

Housing Affordability

City of Oviedo Work Session March 27, 2023



Definitions

Housing affordable to individuals and families costs no more than 30% of the household's income

With a monthly income of \$2,000...

- **Cost Burden** if you pay more than \$600/month (30%)
- **Severe Cost Burden** If you pay more than \$1,000/month (50%)



Understanding the Problem

Supply X Demand



On the Supply side:

- Cost of Housing, Interest rates, Supply Chain Issues, Size and Diversity of Housing Units, Inflation, Lack of Housing Options (Missing Middle), Regulatory restrictions, Building Codes, Entitlements

On the Demand side:

- Income, Economic Growth, Availability of Mortgages, Speculative Demand, Interest Rates, Change in demographics (young professionals, more public amenities versus private space; aging population, urban lifestyle), Availability of Vouchers and Subsidies

Understanding the Problem

- Housing affordability is more than just the unit
- Is the affordable housing all clustered in one area?
(concentration of poverty)
- Does the affordable housing have access to amenities
and services? (economic mobility)

Who are cost burdened?



A BUS DRIVER

Living and working in
Seminole County

Earns

\$40,479
a year

Pays

\$13,260
for housing a year



A STORE CASHIER

Living and working in
Orange County

Earns

\$22,346
a year

Pays

\$12,768
for housing a year



A SCHOOL TEACHER

Living and working in the
City of Orlando

Earns

\$37,905
a year

Pays

\$12,480
for housing a year



A RESTAURANT SERVER

Living and working in
Osceola County

Earns

\$22,452
a year

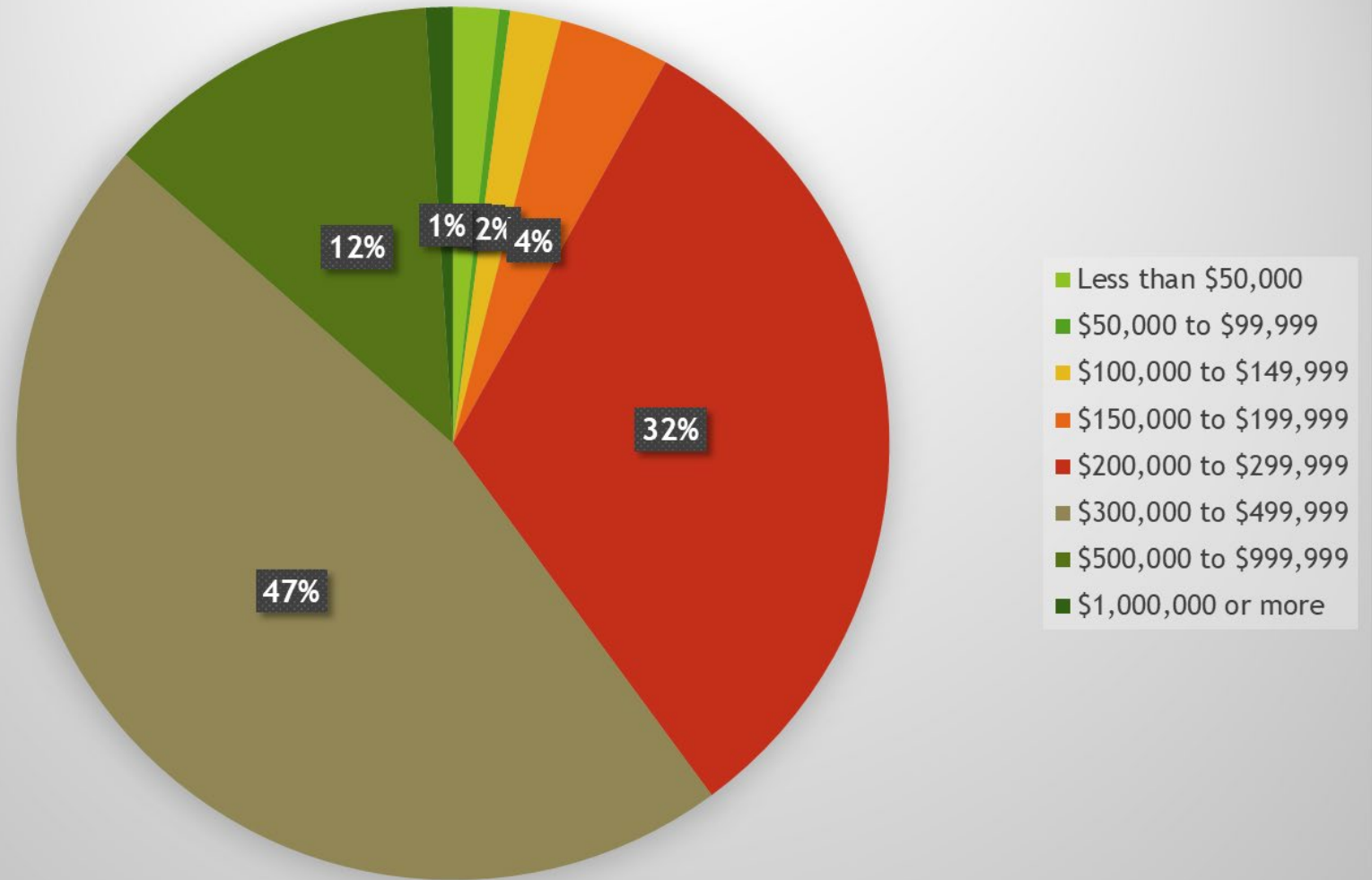
Pays

\$12,888
for housing a year

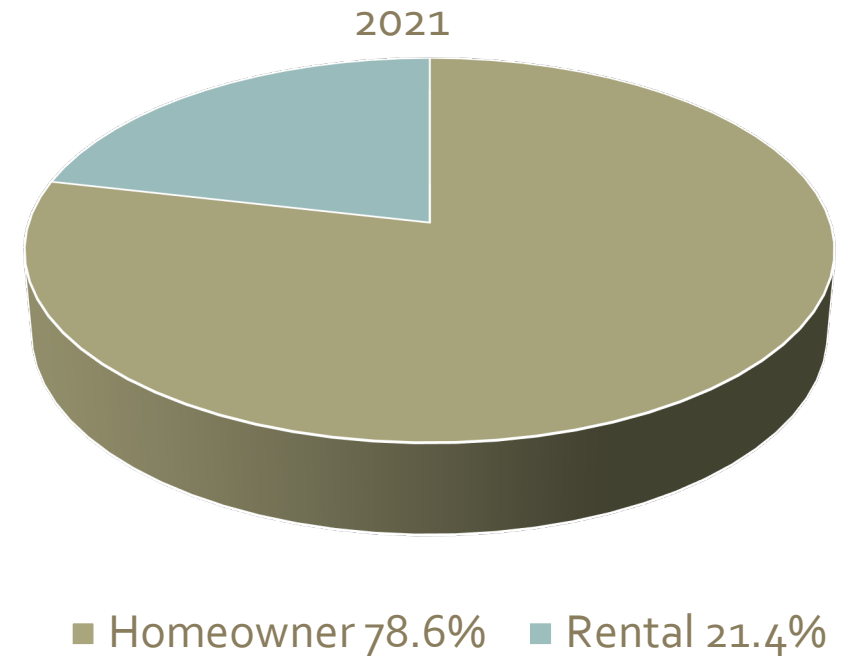
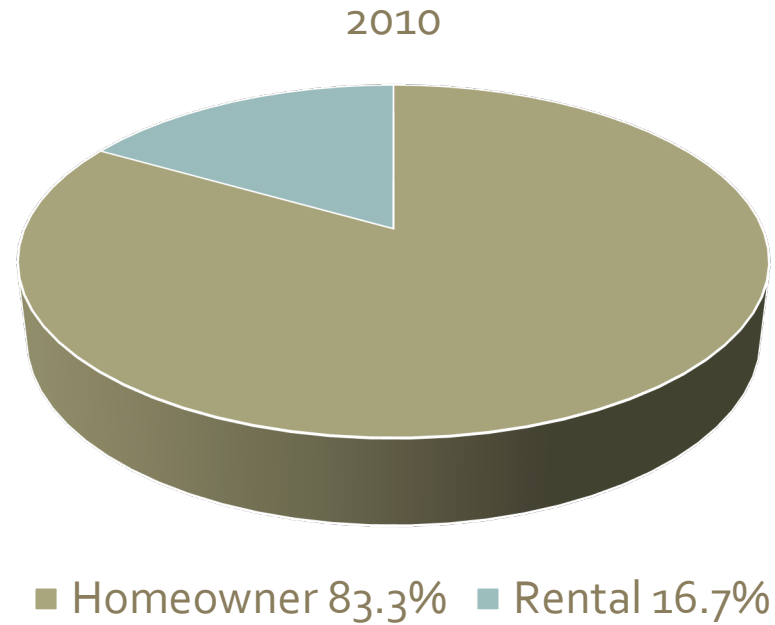


City of Oviedo Housing Value 2021

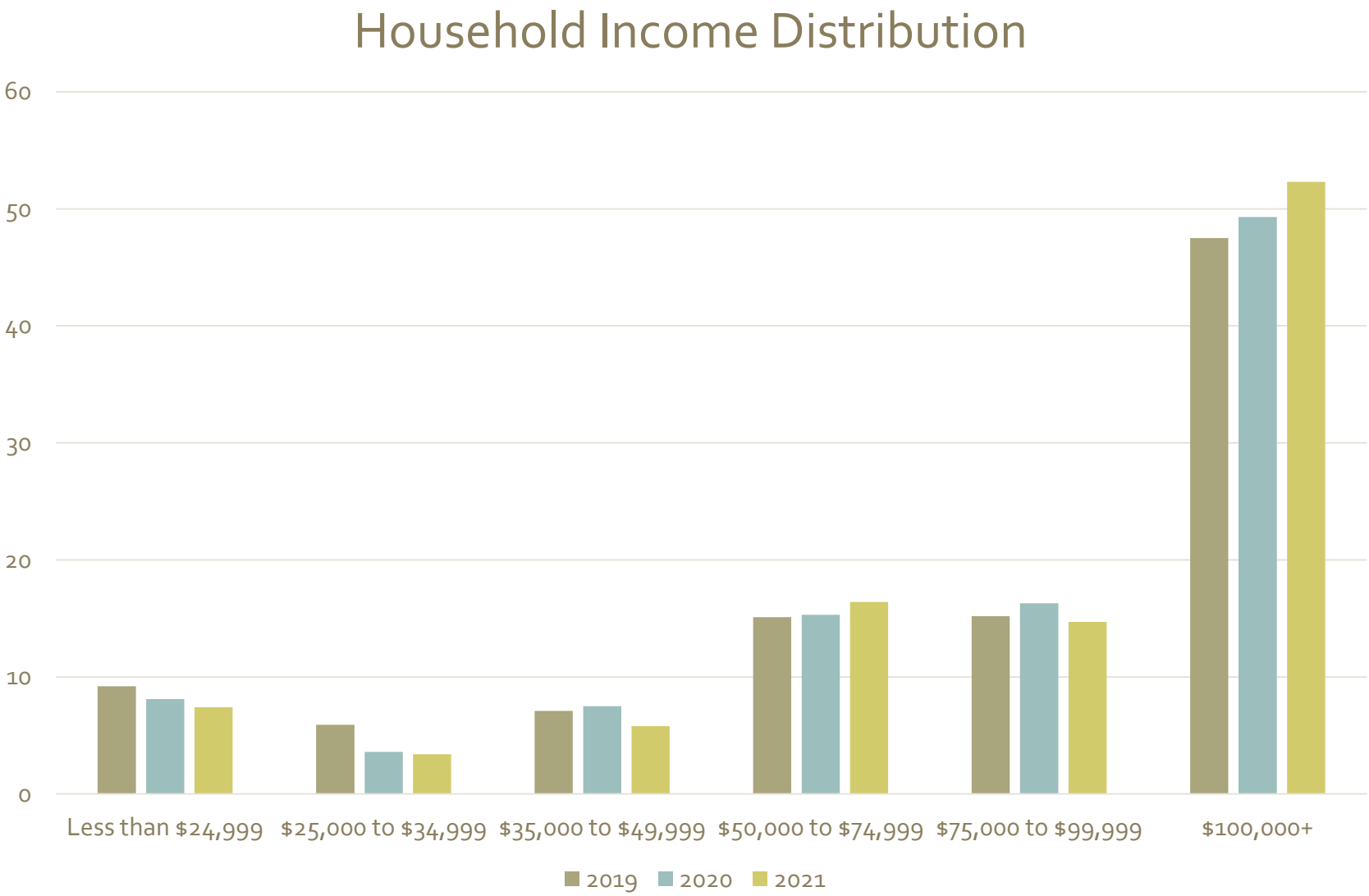
Housing Value 2021



City of Oviedo Home Ownership Comparison



Household Income Distribution Comparison



Solutions

Options to consider

- Provide additional Housing Typologies
- Regulate ADUs in a manner that steer in the direction affordability
- Regulate the density/intensity bonus to give the max if you bring or fund affordable homes
- Allow the provision funds *in lieu* of constructing affordable housing
- Interlocal Agreement with Seminole County Housing Authority
- Remove possible administrative barriers for affordable home construction (lower application fees, lower mobility fees?)
- Increase density to the housing authority site administratively
- Stimulate “Mix” in Communities: mix of uses, mix of incomes and mix of ages
- *An LDC amendment to allow duplexes, triplexes and fourplexes in more zoning districts in LDR within the Density of 4.0. (LDC Committee and LPA voted against the idea)*