



# **Annual Affordable Housing Incentives Review and Recommendations Report**

**City of Homestead Affordable Housing**

**Advisory Committee**

**December 2025**

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**Affordable Housing Advisory Committee**  
**Report to Homestead City Council**  
**SHIP Affordable Housing Incentive Strategies**

**December 2025**

PREPARED BY:  
**City of Homestead Affordable Housing Advisory Committee**

SUBMITTED TO:  
**Florida Housing Finance Corporation**

**I. BACKGROUND**

The City of Homestead became a first-time recipient of State Housing Initiative Partnership Funds (SHIP) in 2025/2026. As required by the Florida Statute section 420.9076 as recipient of State Housing Initiative Partnership funds, the City of Homestead established an affordable housing advisory committee on March 19, 2025, through an ordinance of the City of Homestead Council. The Affordable Housing Advisory Committee, (AHAC) is responsible for reviewing policies, land development regulations, the Comprehensive Plan Policy, and other aspects of the County's policies and procedures that affect the cost of housing. In addition, the CAH is responsible for making recommendations to encourage affordable housing.

F.S Section 420.9076(5) requires the AHAC to submit an incentive report annually. The report includes recommendations by the committee as well as comments on the implementation of incentives for at least the following eleven distinct areas:

- (a) The expedited processing of approvals of development orders or permits for affordable housing.
- (b) All allowable fee waivers provided for the development or construction of affordable housing.
- (c) The allowance of flexibility in densities for affordable housing.
- (d) The reservation of infrastructure capacity for affordable housing.
- (e) Affordable accessory residential units.
- (f) The reduction of parking and setback requirements for affordable housing.

- (g) The allowance of flexible lot configurations, including zero-lot-line configurations for affordable housing.
- (h) The modification of street requirements for affordable housing.
- (i) The establishment of a process by which a local government considers, before adoption, policies, procedures, ordinances, regulations, or plan provisions that increase the cost of housing.
- (j) The preparation of a printed inventory of locally owned public lands suitable for affordable housing.
- (k) The support of development near transportation hubs and major employment centers and mixed-use developments.

## **II. COMMITTEE COMPOSITION**

By Ordinance Number 2025-03-06, enacted on March 19<sup>th</sup>, 2025, the City of Homestead City Council established the City's Affordable Housing Advisory Council (AHAC).

Section 420.907 of the Florida Statutes provides the categories from which committee members must be selected. The CAH must be composed of no less than eight and no more than eleven committee members who are appointed to serve three-year terms. Representation must be from at least six of the following categories:

- Citizen actively engaged in the residential home building industry in connection with affordable housing.
- Citizen actively engaged in the banking or mortgage banking industry in connection with affordable housing.
- Citizen who is representative of those areas of labor actively engaged in home building in connection with affordable housing.
- Citizen actively engaged as an advocate for low-income persons in connection with affordable housing.
- Citizen actively engaged as a for-profit provider of affordable housing.
- Citizen actively engaged as a not-for-profit provider of affordable housing.
- Citizen actively engaged as a real estate professional in connection with affordable housing.
- Citizen actively serving on the local planning agency pursuant to s.163.3174.
- Citizen residing within the jurisdiction of the local governing body making the appointments.
- Citizen who represents employers within the jurisdiction.
- Citizen who represents essential services personnel, as defined in the local housing

assistance plan.

On March 19<sup>th</sup>, 2025, the City Council appointed the members below to the AHAC.

<b>Member</b>	<b>Membership Category</b>	<b>Current Term Appointment</b>	<b>Current Term Expires</b>
Connie Brown	Real Estate Professional in Connection with Affordable Housing	3/19/2025	3/19/2029
Kemarr Brown	Employer Representative	3/19/2025	3/19/2029
William Todd Fabbri	For Profit Provider of Affordable Housing	3/19/2025	3/19/2029
Steven Kirk	Not For Profit Provider of Affordable Housing	3/19/2025	3/19/2029
Shandra Mallary	Advocate for low-income persons in connection with Affordable Housing	3/19/2025	3/19/2029
David Pruna	Banking in Connection with Affordable Housing	3/19/2025	3/19/2029
Kenneth Spell	Employer Representative	3/19/2025	3/19/2029
Stanley Keith Walker	Resident	3/19/2025	3/19/2029
Councilwoman Jenifer N. Bailey	City Council Member	3/19/2025	3/19/2029

### **III. AFFORDABLE HOUSING INCENTIVES**

The Affordable Housing Advisory Committee for the City of Homestead was formed in March 2025 and members appointed shortly thereafter. Since their appointment, members have met to discuss their role in the City's affordable housing programs, particularly as it relates to the SHIP program. The committee has heard from the City's affordable housing consultant on the SHIP program and reviewed the content of the City's Local Housing Assistance Plan. The committee also invited the City's Director of Development to brief them on the housing element of the City's Comprehensive Plan, and how the City facilitates the development of affordable housing in the City. Additionally, the Director of the City's Community Redevelopment agency, CRA, was also invited to speak to the committee members on the role the CRA currently plays in the development of affordable housing

in the City.

The affordable housing incentives review process also included the review of incentives in the County and other jurisdictions of similar size to the City and how such incentives are implemented.

This report reflects the recommendations of the AHAC which resulted from this process. Any changes to the incentive strategy in the current LHAP will be approved by the City Council and will result in an amendment of the City's current LHAP. Where applicable, the City's Comprehensive Plan and Planning and Zoning regulations, policies, and procedures may be revised as necessary to implement the approved recommendations.

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***F.S. 420.9076(4)(a)-The expedited processing of approvals of development orders or permits for affordable housing is expedited to a greater degree than other projects, as provided in s. 163.3177(6)(f(3)).***

**Existing Incentive Strategy:** The City currently expedites all affordable housing development processes. The City defines an affordable housing project as one with a minimum of 50% of the units set-aside for families at or below 80% of Area Median Income.

1. All affordable housing developments is sent to the Community Development and Human Services Division for certification as an affordable housing development.
2. All certified affordable housing developments is submitted to the building department to coordinate with all reviewers to ensure that they are reviewed first by each discipline before any other development.
3. Any review comments are promptly communicated with the developer so that any corrections can be made quickly,
4. For affordable housing projects of more than 100 units, the building department set aside days for concurrent review of all disciplines with the developer and architect of record. This process will significantly reduce the back-and-forth nature of permit reviews thereby expediting the permit.

**Summary of AHAC Discussion:** To be included after the meeting

**AHAC Recommendation:** To be included after the meeting.

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***F.S. 420.9076(4)(b)-All allowable fee waivers provided for the development or construction of affordable housing.***

**New Incentive Strategy:** The City does not currently provide such incentive. As a small city within Miami-Dade county, most of the fees paid by affordable housing developers are paid to the county. The County operates an affordable housing fee waiver program therefore all affordable housing developed in the City of Homestead has access to such waivers. The City currently does not have any fee waivers for the construction of affordable housing.

**Summary of AHAC Discussion:** To be included after the meeting

**AHAC Recommendation:** To be included after the meeting,

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***F.S. 420.9076(4)(c)-The allowance of flexibility in densities for affordable housing.***

**New Incentive Strategy:** This incentive provides affordable housing developments an opportunity to increase the number of units allowed per acre for the development. This allows more units than allowable under the current zoning ordinance. Sec. 30-382 of the City's code provides for a higher density of 25 or 30 units per acre for affordable housing constructed in Civics or Government designated areas.

**Summary of AHAC Discussion:** To be included after the discussion

**AHAC Recommendation:** To be included after the meeting.

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***F.S. 420.9076(4)(d)-The reservation of infrastructure capacity for housing for very-low-income persons, low-income persons, and moderate-income persons.***

**New Incentive Strategy:** The City currently does not reserve infrastructure capacity for the development of housing for very low-, low- or moderate-income persons.

**Summary of AHAC Discussion:** To be included after the discussion

**AHAC Recommendation:** To be included after the meeting.

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***F.S. 420.9076(4)(e)-Affordable accessory residential units.***

**New Incentive Strategy:** Florida Statutes (Section 163.31771(2)(a)) define Accessory Dwelling Units (ADUs) as "an ancillary or secondary living unit that has a separate kitchen, bathroom, and sleeping area existing either within the same structure, or the same lot, as the primary dwelling unit." ADUs provide an affordable housing alternative by tapping into Florida's large

stock of single-family homes. ADUs are an attractive alternative to the elderly, persons with disabilities, families in transition, and to others needing safe and decent housing.

Currently the code does not allow ADUs in the City.

**Summary of AHAC Discussion:** To be included after the discussion

**AHAC Recommendation:** To be included after the meeting.

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***F.S. 420.9076(4)(f)-The reduction of parking and setback requirements for affordable housing.***

**New Incentive Strategy:** The current City zoning has parking and setback requirements for all housing developments depending on the location of the site. There is currently no reduction in such requirements for the development of affordable housing.

**Summary of AHAC Discussion:** To be included after the discussion

**AHAC Recommendation.** To be included after the meeting

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***F.S. 420.9076(4)(g)-The allowance of flexible lot configurations, including zero-lot-line configurations for affordable housing.***

**New Incentive Strategy:** The City's land development regulations allow flexible lot configurations including zero-lot-line configurations. Section 30-53(a) of the land development code allows the director of the department of development services to approve "non-use variances" such as lot configurations, within certain limits. However, these flexibilities are not related to affordable housing.

**Summary of AHAC Discussion:** To be included after the discussion

**AHAC Recommendation:** To be included after the meeting.

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***F.S. 420.9076(4)(h)-The modification of street requirements for affordable housing.***

**New Incentive Strategy:** The City's code does not include any modifications to street requirements for the construction of affordable housing.

**Summary of AHAC Discussion:** To be included after the discussion

**AHAC Recommendation:** To be included after the meeting.

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***F.S. 420.9076(4)(i)-The establishment of a process by which a local government considers, before adoption, policies, procedures, ordinances, regulations, or plan provisions that increase the cost of housing.***

**Existing Incentive Strategy:** The State requires that all proposed changes to the Local Comprehensive Plan and Land-use Development Regulations (LDR), be reviewed by the planning and zoning board and the City Council at a public hearing. With the implementation of this incentive such changes will also be reviewed by the Community Development and Human Services Division to determine to what extent the change in policies or regulations will affect the cost of affordable housing. Such determination will then be made part of the write up for the item to be considered by the City Council.

**Summary of AHAC Discussion:** To be included after the discussion

**AHAC Recommendation:** To be included after the discussion.

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***F.S. 420.9076(4)(j)-The preparation of a printed inventory of locally owned public lands suitable for affordable housing.***

**New Incentive Strategy:** F.S.166.0451, requires that every 3 years, each municipality shall prepare an inventory list of all real property within its jurisdiction to which the county holds fee simple title that is appropriate for use as affordable housing. The inventory list must include the address and legal description of each such real property and specify whether the property is vacant or improved. The inventory list is to be approved by City Council at a public hearing.

**Summary of AHAC Discussion:** To be included after the discussion

**AHAC Recommendation:** To be included after the discussion.

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***F.S. 420.9076(4)(k)-The support of development near transportation hubs and major employment centers and mixed-use developments.***

**New Incentive Strategy:** The City code currently does not provide any incentives for developments near transportation hubs and major employment centers and mixed-use developments.

**Summary of AHAC Discussion:** To be included after the discussion

**AHAC Recommendation:** To be included after the discussion.

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#### **IV. IMPLEMENTATION**

Following adoption of this Report, the Department of Community Development and Human Resources will engage other city departments and city leadership for implementation. All new incentives will be brought to the City Council for approval and adoption. Within 90 days following adoption, an amendment to the Local Housing Assistance Plan will be brought to the Board of City Council for approval and submission to the Florida Housing Finance Corporation Commissioners for consideration.

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