

## **4.10.00 – WORKFORCE HOUSING**

### **4.10.01 – Purpose and intent**

The regulations in this section are intended to encourage workforce housing opportunities within the City through the implementation of the goals, objectives, and policies of the City of Fort Walton Beach Comprehensive Plan Housing Element.

### **4.10.02 – Definitions**

In addition to the definitions in Section 1.08.02 of this LDC, words defined in this Section have the meaning provided when used in this LDC.

*Area median income (AMI):* The median family income for the Fort Walton Beach Metropolitan Statistical Area, as published by the US Bureau of the Census and the US Department of Housing and Urban Development, unless otherwise specified.

*Affordable owner occupied housing unit:* A dwelling unit for which the mortgage payment does not exceed thirty (30) percent of the gross income of the household.

*Affordable renter occupied housing unit:* A dwelling unit for which the rental payment does not exceed thirty (30) percent of the gross income of the household.

*Low Income:* A household with an income up to eighty (80) percent of the area median income.

*Market-rate unit:* A dwelling unit in a residential development that is not a workforce housing unit.

*Moderate Income:* A household with an income up to one hundred and twenty (120) percent of the area median income.

*Very low Income:* A household with an income up to fifty (50) percent of the area median income.

*Workforce housing unit:* Housing unit built for very low, low, and moderate income households.

### **4.10.03 – Eligibility**

A. Eligible projects shall include:

1. Rehabilitation to address HUD or building code violations in units that will be provided as workforce housing.
2. Construction of new single-family workforce housing units.
3. Construction of new multi-family workforce housing units.

**4.10.04 – Requirements for workforce housing**

- A. Applicants shall demonstrate desire for participation in the workforce housing program by submitting a completed application at the time the development application is submitted to the City.
- B. Applicants shall submit a workforce housing plan which must include the following:
  - 1. A site plan that identifies the number, structure type, location, and size of the proposed workforce housing units and market rate units;
  - 2. The income levels to which the workforce housing units will be restricted to;
  - 3. The mechanisms that will be used to assure that the units remain available to workforce housing income groups;
  - 4. Any other information as may be deemed necessary to demonstrate compliance with this section.
- C. The development shall have 20 percent or more of the dwelling units available to households defined as workforce, consistent with annually adjusted Department of Housing and Urban Development income guidelines.
- D. There shall be adequate assurances (e.g., deed restrictions or restrictive covenants) that the housing units will remain workforce housing units over a period of 15 years.

**4.10.05 – Incentives for workforce housing**

- A. The following incentives shall be available to qualified workforce housing development:
  - 1. Density Bonus: Any development providing workforce housing pursuant to this section shall be entitled to additional density beyond the maximum base standards that are otherwise provided in the established zoning district in which the development is located. Table 4.10.05 contains the maximum allowable dwelling units per acre (du/ac).

Table 4.10.05. Density Bonus

Zoning District		
R-2	MX-1	MX-2
25 du/ac	25 du/ac	35 du/ac

- 2. Parking Reduction: The required number of parking spaces may be reduced for any development providing workforce housing units pursuant to this section. Parking space requirements may be reduced up to ten (10) percent of the total requirement, not to exceed a total reduction of ten (10) spaces.

3. Accelerated Review: The developer of a workforce housing development shall be eligible for accelerated development review. The developer shall inform the Growth Management Department prior to development review submittal that the development will include workforce housing. Accelerated reviews shall take priority and be reviewed prior to other development applications.
4. Additional Incentives: A developer of workforce housing units may request financial incentives for developments meeting the requirements of this section. The City Council may grant such additional incentives through approval of a development agreement pursuant to Section 9.08.00, so long as the Council finds the following:
  - a. The application of the incentive is consistent with the goals and objectives of the City of Fort Walton Beach Comprehensive Plan; and,
  - b. The provision of the incentive furthers the intent of this section.

#### **4.10.06 – Workforce Housing Incentive Fund**

- A. Upon City Council adoption of this ordinance, a Workforce Housing Incentive Fund shall be created with an initial City contribution of \$1,500,000 from General Fund Unrestricted Fund Balance. Replenishment of the Workforce Housing Incentive Fund shall require City Council approval during the annual budgeting process.
  1. Authorization for Use of Workforce Housing Incentive Funds: Any workforce housing development meeting the criteria in this section may qualify for funding from the Workforce Housing Incentive Fund. Requests to utilize this Fund shall be brought to City Council for consideration and approval.
  2. Funding requests to utilize the Workforce Housing Incentive Fund shall be evaluated on a first come, first-serve basis and until the Fund is depleted. City Council has the sole authority to replenish the Fund.