

Incentives for the Development of Affordable Housing

Affordable Housing Certification Process

Any applicant requesting assistance to develop affordable housing, including federal, state or local funds, capacity reservation set-asides, reduced reservation fees, impact fee grants, discounts, exemptions, reduced Land Development or Growth Management application fees, or developing a residential project utilizing the Alternative Housing Development standards, shall require certification of the project as an affordable housing project prior to receiving these incentives. The Affordable Housing Certification Process ensures that the housing units and/or their occupants meet the definitions and other applicable requirements as Affordable Housing in accordance with the adopted certification standards, conditions and procedures.

The applicant/developer is encouraged to seek affordable certification review early in the development process, so staff can easily identify eligible affordable units for the applicable incentives. All applicants seeking certification shall be required to attend a pre-application conference with staff from the Housing Department. During this conference, staff will describe the certification process and review the application form and submittal requirements with the applicant.

[Return to top of page](#)

Affordable Housing Impact Fee Grant

The City of Orlando currently reimburses the amount of City impact fees to certified developers of affordable housing within the City of Orlando. A developer utilizing this program would pay the impact fees when building permits are pulled, but would be reimbursed for the amount of the sewer impact fee and the transportation impact fee when certificates of occupancy are issued. The developer would also be reimbursed 25% of the school impact fees if developing rental housing and 62% if developing owner occupied housing. The current amount of impact fees are as follows:

Transportation Impact Fee	
Single Family	\$1,192
Sewer Benefit Fee	
Single Family	\$3,007.60
School Impact Fee (County)	
Single Family	\$7,000
Multi-Family	\$3,807

Actual amount reimbursed for school impact fee is \$951.75 for Rental Multi-Family; \$2,360.34 for Owner-Occupied Multi Family; and \$4,340 for owner Occupied Single Family.

In order to qualify for this incentive, the project must be certified as an affordable housing project under the Affordable Housing Certification Process.

[Return to top of page](#)

Density Bonus Program

The Density Bonus Program allows more housing units per acre or commercial floor space per acre than would otherwise be permitted. This bonus is available in several residential, office and commercial zoning districts. The bonus may also be awarded in exchange for an in-lieu contribution to the City of Orlando Trust Fund for Very Low and Low Income Housing.

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[Return to top of page](#)

Alternative Design Standards Affordable Housing

The alternative design standards are intended to promote innovative design and to encourage development of very low and low income housing. The development standards, found in Chapter 67 of the Land Development Code ([LDC](#)), allow reduced setbacks, lot sizes, street widths and require positive design features. The goal is to provide the flexibility to the developer without negatively impacting the resulting development. For instance, even though front yard setbacks and street widths are reduced, adequate parking must be provided. Front yard and rear yard setbacks are reduced to a minimum of 5 feet. The house must be oriented toward the street with the garage set further back or even with the primary structure. Currently, a developer can only exercise this development option through the platting process. The Alternative Design Standards can also be used to permit affordable housing development on existing platted lots.