

Orlando, Florida

Orlando has addressed both the demands of extraordinary rapid growth and the need for affordable housing. The city recognized, as early as 1994, that changes in land development and regulatory practices were necessary if affordable market-based, as well as assisted, housing were to be built in larger numbers. A series of reforms specifically targeted at affordable housing, have led to more than 6,000 affordable new housing units. Most remarkably, the private sector built a third of these units with just local regulatory and related incentives.

Specific Action Taken:

- **Provides for reimbursement of sewer and transportation fees to developers of affordable homes.**
- **Provides major discounts on school impact fees for affordable homes.**
- **Implements flexible, less costly land development standards.**
- **Reduces transportation capacity fees.**
- **Provides density bonuses for affordable housing.**
- **Reduces and, in some cases waives, land development fees.**
- **Implements a public/private cooperative planning process for fast-track approval through the development review process.**