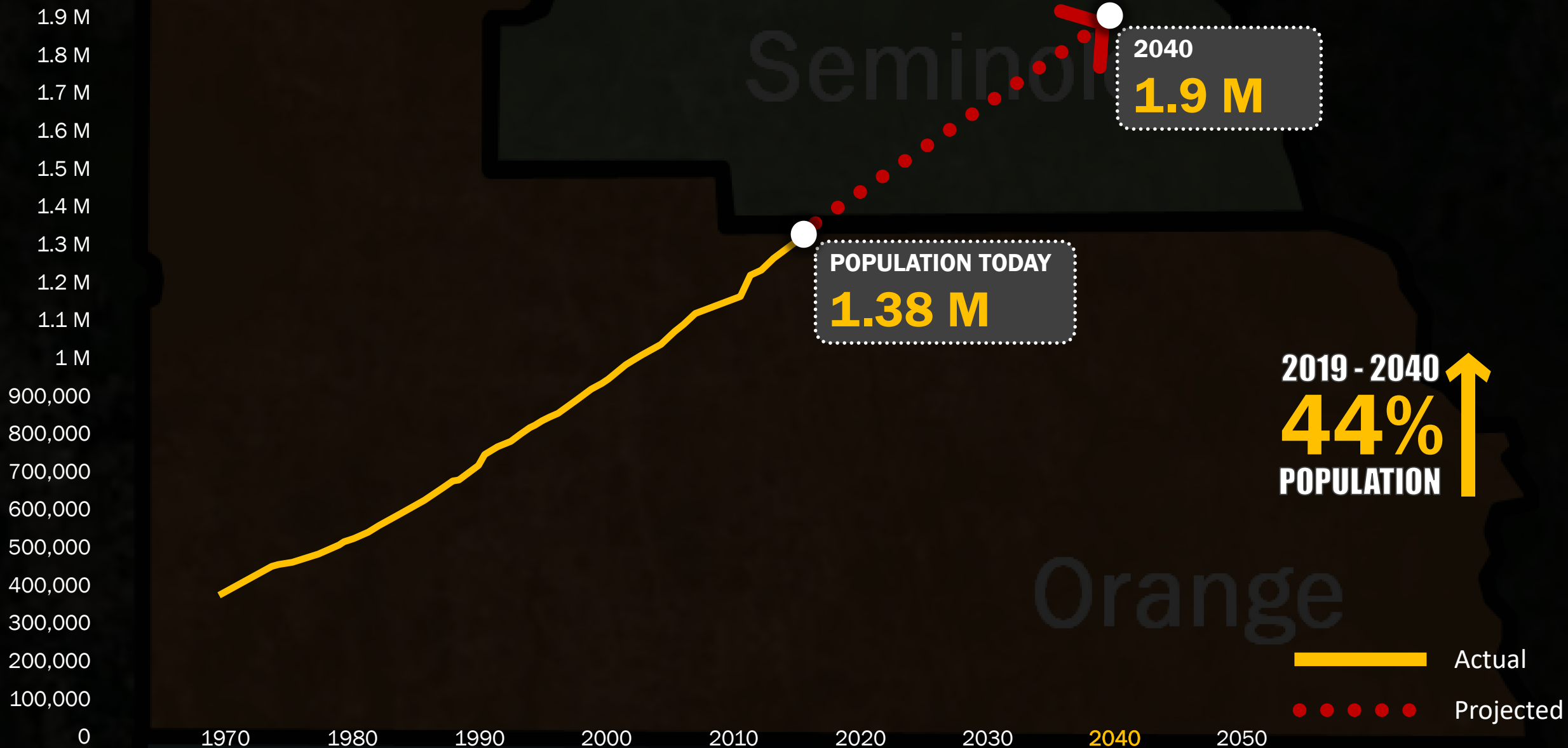
Regional Growth

Projected Population – 2040



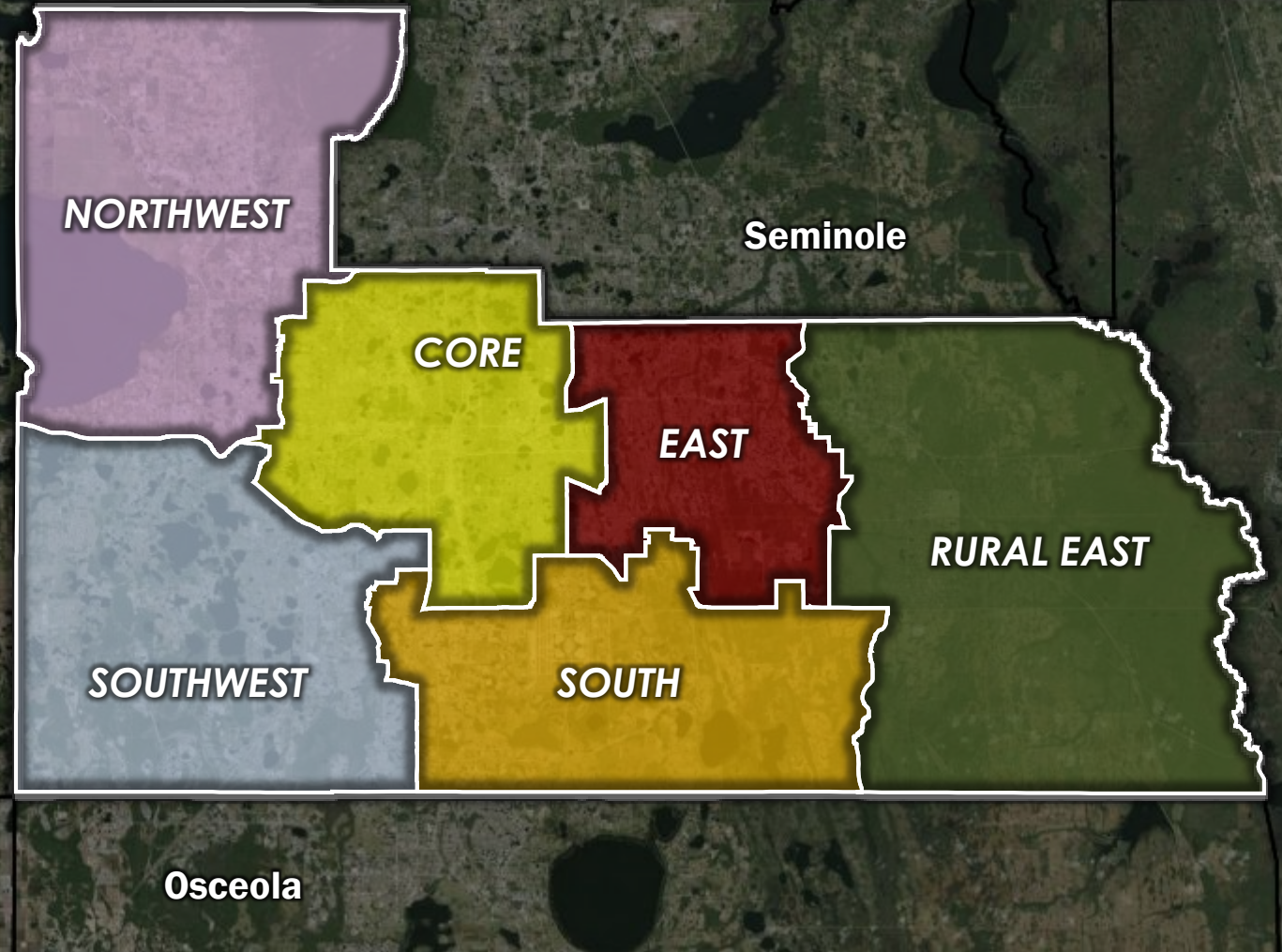
Source: 2018 Population Projections, Bureau of Economic and Business Research (BEBR)

Orange County: Population Projection



Orange County Growth

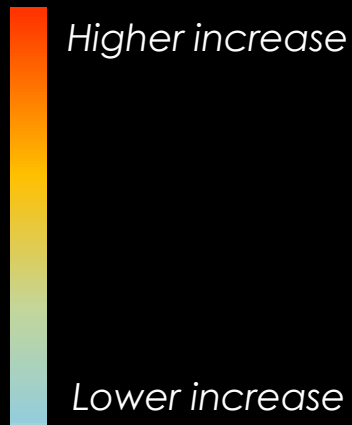
Projected Population – 2040



Orange County Growth

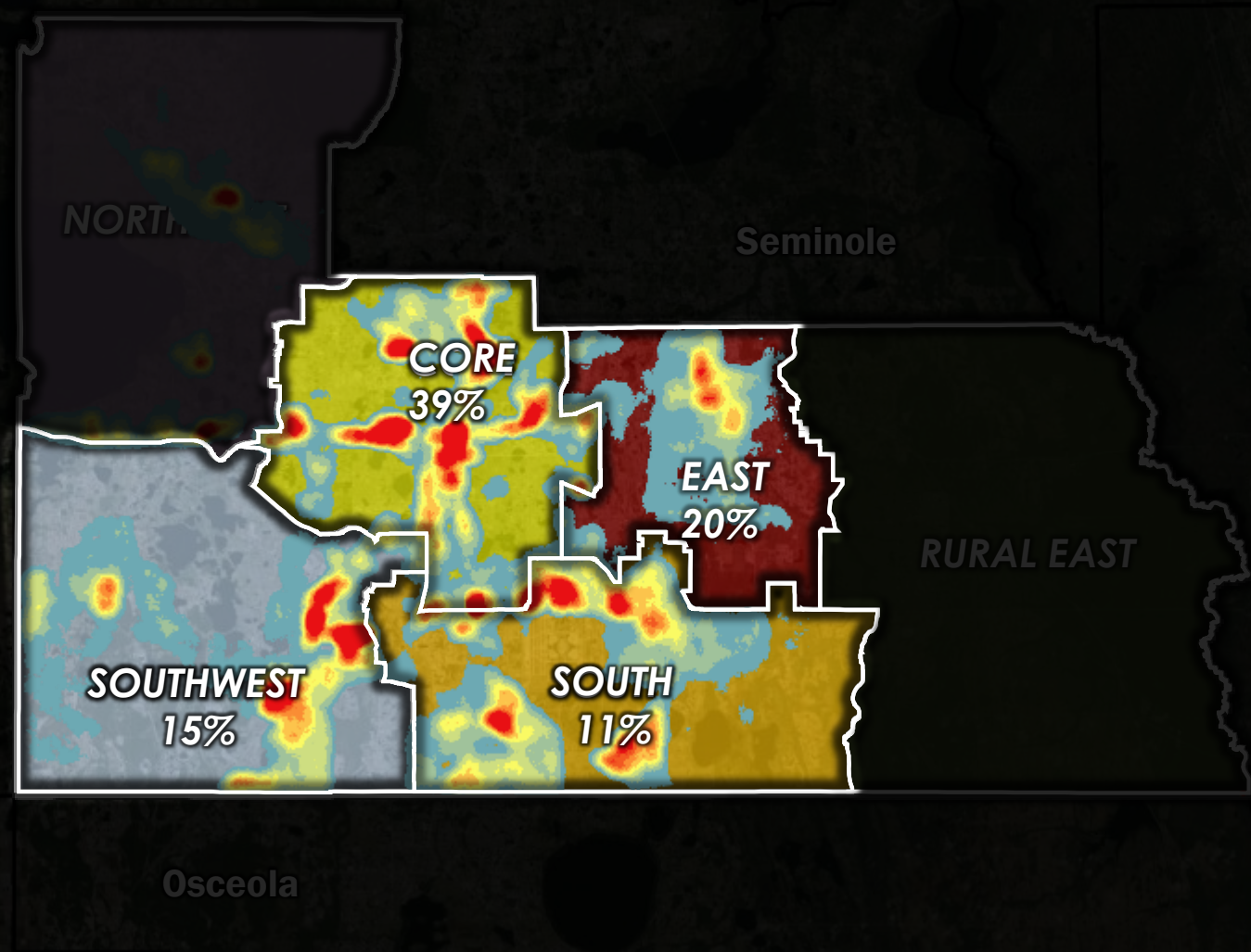
Projected Population – 2040

85% of +/- 1.9 M



2040 Pop. Growth %

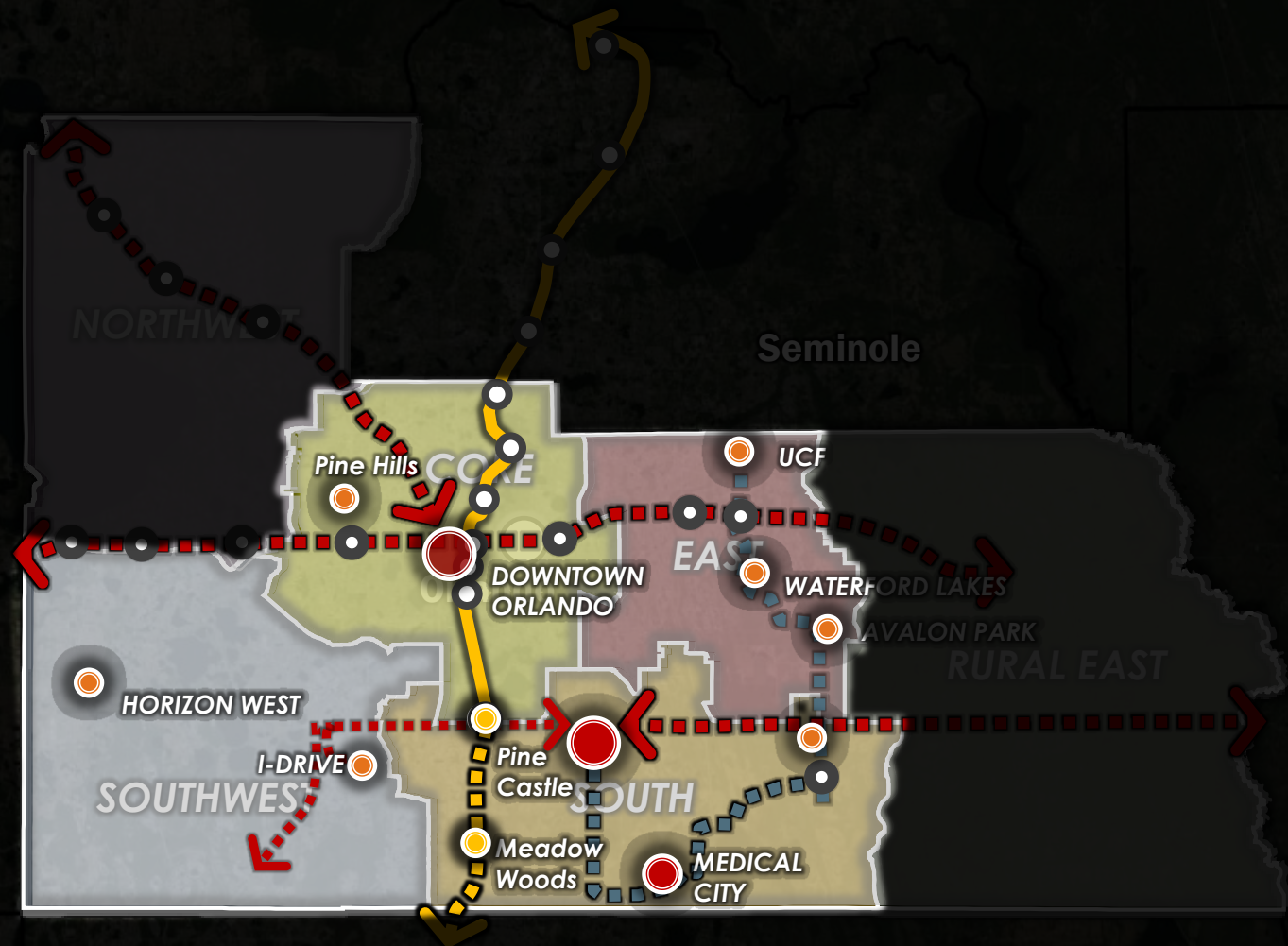
NW	13%
SW	15%
Core	39%
South	11%
East	20%
RE	2%



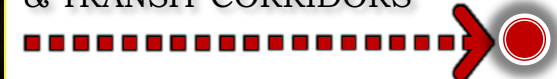
Model Structure

Access-Opportunity Model

Accessibility - Transportation



EMPLOYMENT CENTERS
& TRANSIT CORRIDORS



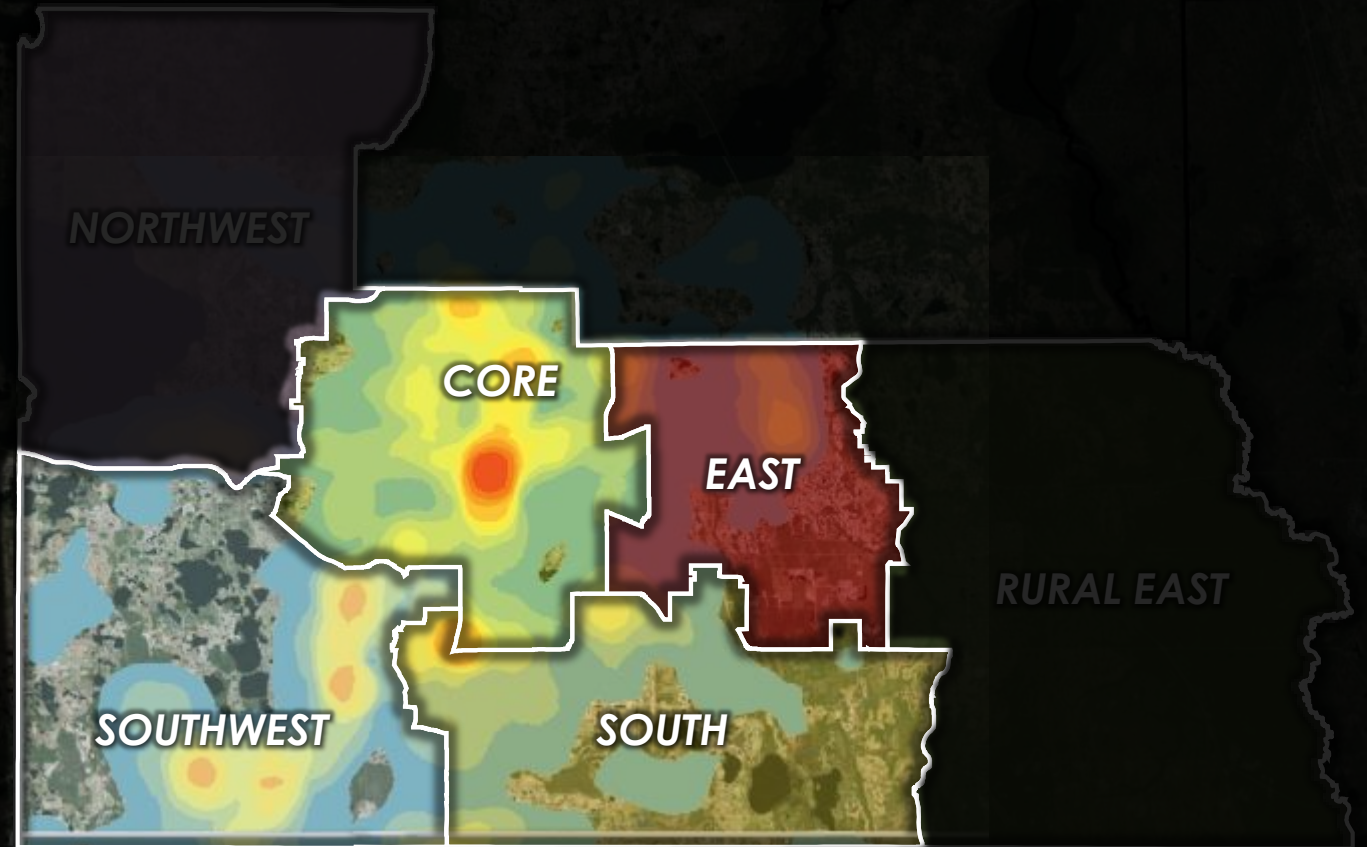
Model Structure

Access-Opportunity Model

Accessibility - Transportation

+

Opportunity and
Socioeconomic



Osceola

ECONOMY

MARKET AREAS SHARE OF TOTAL COUNTY EMPLOYMENT

74%

26%

Model Structure

Access - Opportunity Model

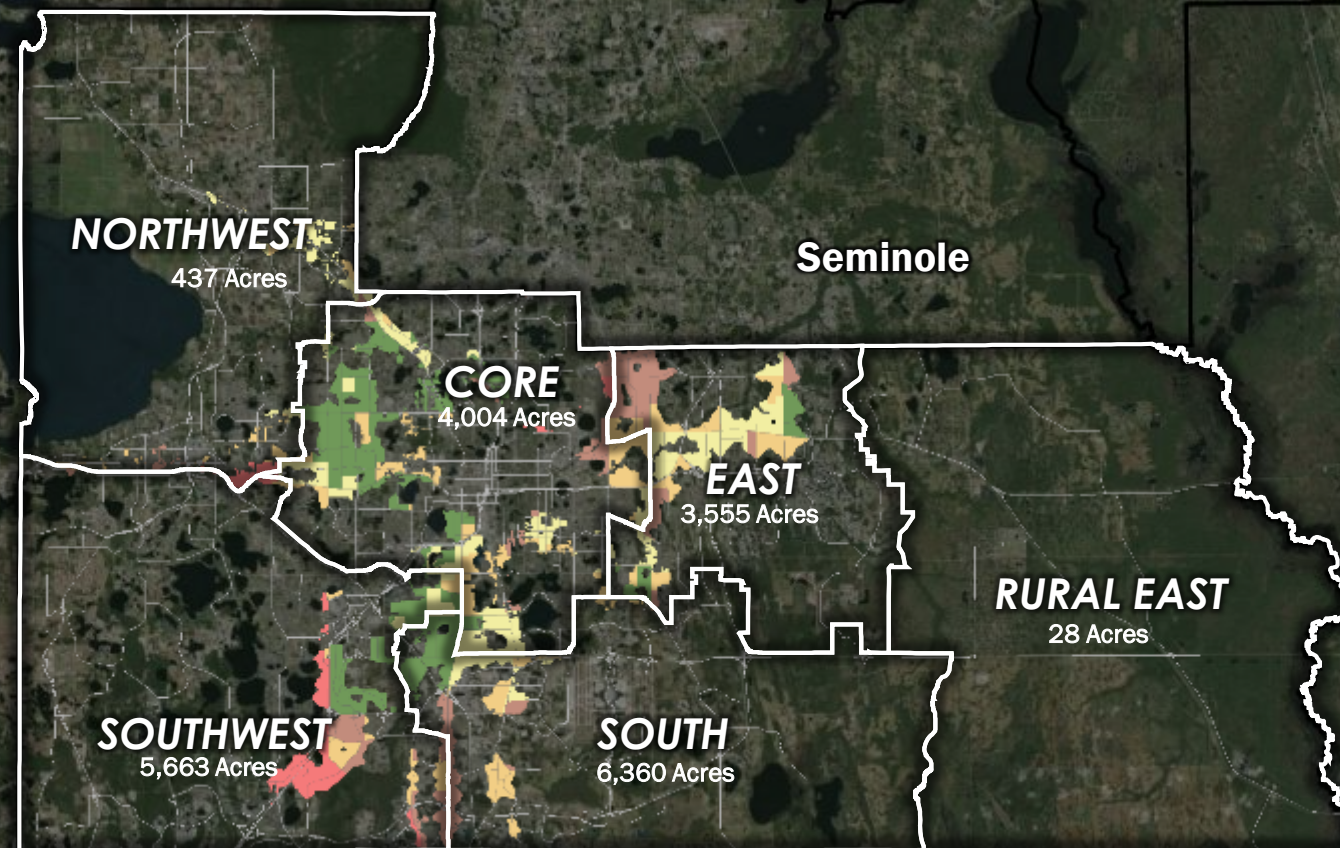
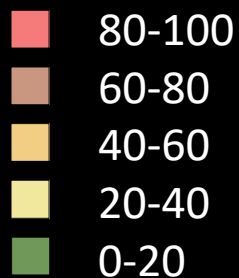
Accessibility - Transportation

+

Opportunity (Schools)

Total Area = 20,047 Acres

Ranking



Model Structure

Access - Opportunity Model

More than **79,000 Service Industry Jobs** including:

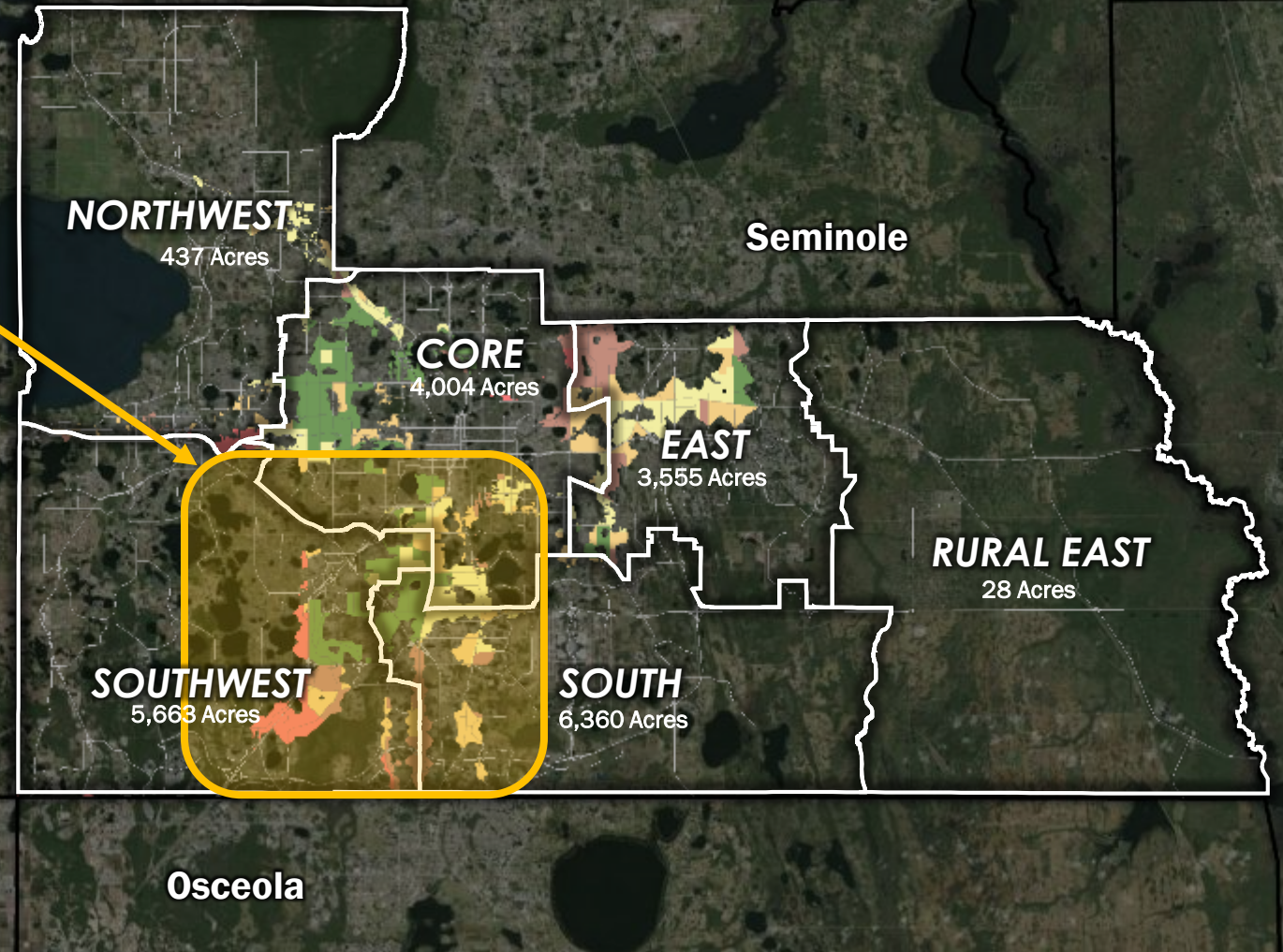
- Restaurants,
- Hotels and Resorts, and
- Entertainment

are concentrated in the Tourist District.

There is virtually no housing nearby requiring transit to access these jobs.

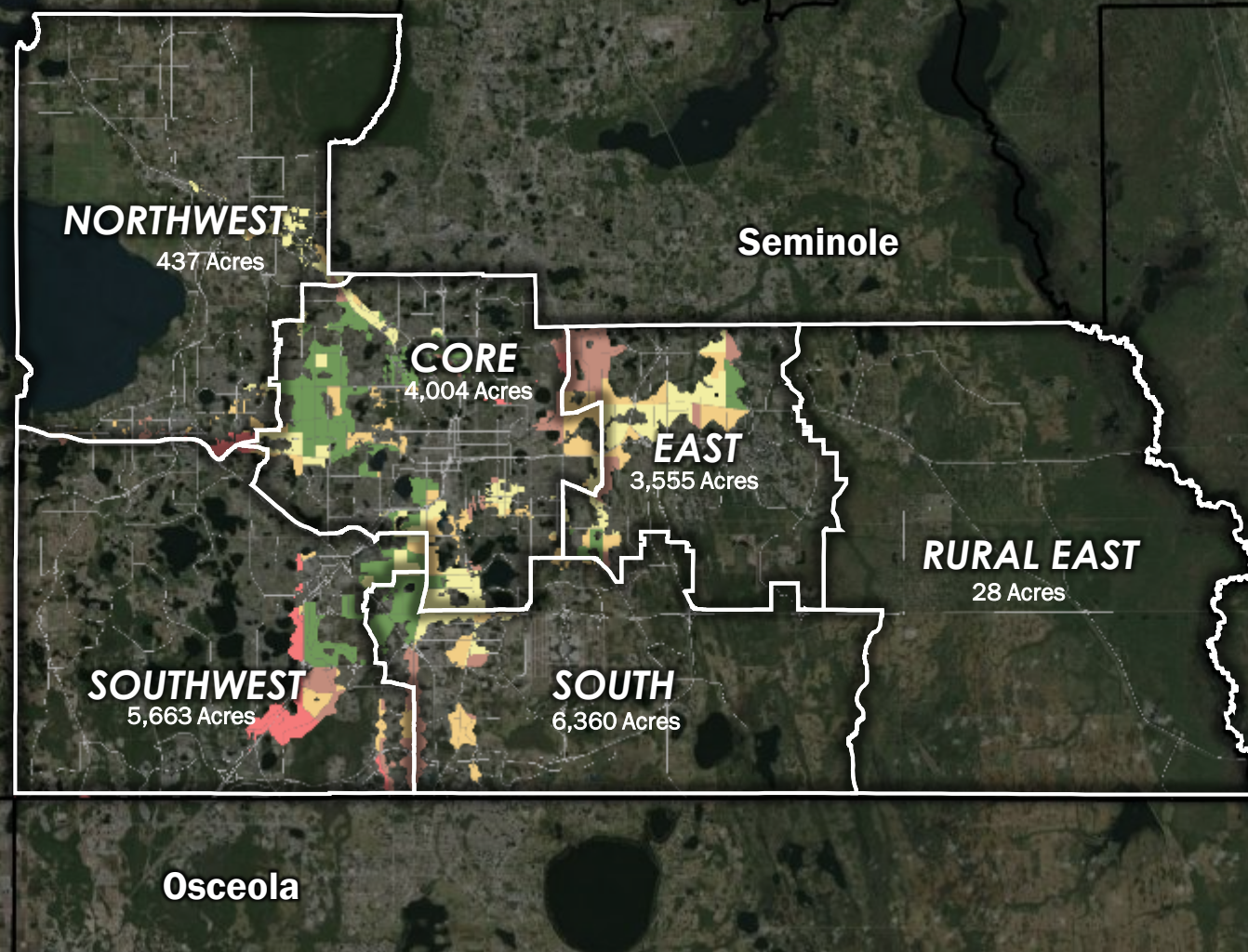
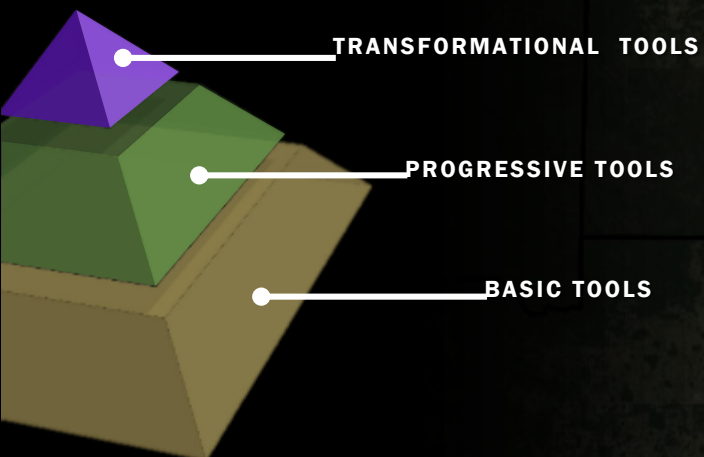
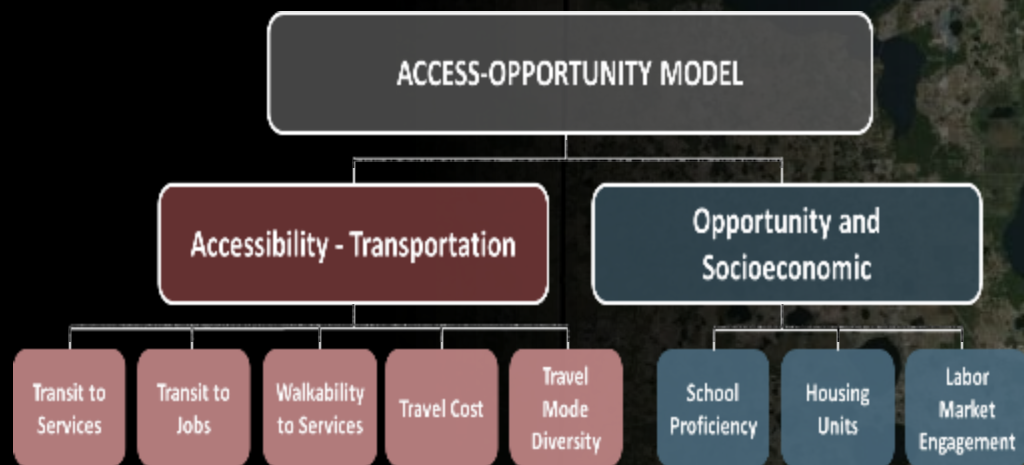
The bus lines shown have named tourist destinations.

60%
of Service Jobs



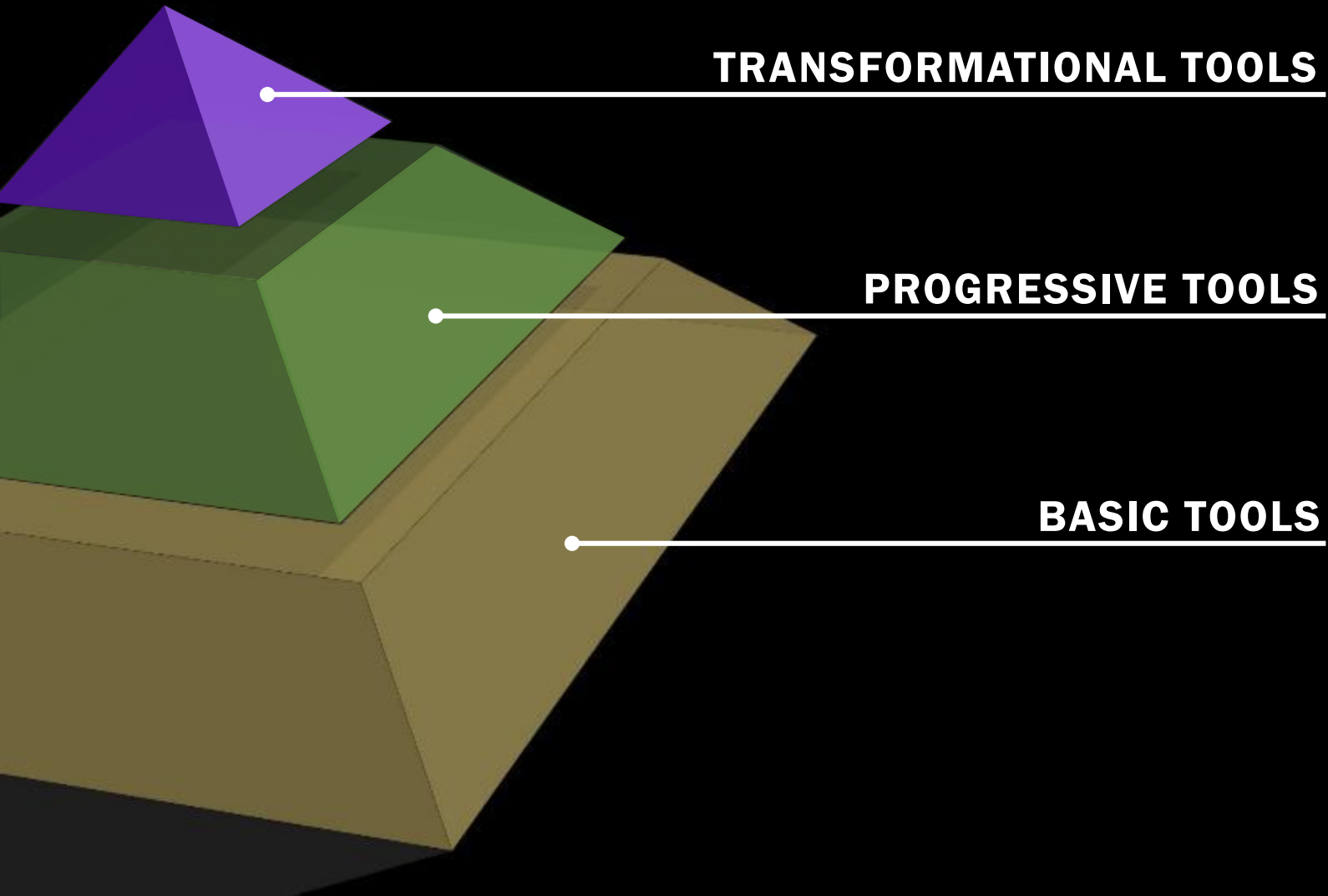
Model Structure

Access - Opportunity Model



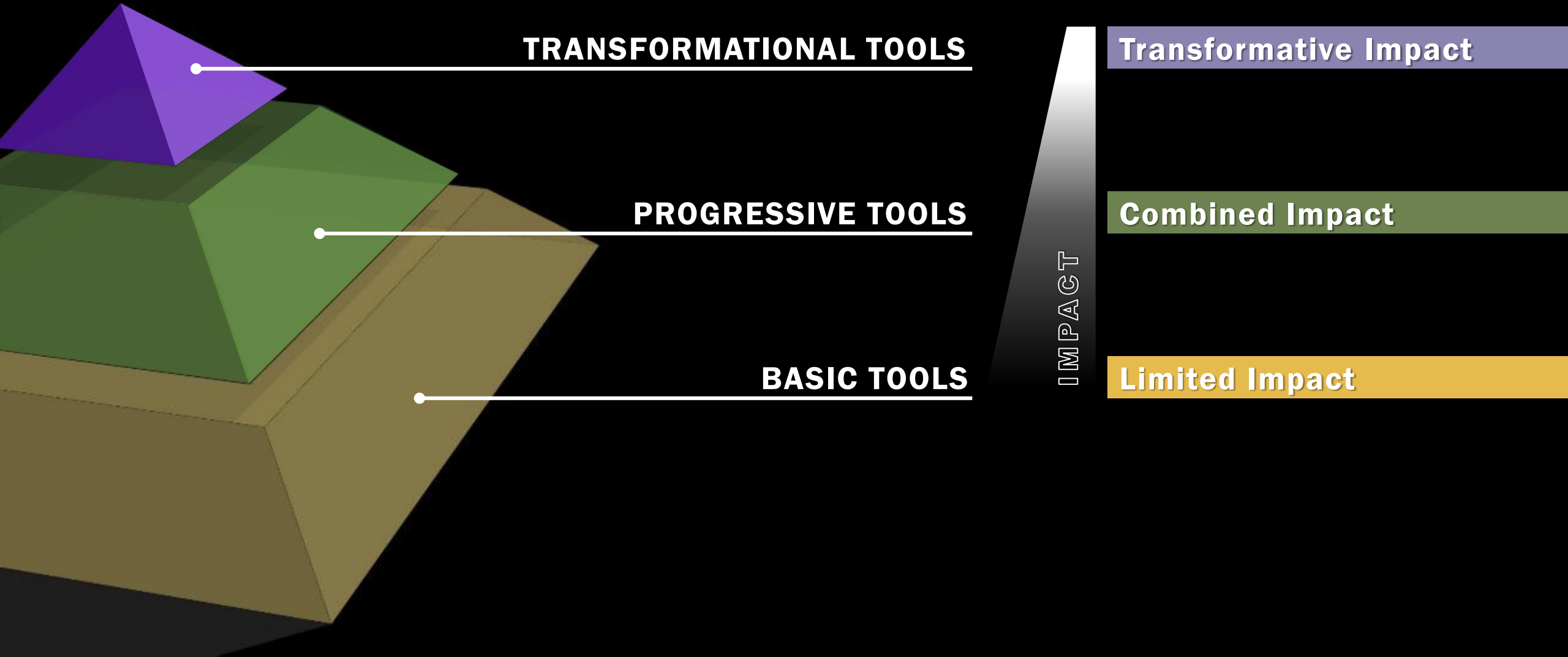
Implementation Framework

An Action Plan - Tools



Implementation Framework

An Action Plan - Tools

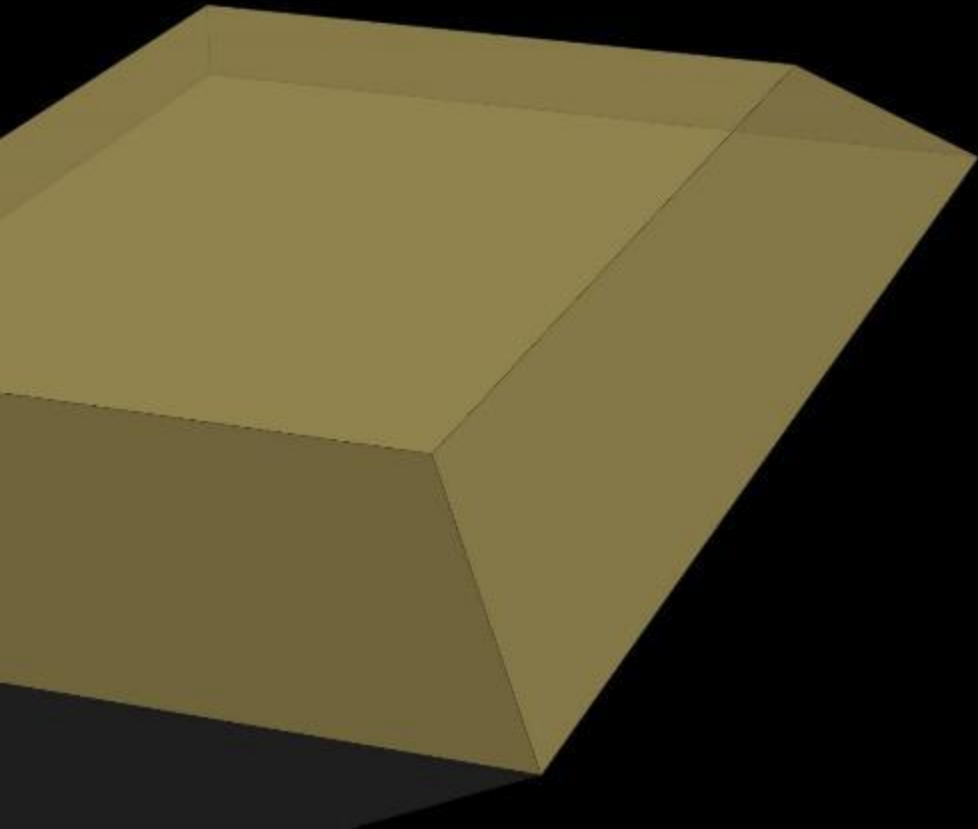


Implementation Framework

An Action Plan - Tools

BASIC TOOLS

- **Provide** needed **regulatory modifications**
- Incentivize **housing development**
- Respond to **industry needs**
- **Expedite** targeted **housing** development



Implementation Framework

An Action Plan - Tools

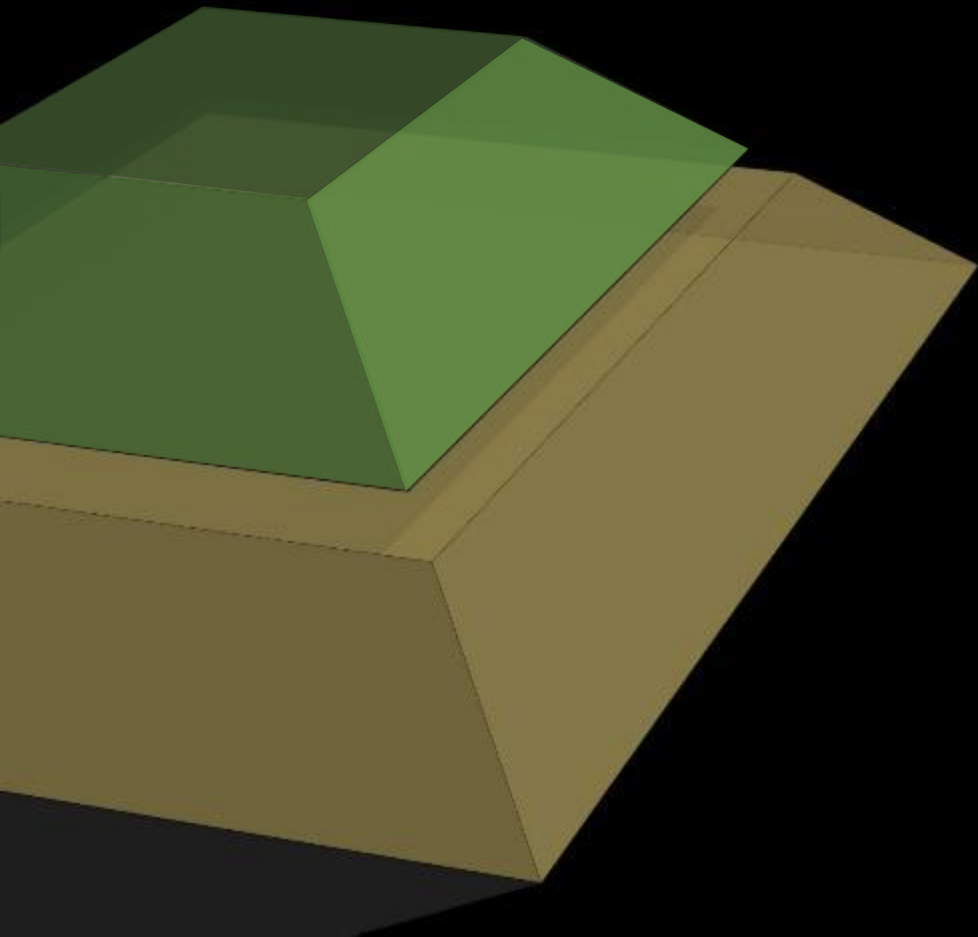
BASIC TOOLS

Implementation Horizon (Years)	1	Short	5	Long	10
Reduce Standards Barriers					
Reduce A.D.U. Requirements					
Expedited Permitting					
Density / Intensity Bonuses					
Flexible Lot Configuration					
Reduce Parking Requirements					
Update Household Occupancy Limits					
Multi-Family Bonds w/ Tax Credits / Advances					
Build Advocacy Network					
Engage with State Policymakers					
Provide Adaptive Reuse Incentives					

Regional Framework

An Action Plan

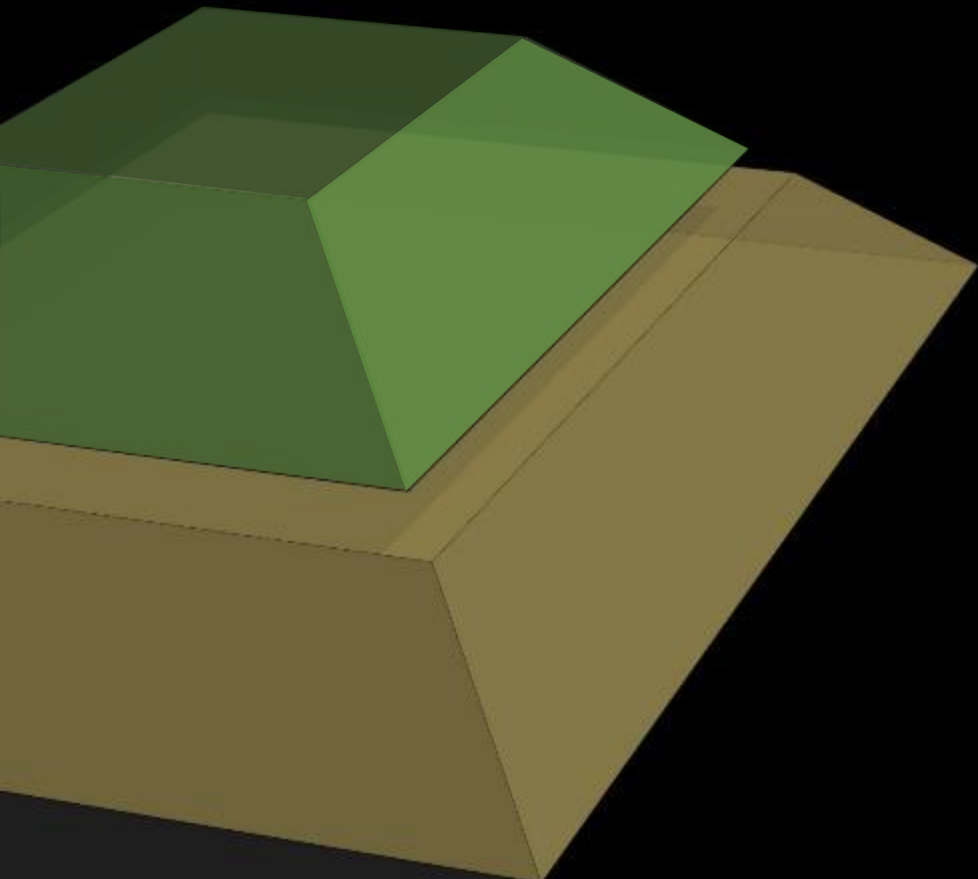
PROGRESSIVE TOOLS



- Reach well **beyond** the **BASIC TOOLSET**
- Coordinated **housing** development **alternatives**
- Major **impacts** on **housing** products **delivery**
- **Create** new **housing** delivery systems
- **Diverse** implementation **methods** (where & how)

Regional Framework

An Action Plan



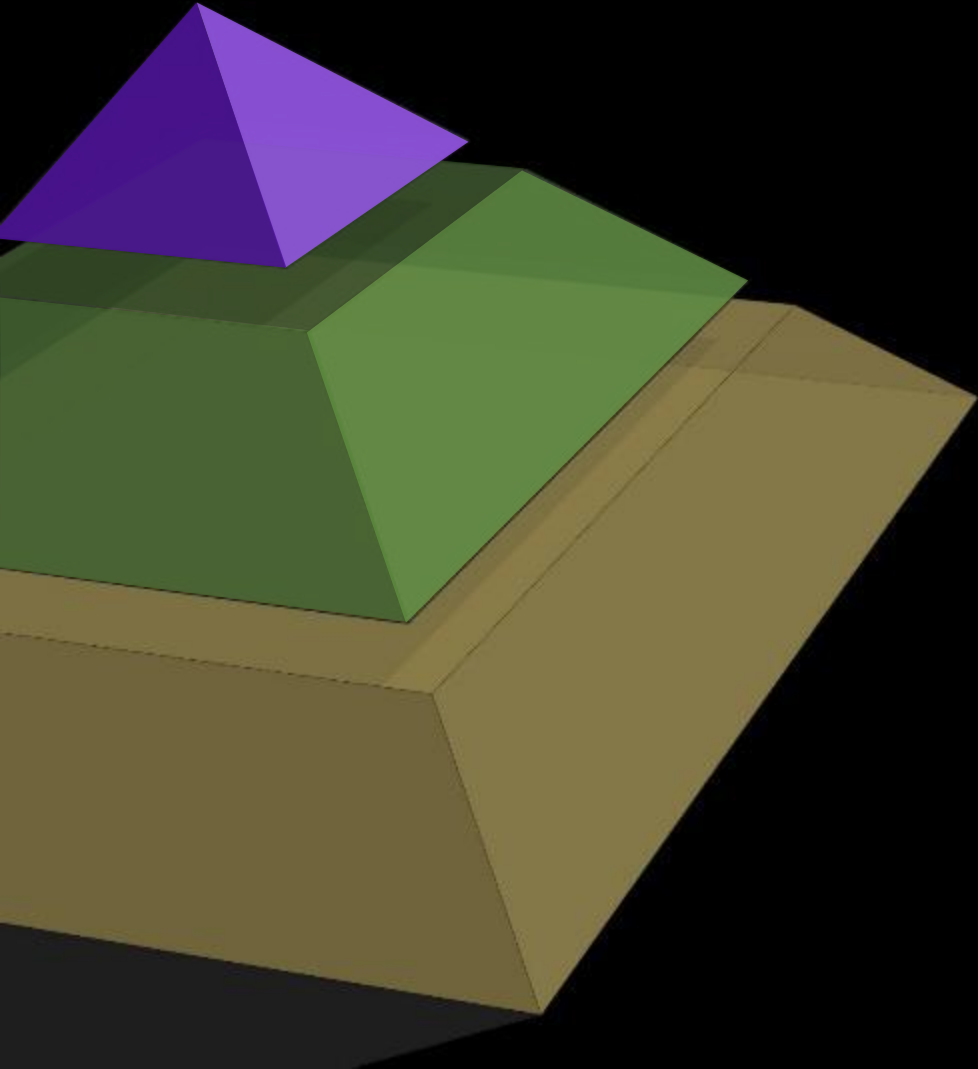
PROGRESSIVE TOOLS

	Implementation Horizon (Years)			
	1	Short	5	Long
Increase Land Inventory for Potential Projects				
Reduce / Subsidize Impact Fees				
Development of Pilot Projects				
Access & Opportunity Model				
Housing Trust Fund				
Community Land Trust (CLT)				
Land Banking				
Public-Private Partnerships				
Public Partnerships				
Public Non-Profit Partnerships				
Partnerships with Employers / Institutions				

Regional Framework

An Action Plan

TRANSFORMATIONAL TOOLS



- They are **more likely** to 'move the needle'
- **Create** long-lasting, **systemic impacts**
- **Depend** on the successful **implementation** of **BASIC** and **PROGRESSIVE TOOLS**
- Can be **benchmarked** against **targeted numbers**

An Action Plan

A 3D illustration of a multi-tiered pyramid. The pyramid is composed of three distinct sections: a small purple pyramid at the top, a medium green pyramid in the middle, and a large tan pyramid at the base. The sections are stacked on top of each other, creating a stepped appearance. The pyramid is set against a solid black background. The lighting is soft, casting a subtle shadow on the surface below the base of the pyramid.

Implementation Horizon (Years)	1	Short	5	Long	10
Inclusionary Housing Program					
Linkage Fees					
Regional Revolving Loan Pool (SHIP Funds)					



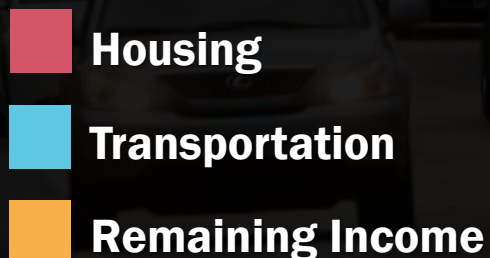
TOD & Housing Balance

Complete Community

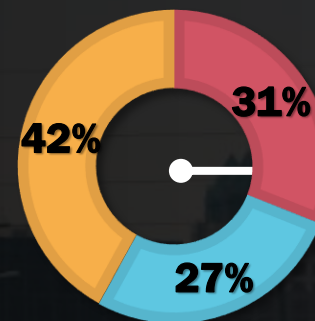
TOD-Housing Balance

Average Housing & Transportation Cost

LEGEND



58%



Osceola County

13,198

Annual Transportation Cost

1.84

Vehicles Per Households

22,425

Average Household VMT

Orange County

12,360

Annual Transportation Cost

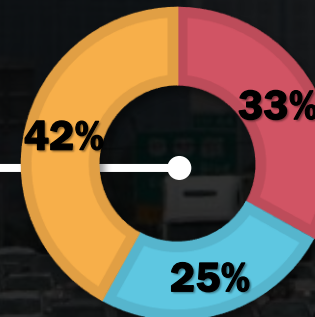
1.73

Vehicles Per Households

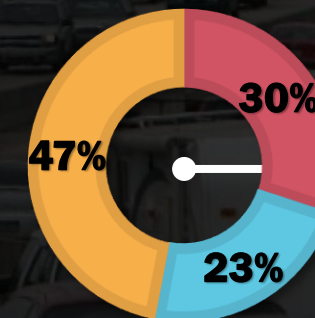
20,455

Average Household VMT

58%



53%



City of Orlando

11,041

Annual Transportation Cost

1.55

Vehicles Per Households

17,787

Average Household VMT

Seminole County

12,923

Annual Transportation Cost

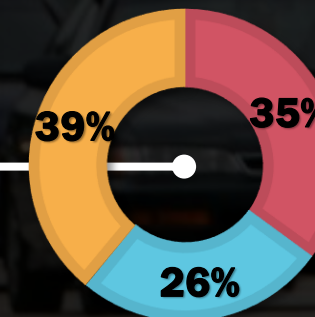
1.80

Vehicles Per Households

21,941

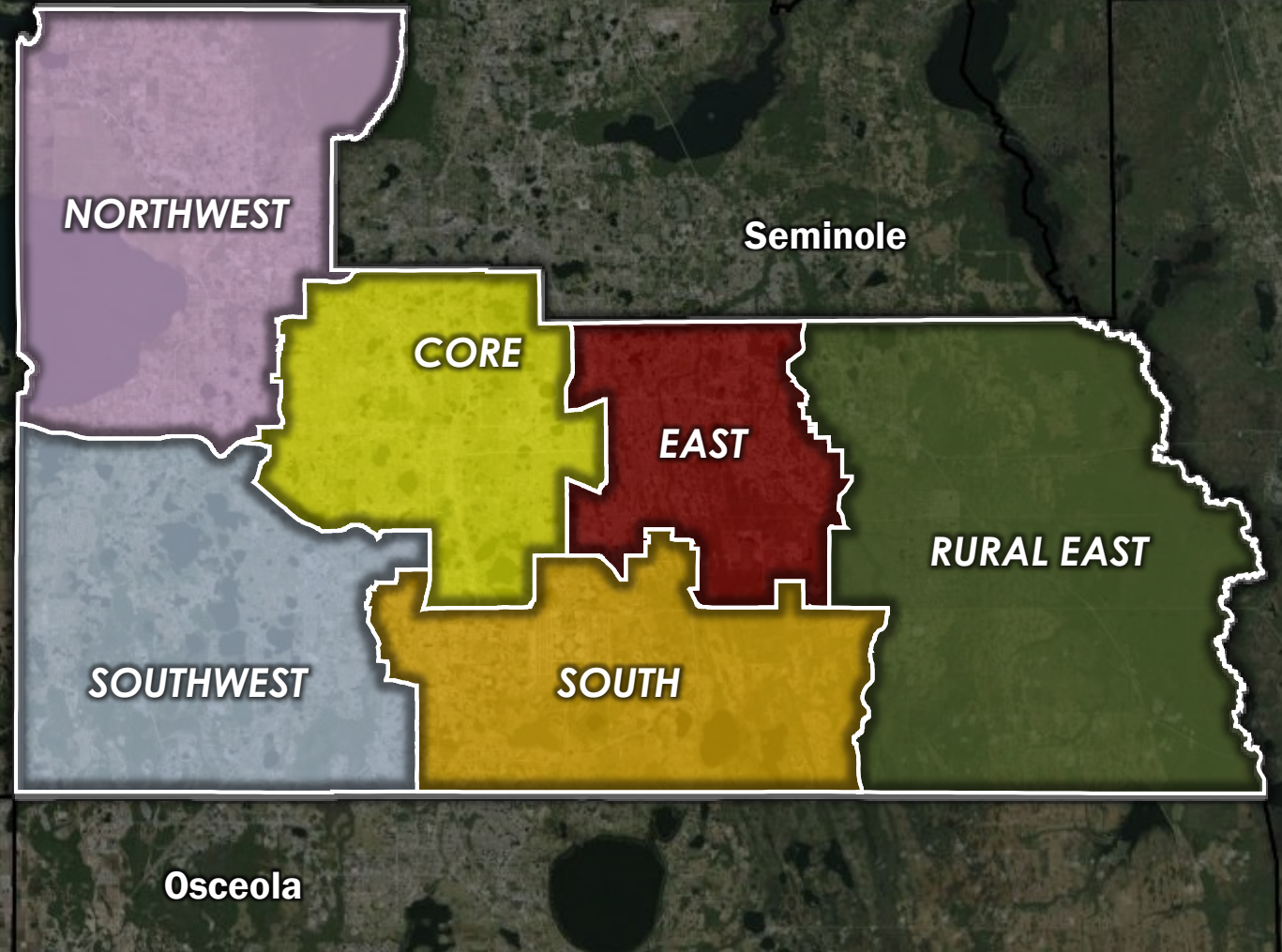
Average Household VMT

61%



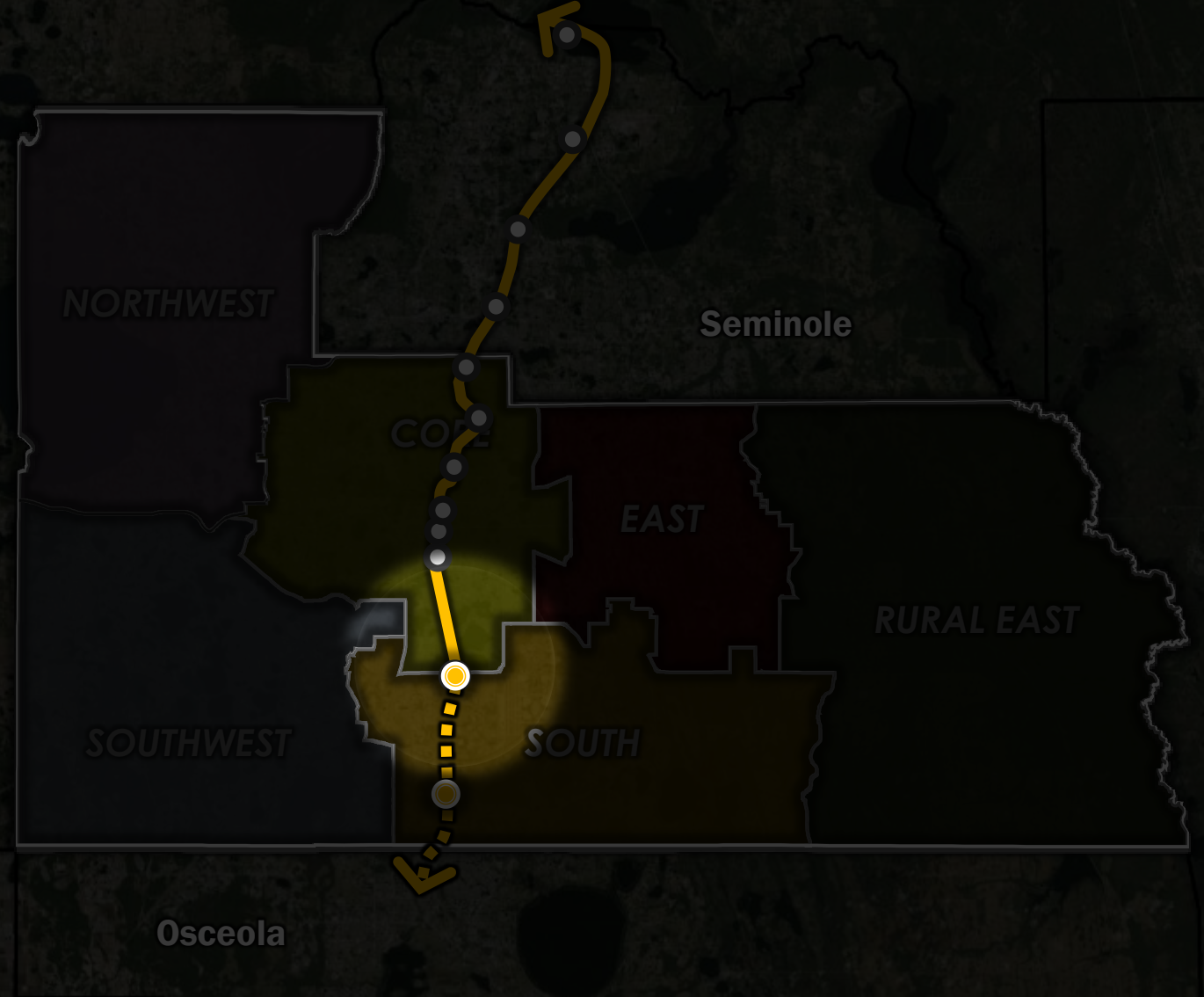
TOD-Housing Balance

Station Area Opportunities



TOD-Housing Balance

Station Area Opportunities



Pine Castle

TOD District

Mixed-Use Core Area

+/- 90 Gross; +/- 60 Net Acres

- Open Space
- Green Infrastructure
- Parking



Access & Opportunity Model

Affordable Housing Suitability

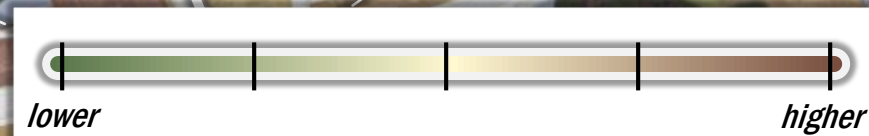
Accessibility

Access to Services

Access to Jobs

Travel Cost

75%



Access & Opportunity Model

Affordable Housing Suitability

Accessibility

Access to Services
Access to Jobs
Travel Cost

Neighborhood Opportunity

Poverty Level
School Proficiency
Labor Market

25%



Access & Opportunity Model

Affordable Housing Suitability

Accessibility

Access to Services
Access to Jobs
Travel Cost

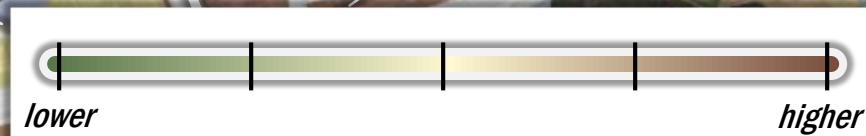
75%



Neighborhood Opportunity

Poverty Level
School Proficiency
Labor Market

25%





Orange Ave.

Sand Lake Rd

528

Code Overview

Form Based Standards

Article I. Place Types and Zones

Article II. Block Configuration

Article III. Street Types

Article IV. Open Space Types

Article V. Site and Building Requirements

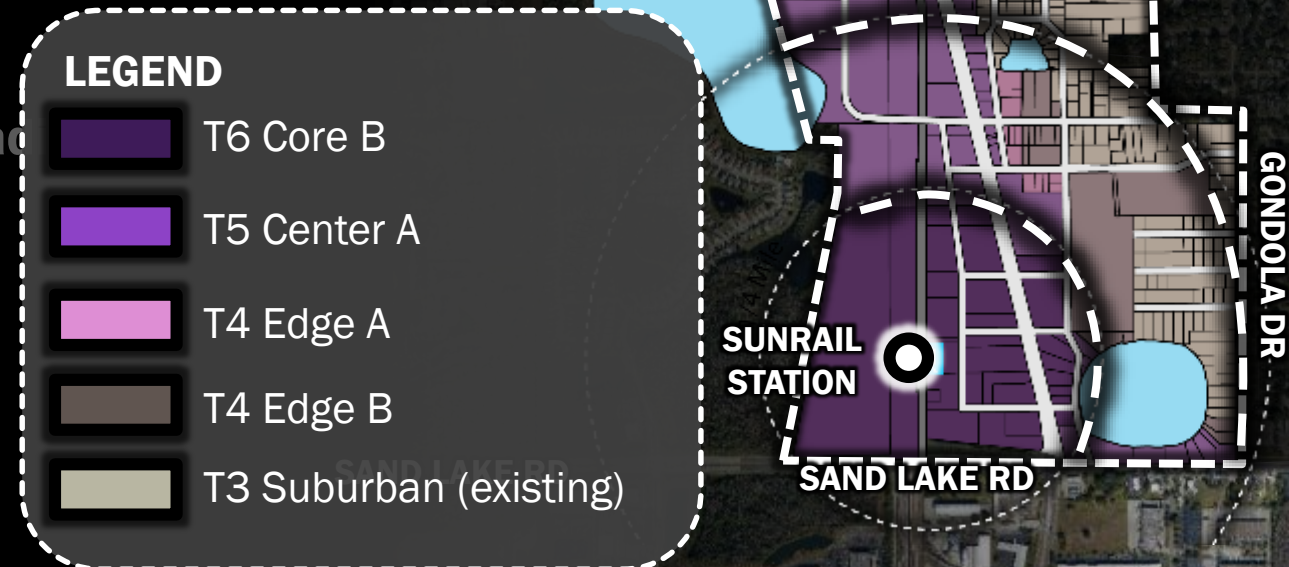
Article VI. Uses

Article VII. Off-street Parking and Loading

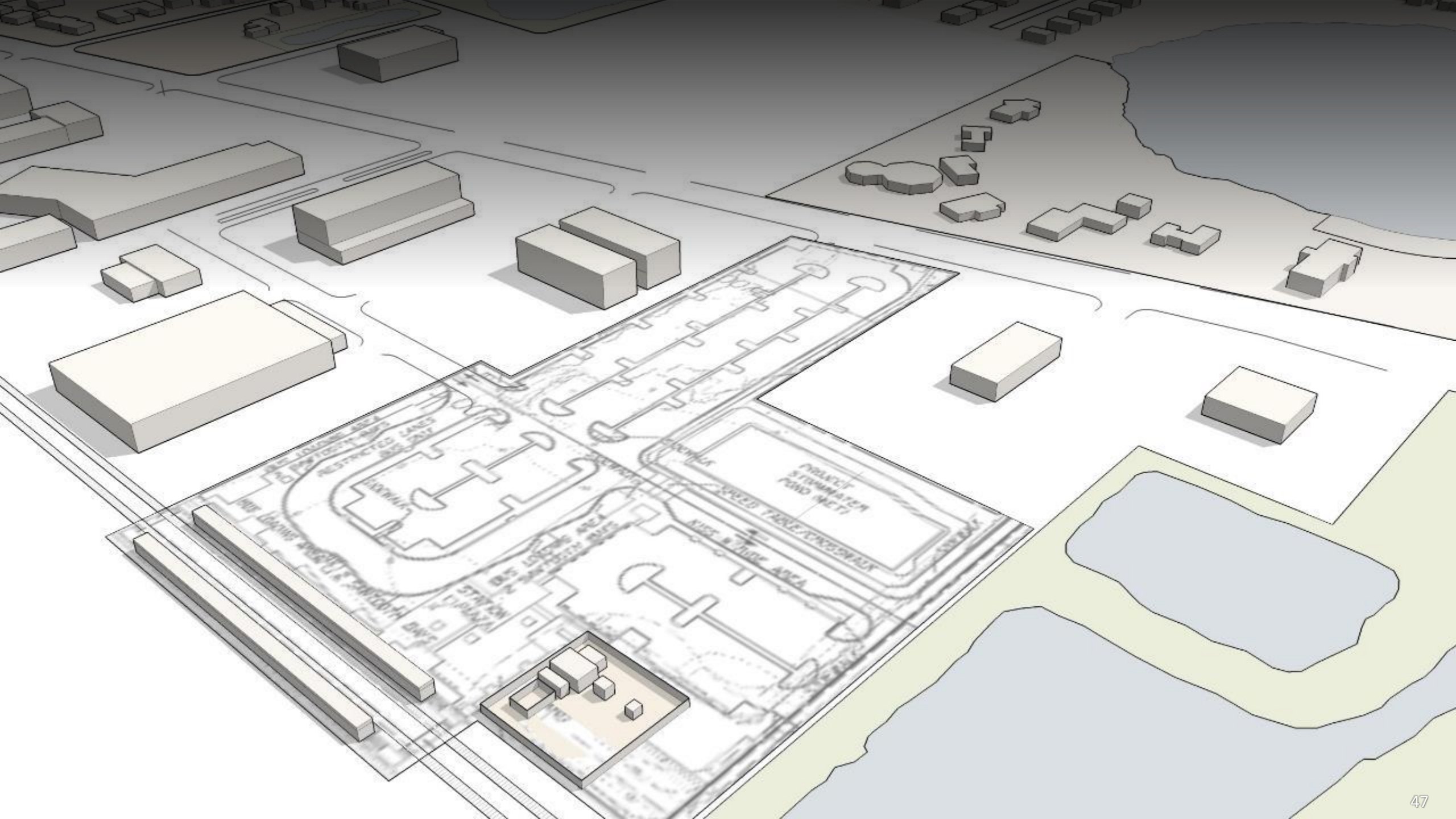
Article VIII. Landscape

Article IX. Approval Requirements

Article X. Definitions

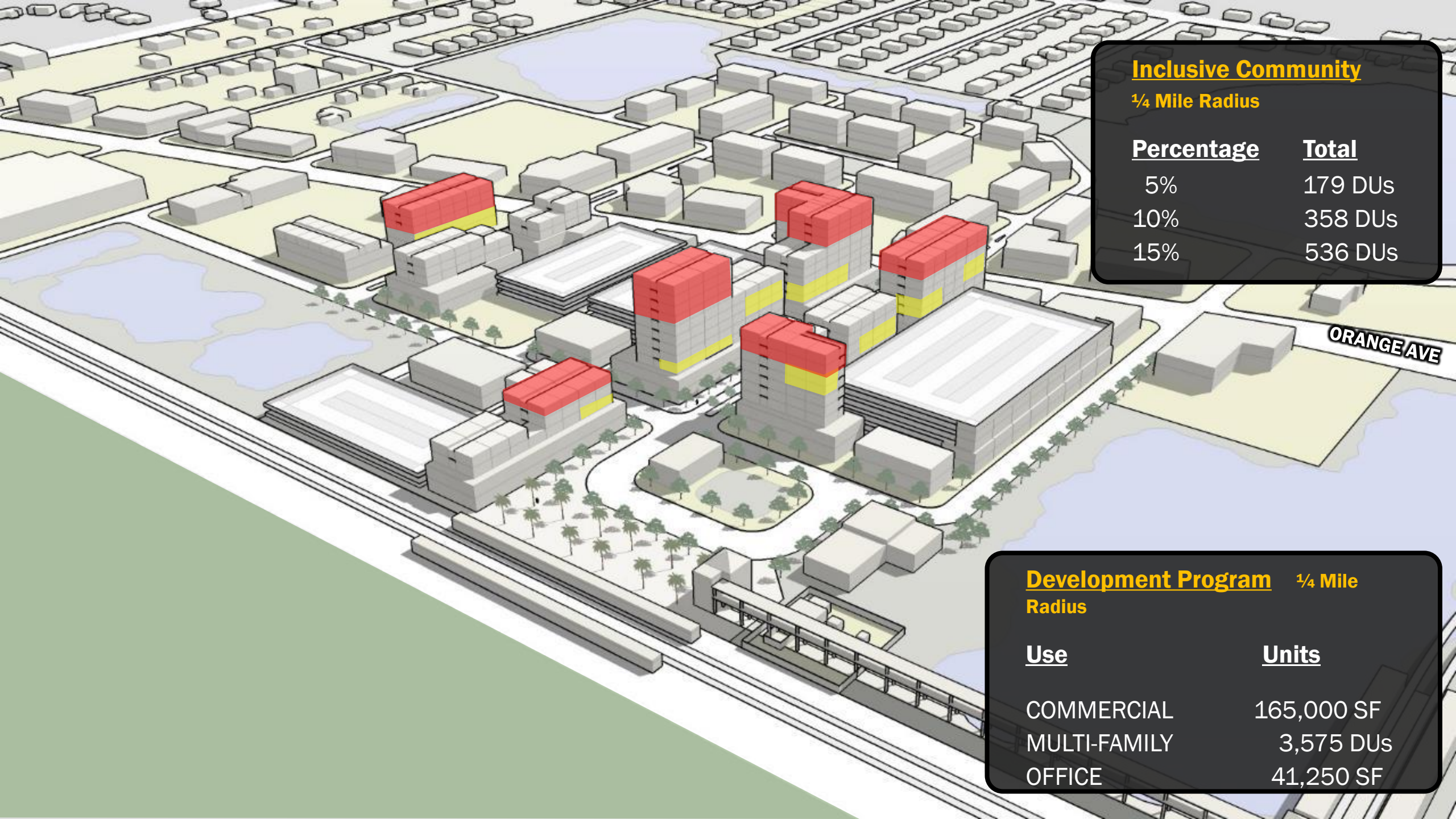








ORANGE AVE



Inclusive Community

1/4 Mile Radius

Percentage

5%

10%

15%

Total

179 DUs

358 DUs

536 DUs

Development Program 1/4 Mile Radius

Use

COMMERCIAL

MULTI-FAMILY

OFFICE

Units

165,000 SF

3,575 DUs

41,250 SF



NIMBY or YIMBY?

How to Reach Awareness

NIMBYs to YIMBYs

Reference & Definition

- What is a NIMBY?

An acronym for “Not In My Backyard.” It is used when citizens oppose a public project or private development primarily because it will be built near where they live.



NIMBYs to YIMBYs

Reference & Definition

- 2. What is a YIMBY?

An acronym for “Yes In My Backyard.” It is used when citizens support new development and denser housing growth.



NIMBYs to YIMBYs

Reference & Definition

- **NIMBY + YIMBY = BALANCE**
 - Mixed Income Community
 - Preserves Neighborhood Character
 - Job Growth & Housing Supply
 - Affordable & Livable



NIMBYs to YIMBYs

Top Five Key Elements

#5. Foster Community, Safety & Pride

Top Five
5

Key Elements to Address
Concerned Residents
Mindsets

NIMBYs to YIMBYs

Top Five Key Elements

#5. Foster Community, Safety & Pride

- Community Sensitive Design
- Create Curb Appeal
- Foster a Sense of Ownership
- Put “Eyes” on the Streets



NIMBYs to YIMBYs

Five Key Elements

#5. Foster Community Safety & Pride

#4. Access & Opportunity Sites

- Access to Services
- to Jobs
- to Transit
- Proximity to Health Care
- to High-Quality Schools
- to Recreation
- to Jobs & Commercial Districts



**PHYSICAL
ACTIVITY**



JOBS



EDUCATION



**HEALTH
CARE**

NIMBYs to YIMBYs

Five Key Elements

#5. Foster Community Safety & Pride

#4. Access & Opportunity Sites

#3. Orchestrate Sustainability

- Program Open Space
- Apply Green Infrastructure
- Green Building Practices
- Low Impact Development
- Mix of Uses and Incomes
- Promote Interconnectivity



NIMBYs to YIMBYs

Five Key Elements

#5. Foster Community Safety & Pride

#4. Access & Opportunity Sites

#3. Orchestrate Sustainability

#2. Build Community Trust

- Effective Community Outreach and Engagement
- Demonstrate long-term commitment to excellence.
- Dedication to active management and maintenance.



NIMBYs to YIMBYs

Five Key Elements

#5. Foster Community Safety & Pride

#4. Access & Opportunity Sites

#3. Orchestrate Sustainability

#2. Build Community Trust

#1. Involve Area Residents Early

- Community Meetings
- Websites
- Open House Meetings
- Community Workshops
- Community Advisory Groups





Design Matters!

Incentives for Affordable Housing

Design Matters

Compatibility with Established Neighborhoods

1. Emphasize **Good DESIGN**

- Determines the success of a thriving community
- Increases Acceptance for Inclusive Communities
- Ensures Quality and Compatible Affordable Architecture
- Provides Opportunities for Mixed Income Communities & Housing Diversity



Missing Middle Opticos

Design Matters

Compatibility with Established Neighborhoods

1. Emphasize Good DESIGN

2. Implement **Good MANAGEMENT**

- Strict Maintenance Standards
- Thorough Screening of Residents
- Make Management Visible and Accessible



Design Matters

Compatibility with Established Neighborhoods

1. Emphasize Good DESIGN

2. Implement Good MANAGEMENT

3. Challenge **NIMBYs Myths**

- High density and TOD will cause too much traffic

Fact: People who live in TOD own fewer cars and drive less.

- High density development strains public services and infrastructure

Fact: Compact development offers greater efficiency in use of public services and infrastructure.

Design Matters

The Character of the Built Environment

4. Why **Architecture Matters**

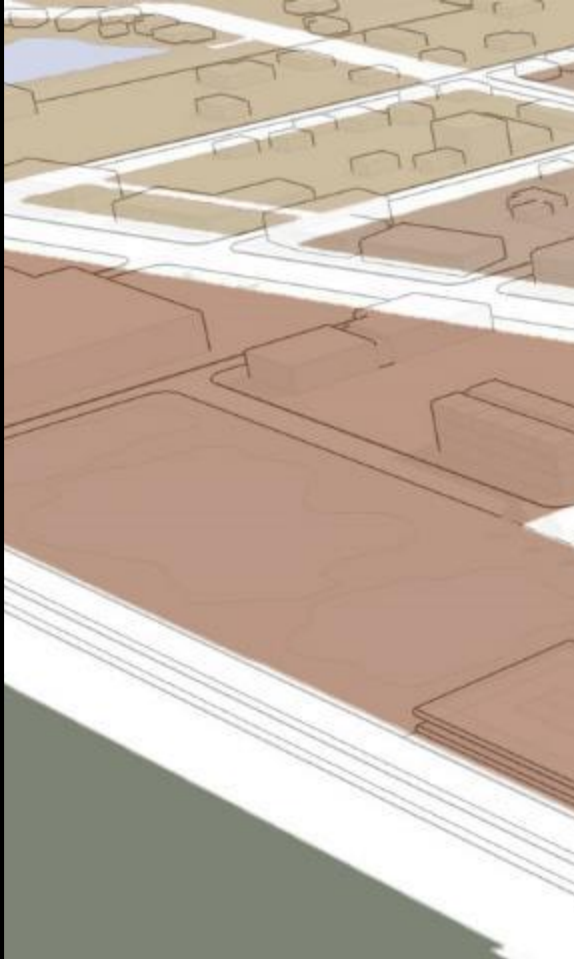
- It Affects Communities Emotionally and Intellectually
- Buildings and their Space in Between Produce Memorable Experiences
- Defines: Proportion, Scale, Texture, Light, Shapes & Emotions
- Guides the framework hierarchy and is not the afterthought



Housing for All

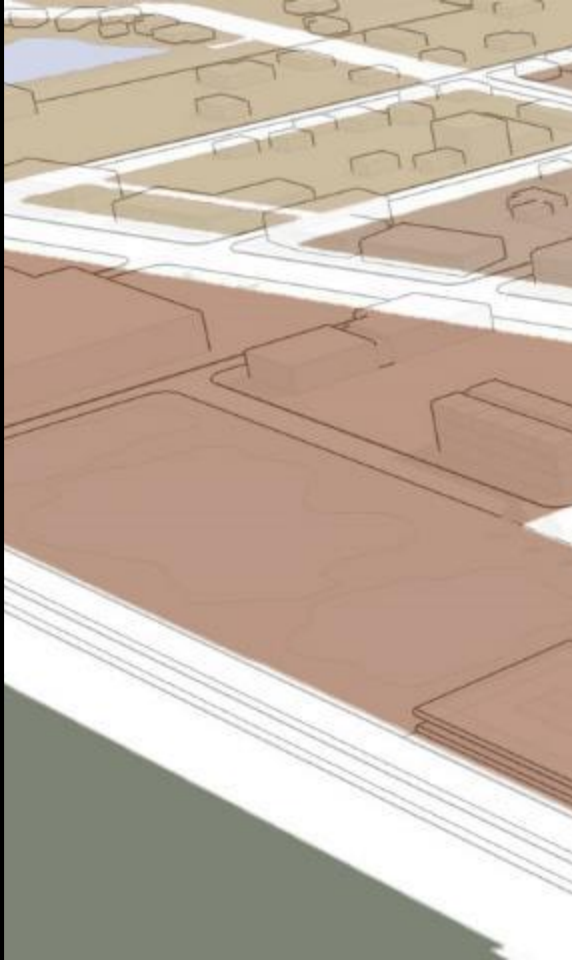
Formula for Implementation



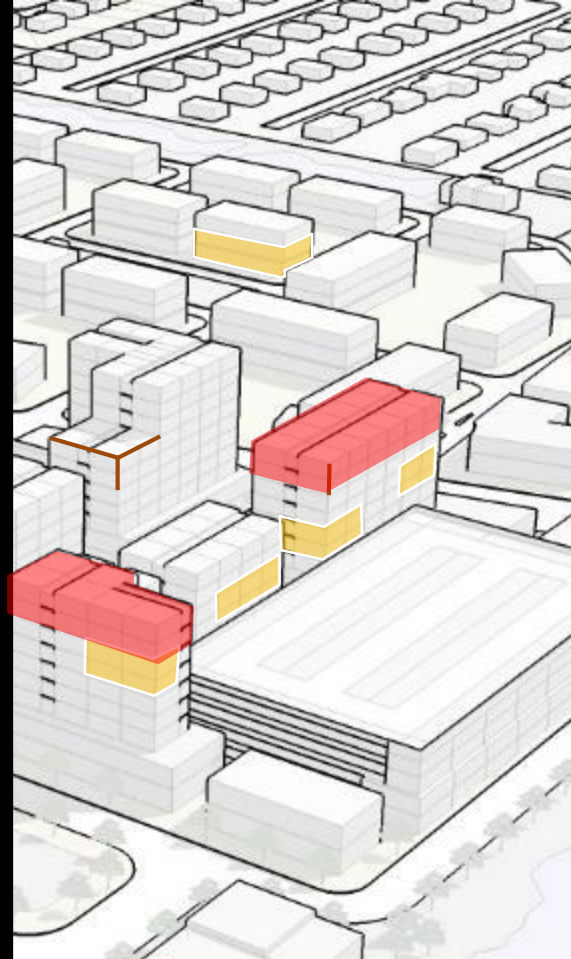
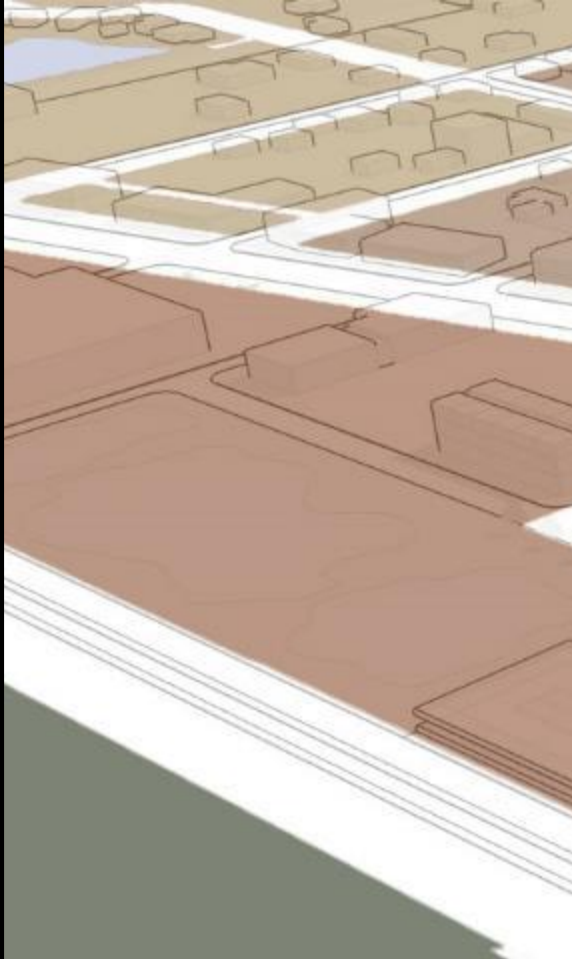


WHERE



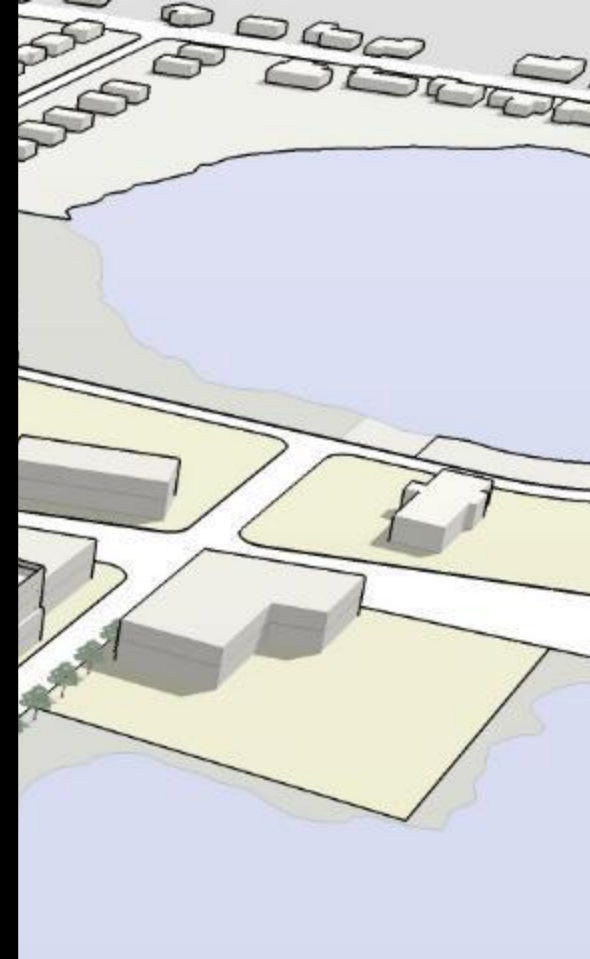
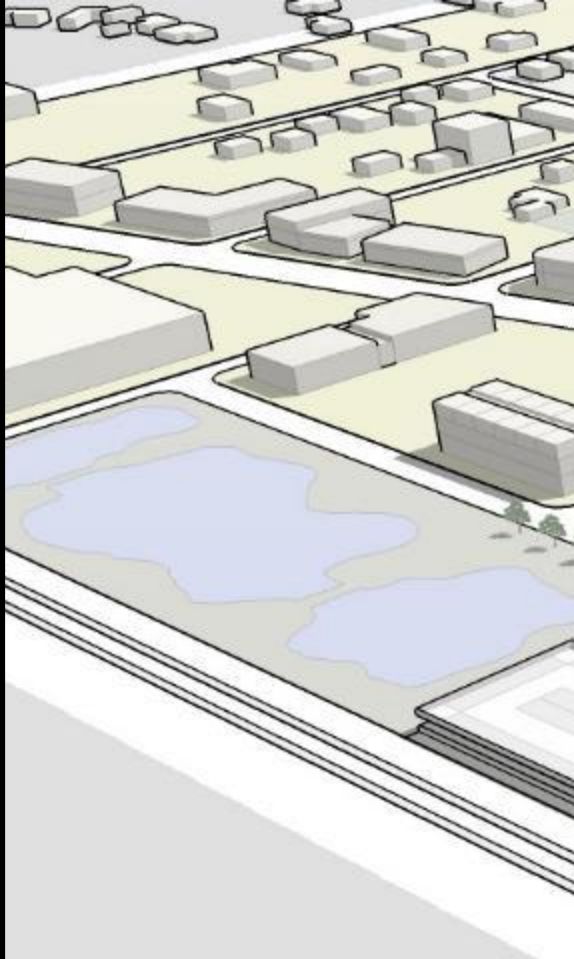


WHERE + WHAT



WHERE + WHAT

HOW

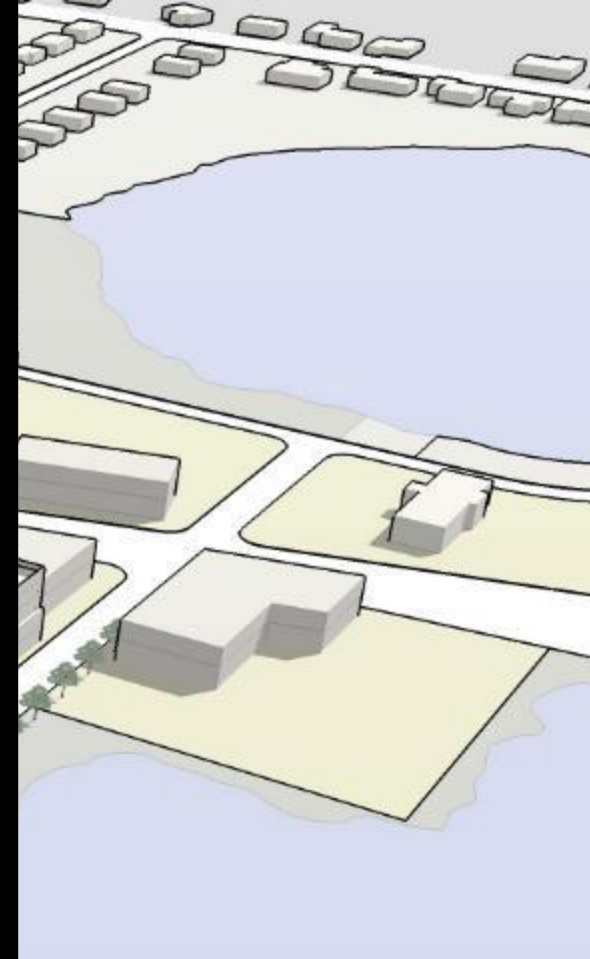
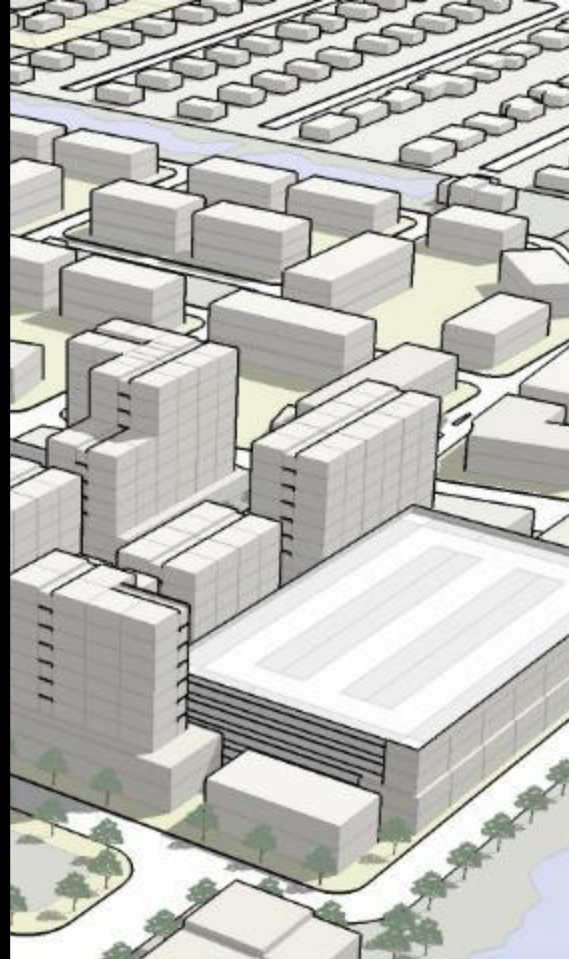
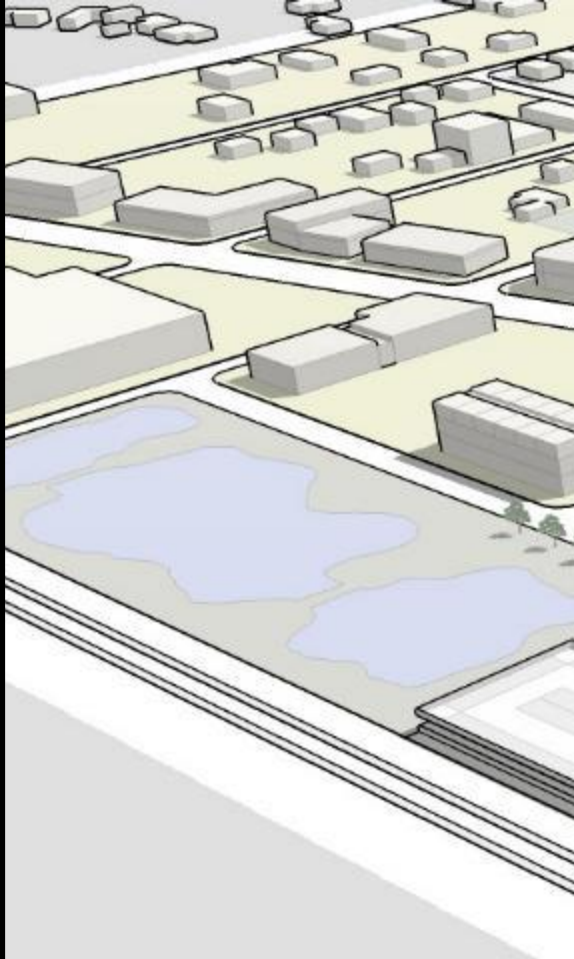


WHERE + WHAT



HOW

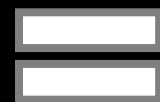
= SUSTAINABLE



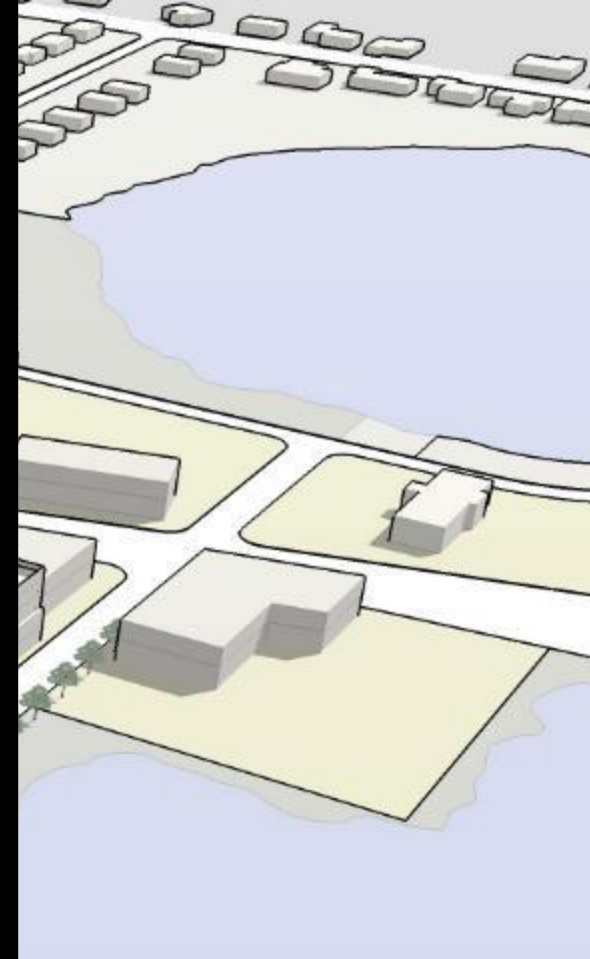
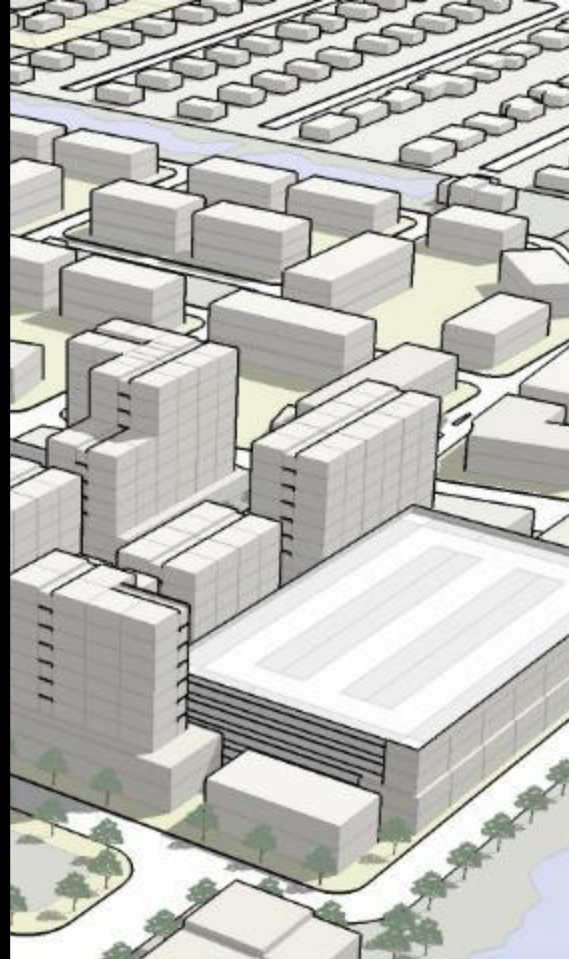
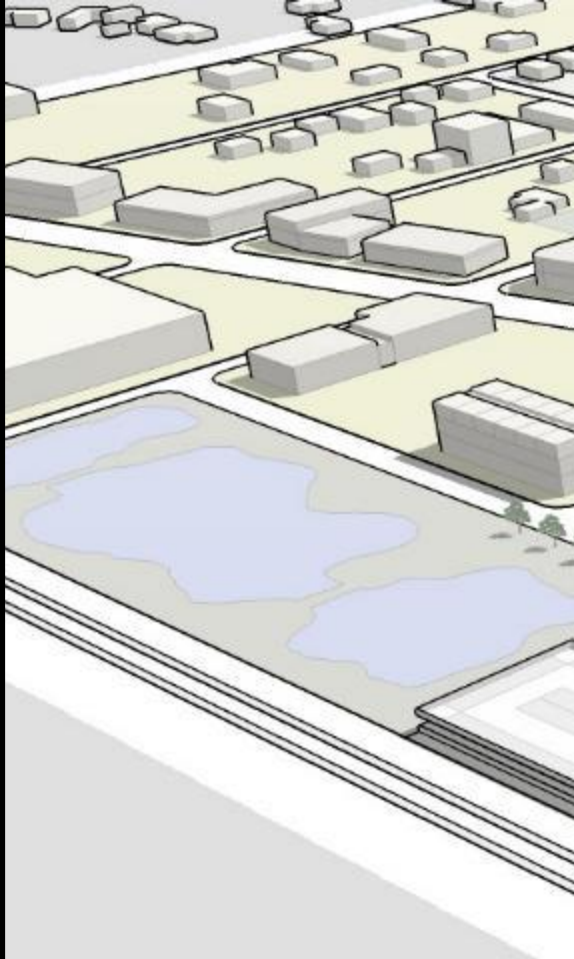
WHERE + WHAT



HOW



COMPLETE



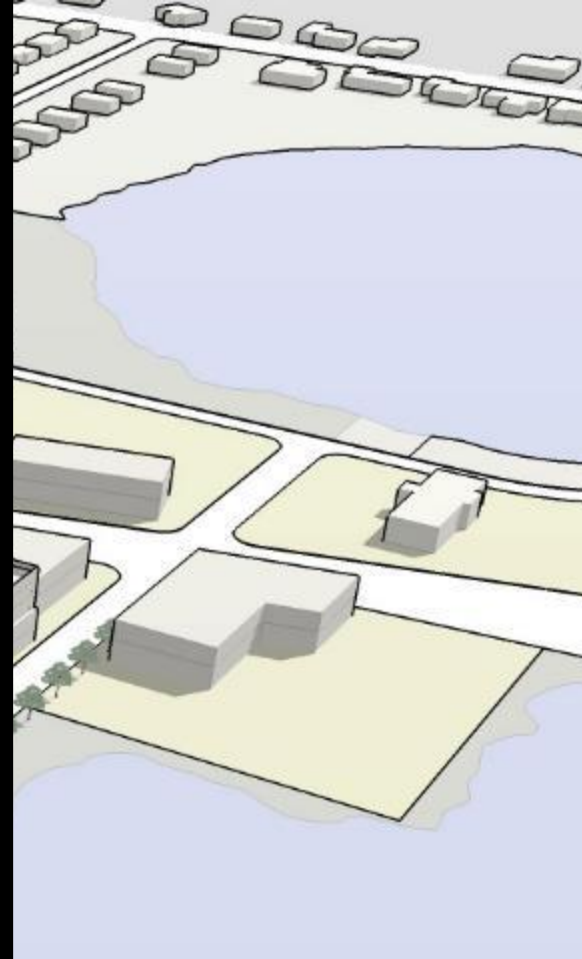
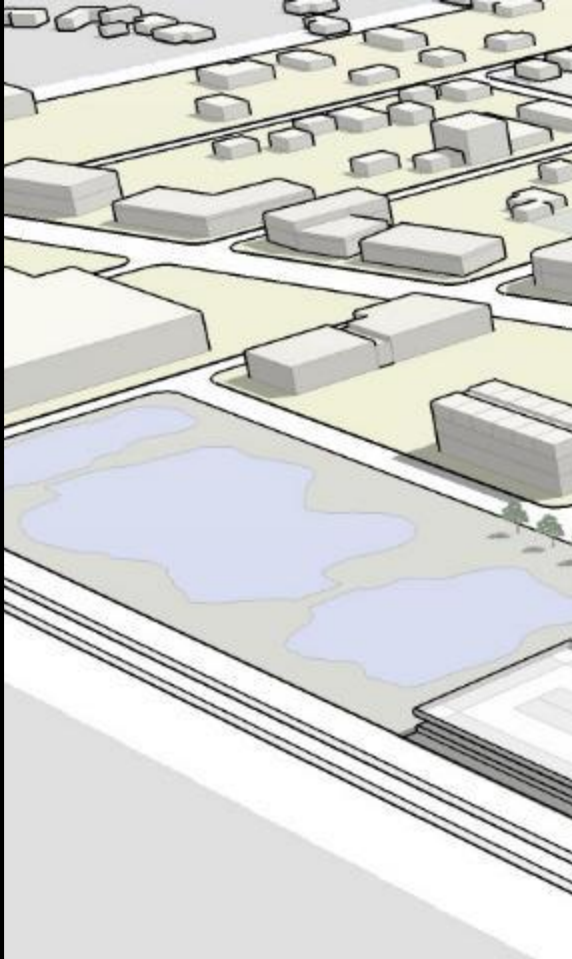
WHERE + WHAT



HOW



AFFORDABLE



WHERE + WHAT

HOW

=

*Life Style
with
Housing for All*

The background of the slide is a dark, textured surface with a faint, light-gray architectural drawing of a building layout. The drawing shows various rooms, corridors, and structural elements, rendered in a technical, line-art style. The text is overlaid on this background.

STRESS TESTING the CODE

Housing for All Design Charrette



Housing
for All

DESIGN CHARRETTE



Young
Architects
Forum



AIA
Orlando



G|SoA-CityLab
University of Florida Graduate School of Architecture
College of Design Construction and Planning



05.31.2019

Housing for All

Open Forum Review | Design Charrette

Time: 5pm – 8pm

Location: 135 W Central Blvd #500, Orlando, FL 32801

06.03.2019

Housing for All

Final Presentations | Design Charrette

Time: 5pm – 8pm

Location: 135 W Central Blvd #500, Orlando, FL 32801



AIA
Orlando



**Young
Architects
Forum**

O R L A N D O



Goals of the Charrette

1. Design Matters
2. Zoning Code Stress Test
3. Proforma Challenges



Housing for All



AIA
Orlando





Housing for All



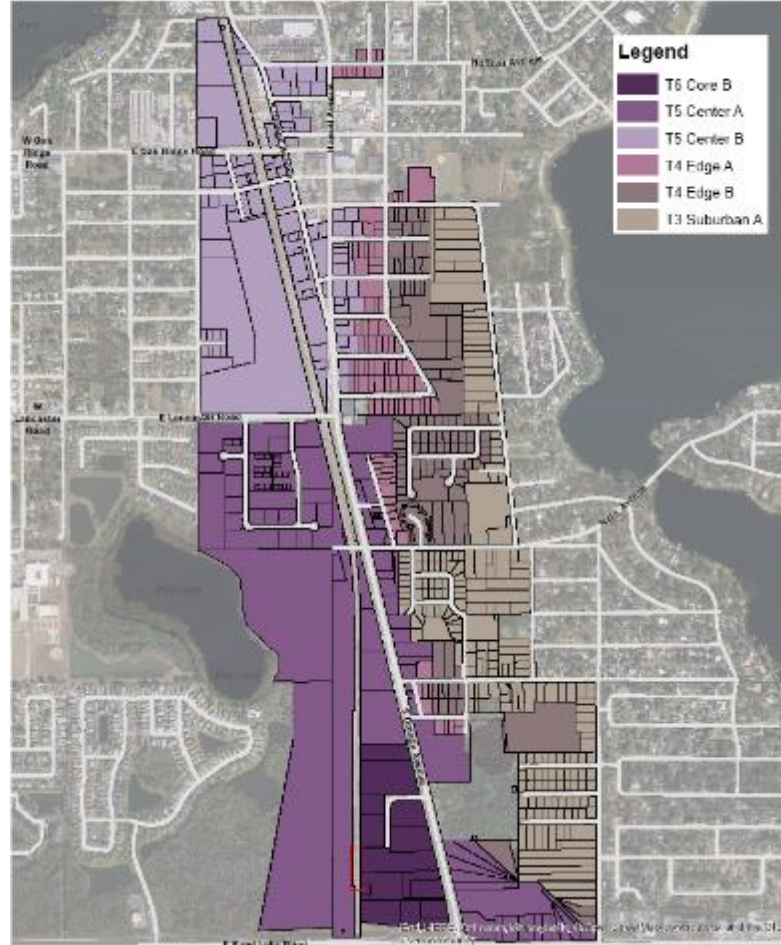
Young
Architects
Forum

UF | G|SoA-CityLab
University of Florida Graduate School of Architecture
College of Design, Construction and Planning

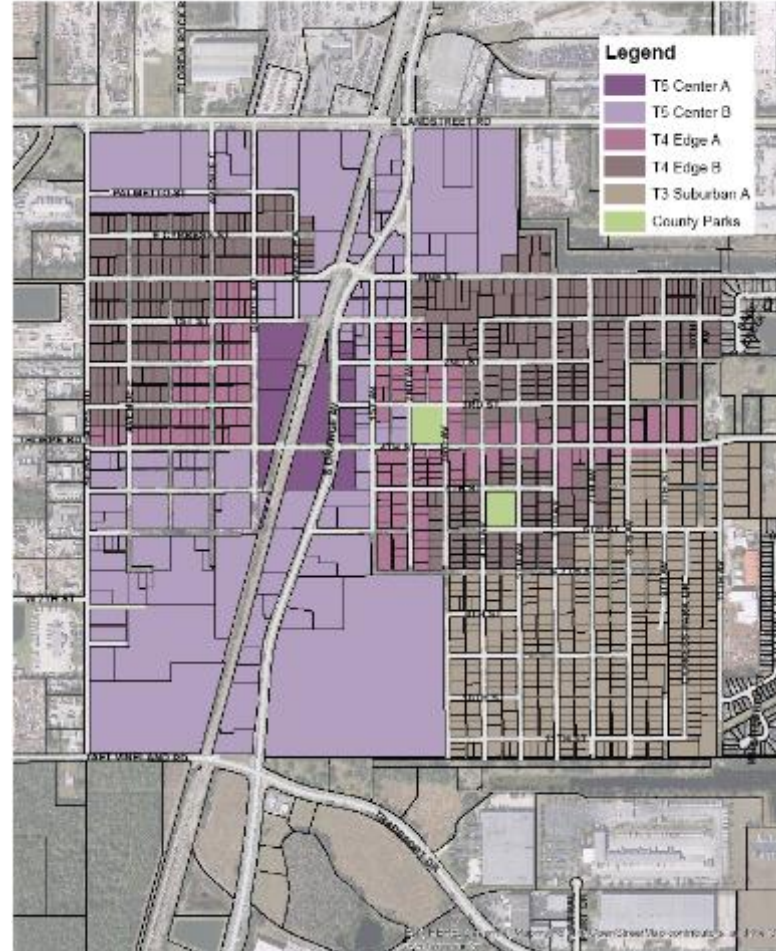


Design Charrette Areas of Focus

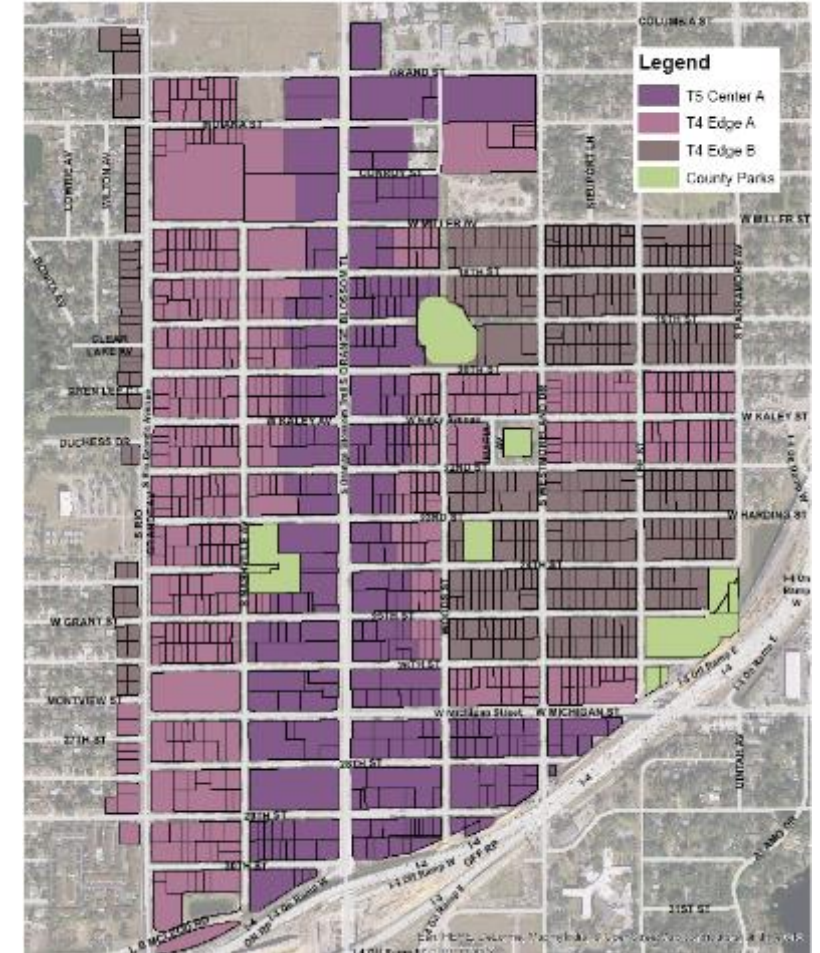
Pine Castle Regulating Plan



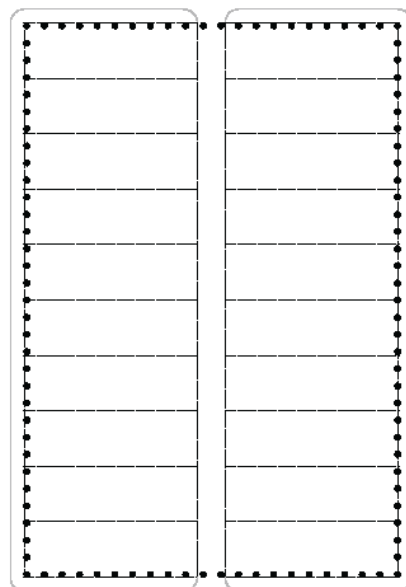
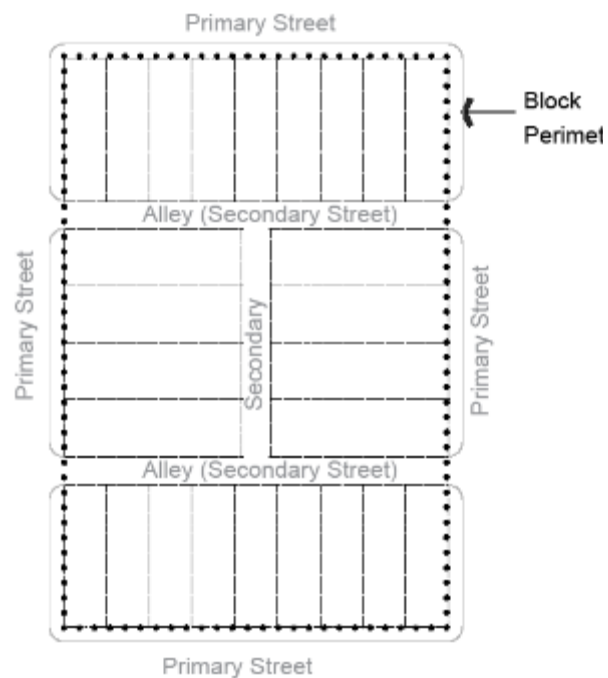
Taft Regulating Plan



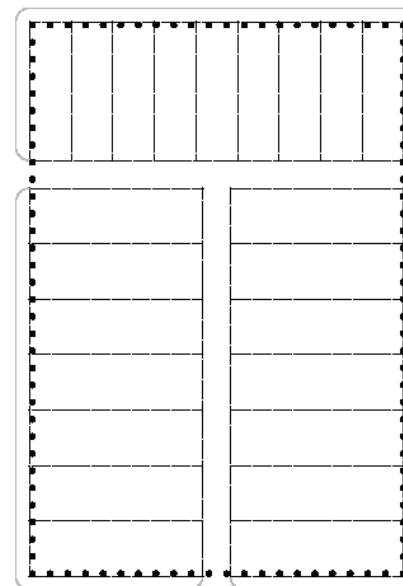
Holden Heights Regulating Plan



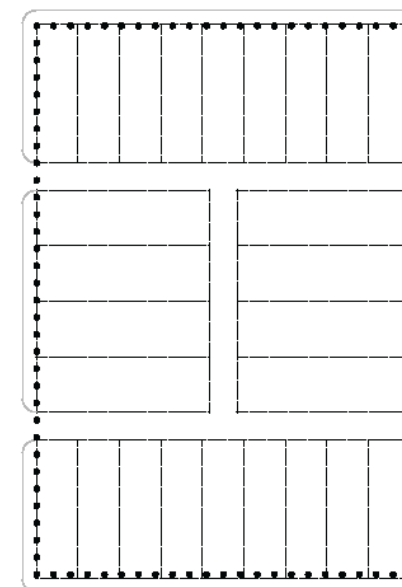
Block Configurations



Mid-Block Alley



"T" Alley



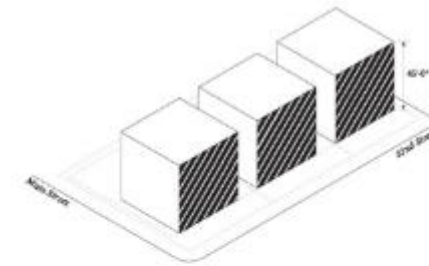
"H" Alley

Block
Perimeter

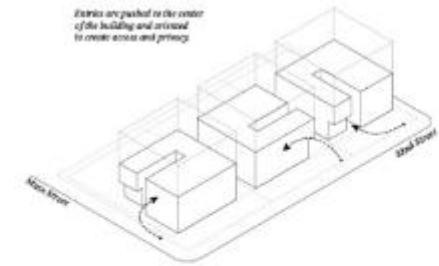
Precedents / OJT | 22&Main



Site location aerial

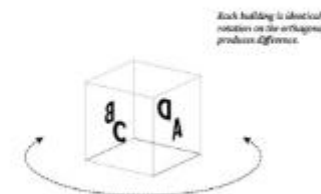
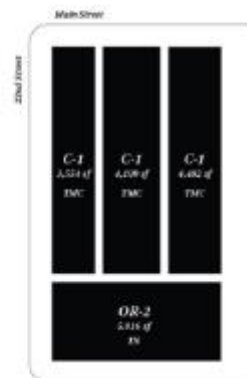


Maximum Buildout

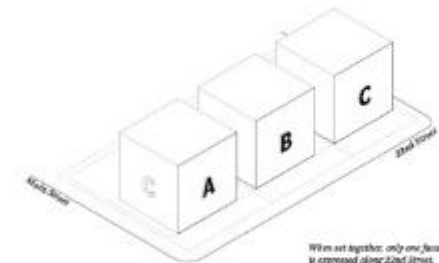


Massing Orientation

Maximum allowable zoning envelope with the re-orientation of entrances.

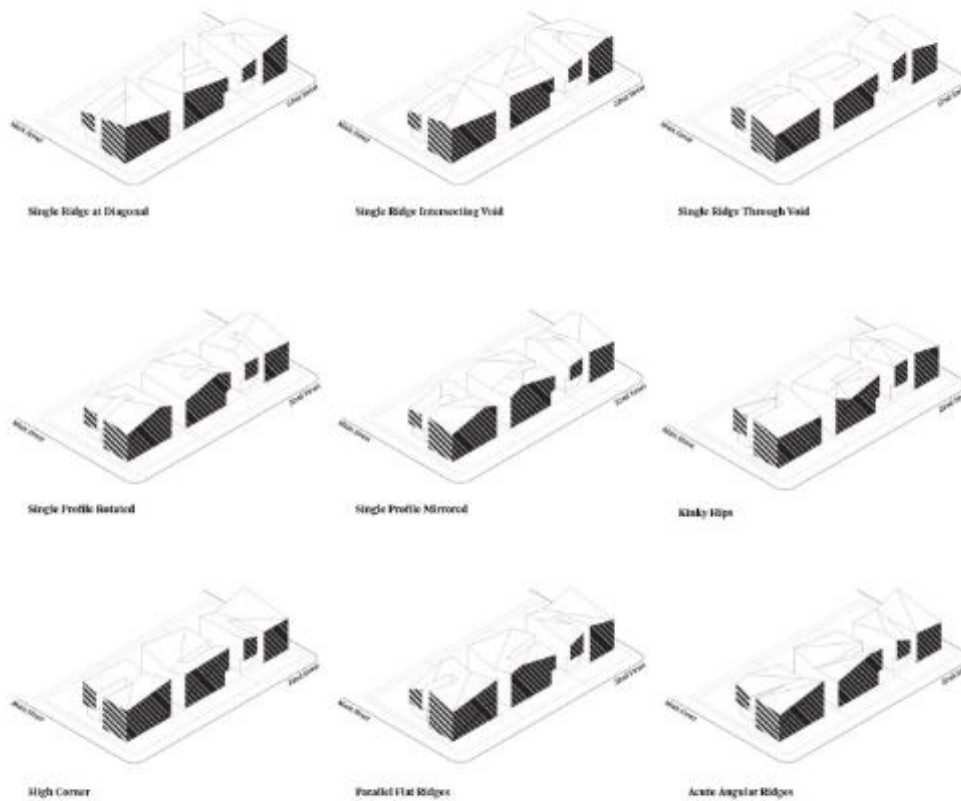


Rotational Logic



Elevation Aggregation

Precedents / OJT | 22&Main



Massing studies

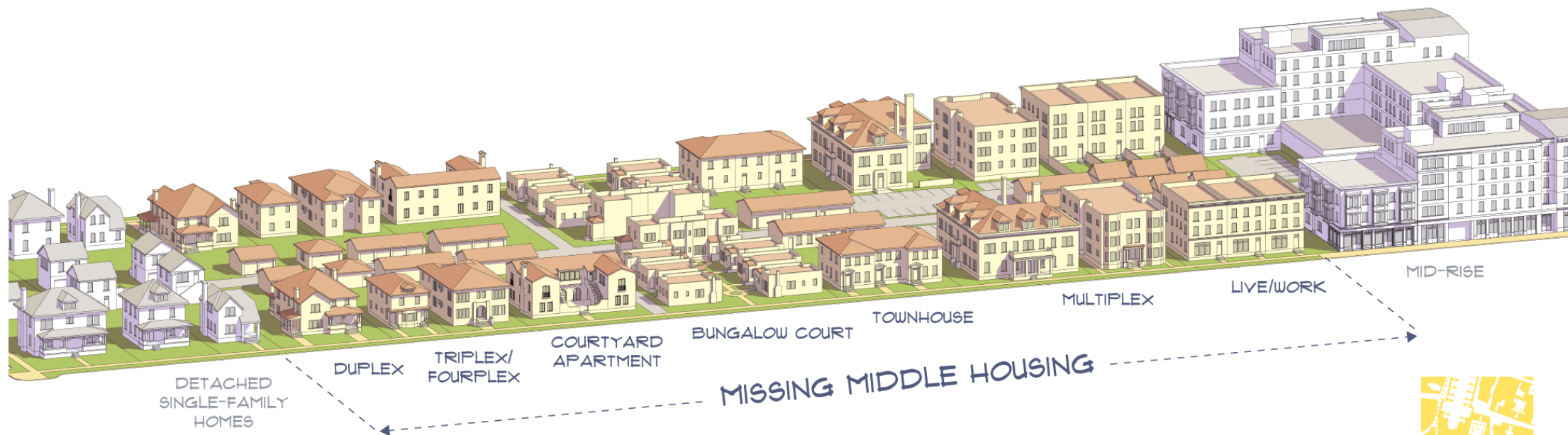


Ground floor plan



View from corner

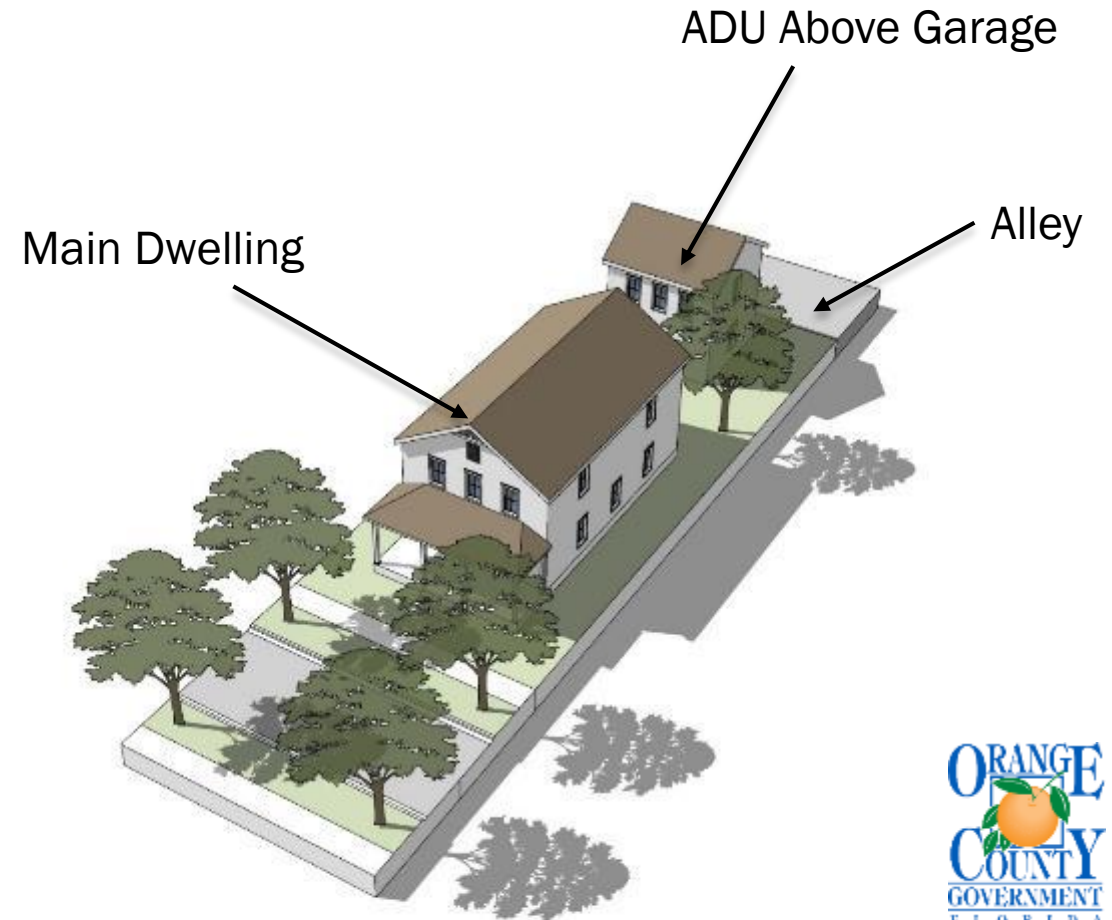
MISSING MIDDLE HOUSING TYPES



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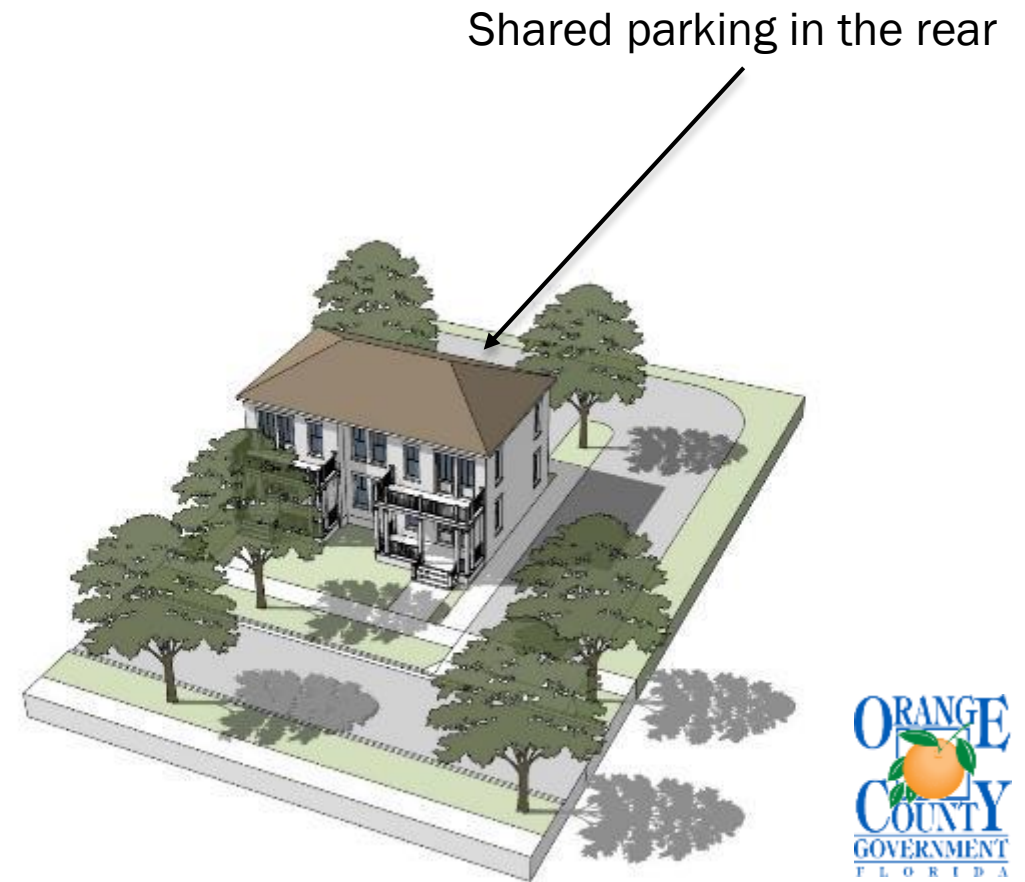
ACCESSORY DWELLING UNIT



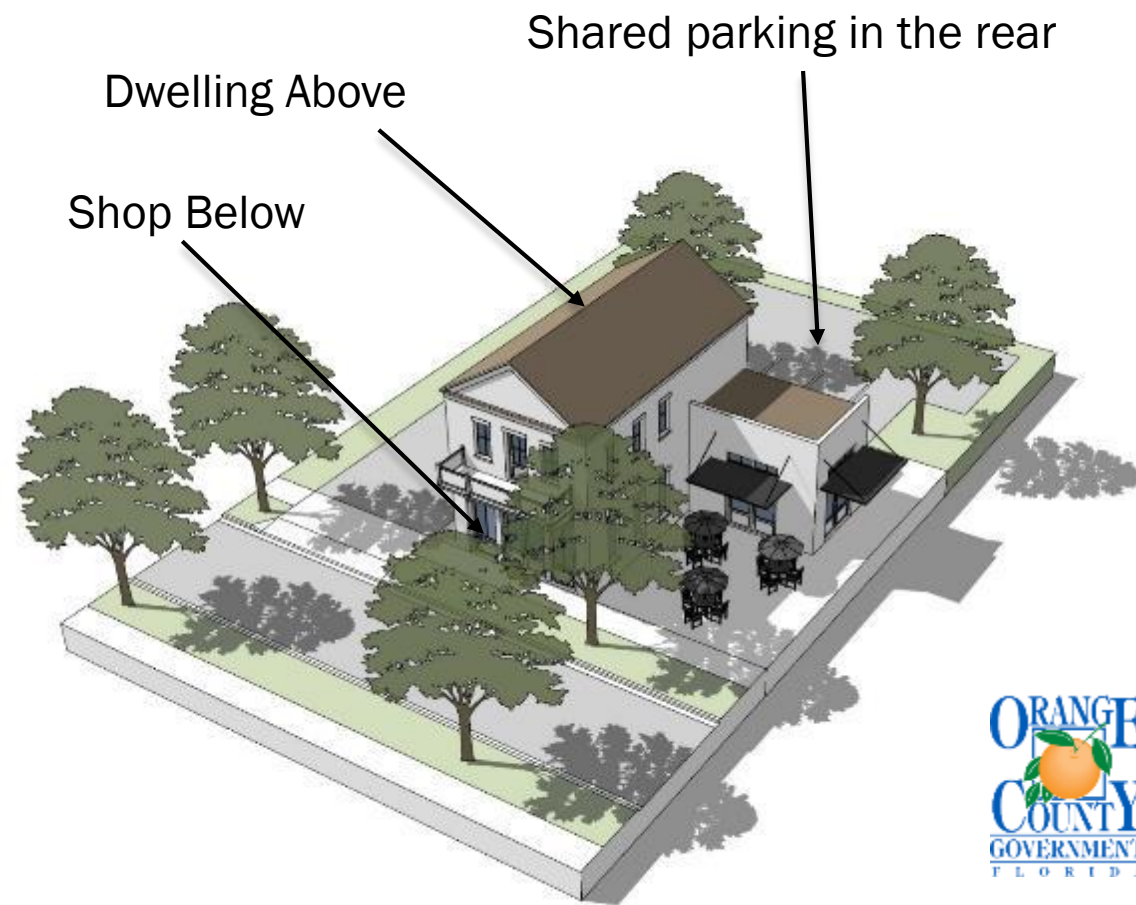
COTTAGE COURT



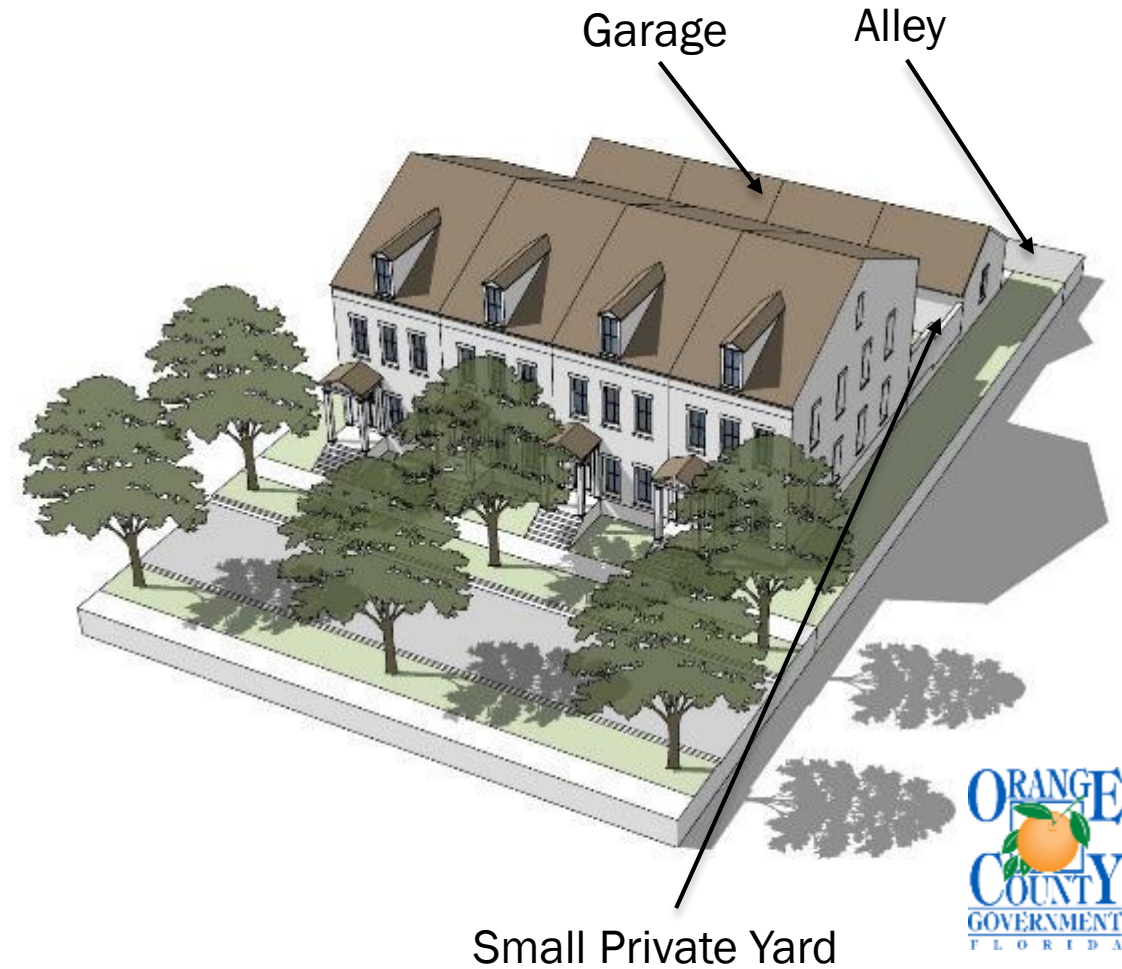
DUPLEX OR TRIPLEX



LIVE-WORK UNITS



TOWNHOUSE



APARTMENT HOUSE OR COURTYARD APARTMENT



CHARRETTE PROCESS

OPEN FORUM CRITIQUE



CHARRETTE PROCESS

OPEN FORUM CRITIQUE



CHARRETTE PROCESS

OPEN FORUM CRITIQUE



CHARRETTE PROCESS

OPEN FORUM CRITIQUE



CHARRETTE PROCESS

FINAL PRESENTATIONS



CHARRETTE PROCESS

FINAL PRESENTATIONS



T4 | Holden Heights

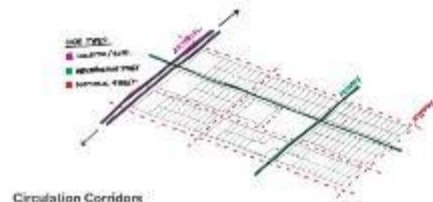
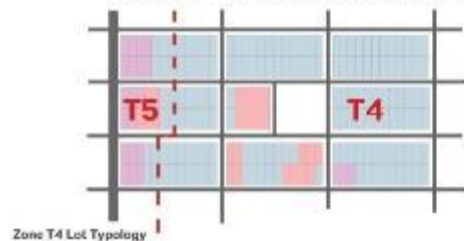
Group 01

Ryan Melville
Ernesto Alonso
Malcolm Jones
Marina Wray

Nicholas Ray
Quincy Collins
Kevin Danko

Zoning & Lot Configuration Analysis

The T4 & T4B zoning code intent is to connect the higher density T5/T8 zones in the strictly suburban T3 type zone. Our analysis shows the typical lot size in this T4 zone, as well as the overall block size and area which make up a T4 zone. This square footage take-off is the basis of the design and provided the necessary benchmark in which to calculate rental rates in a T4 scenario. Combined within this zone are 3 types of roadways and vehicle connectors which all contribute to the its connectivity to neighboring zones. These arteries and connectors are important to ensure successfulness of a T4 connector zone.



Zoning Code Checklist

The current zoning code allows for building uses as follows:

- Townhomes
- Small-Scale Retail
- Small-lot Houses
- Office
- Condominiums
- Neighborhood Services
- Triflexes
- Quadruplexes
- Live/Work Units

T4 MAX LOT PERIMETER
= 1,800 FT

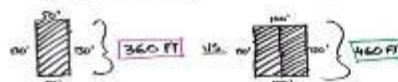


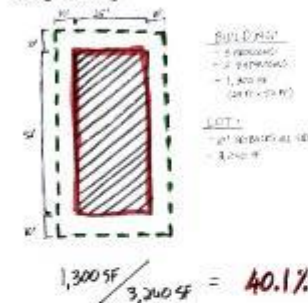
Diagram Strategy

Zone T4 can contain multiple building types, so the following diagrams show lot sizes that will work with each. The square footage proposed for each dwelling unit is based on real-world examples seen across the country as it applies to affordable housing and efficient living units. The reduced dwelling unit size allows for a reduced lot size compared to the existing plat, which in turn increases the living density. This increase will make the pro-forma more attractive to prospective developers while maintaining a standard of living, which is comfortable to Holden Heights residents.

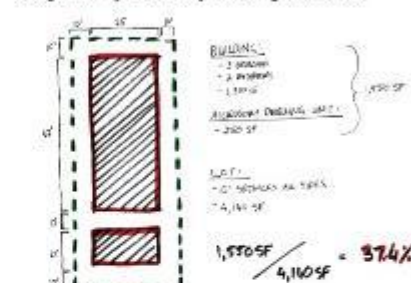
Square Footage Benchmark's for Dwelling Units:

- + 1 Bd / 1 Ba = 730 sq. ft.
- + 2 Bd / 1 Ba = 830 sq. ft.
- + 2 Bd / 2 Ba = 1,100 sq. ft.
- + 3 Bd / 2 Ba = 1,300 sq. ft.
- + 3 Bd / 2 Ba = Accessory Dwelling Unit (ADU) = 1,550 sq. ft.

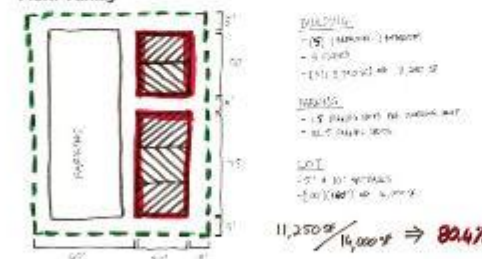
Single Family



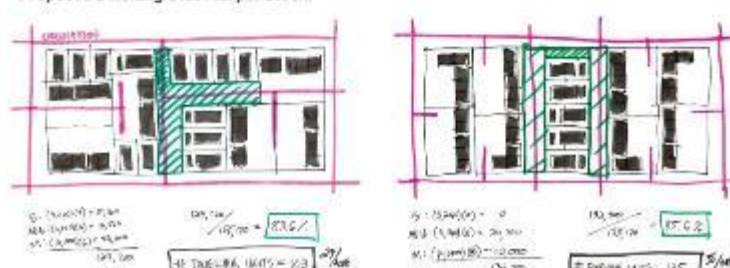
Single Family+ Accessory Dwelling Unit (ADU)



Multi-Family



Proposed Dwelling Unit Mix per Block:



Architecture

Issues/Solution:

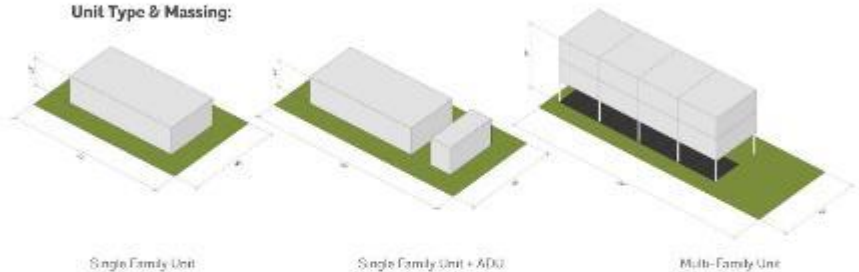


- Density
- Communal Spaces
- Supportive Program



Increased
Land Value
+ Demand

Unit Type & Massing:

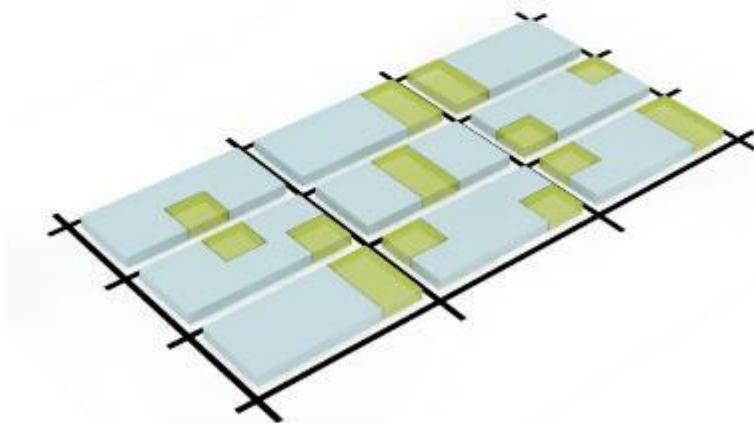


Single Family Unit

Single Family Unit + ADU

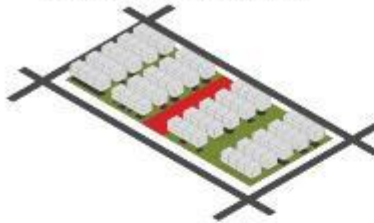
Multi-Family Unit

Block Configurations - Support Space Locations

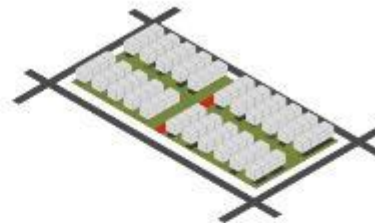


Architecture

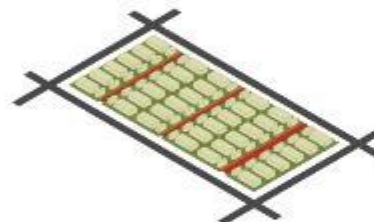
Block Configurations - Efficiencies



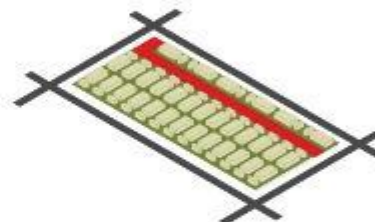
Multi-Family Option 1
- Units per block = 176
- Units per Acre = 49



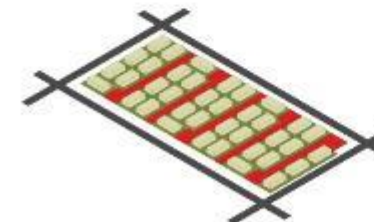
Multi-Family Option 2
- Units per block = 176
- Units per Acre = 49



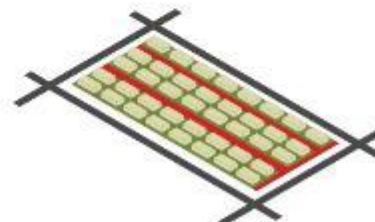
Single Family + ADU Option 1
- Units per block = 96
- Units per Acre = 10



Single Family + ADU Option 2
- Units per block = 32
- Units per Acre = 9

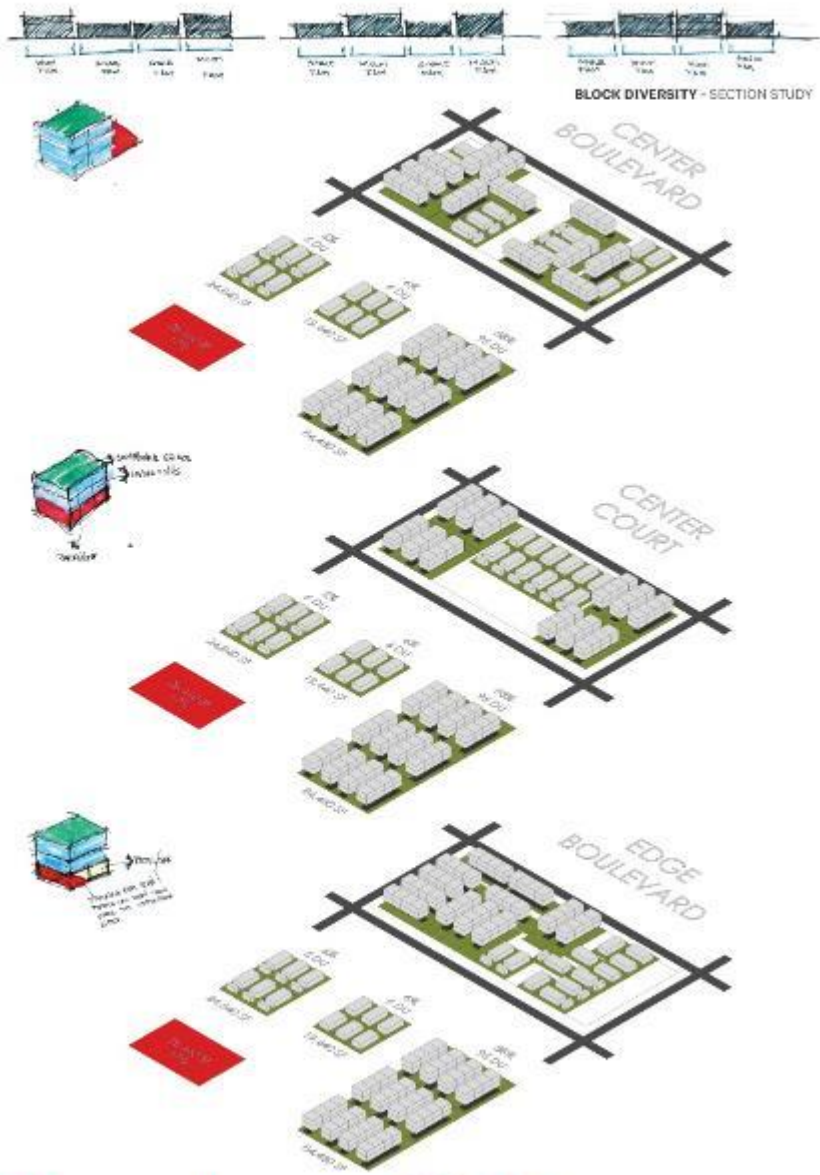


Single Family Option 1
- Units per block = 36
- Units per Acre = 0.6



Single Family Option 2
- Units per block = 40
- Units per Acre = 1

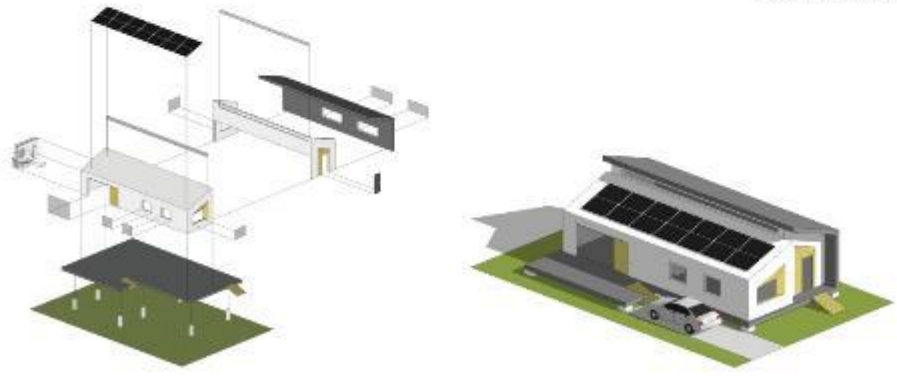
Architecture



Architecture



SINGLE FAMILY UNIT



CHARRETTE TEAMS

