

CRITERIA FOR DETERMINING SUITABILITY OF A PARCEL FOR AFFORDABLE HOUSING

I. PROPERTY SIZE

- a. Generally, a quarter-acre
- b. Minimum size varies by zoning and taxing authority
- c. Setback requirements

II. PHYSICAL ATTRIBUTES

- a. Wetlands located on the property? (If so, NO)
- b. Located in areas known to flood? (If so, NO)
- c. Easements over the property? (If so, NO)
- d. ROW crosses the property? (If so, NO)

III. ACCESSIBILITY

- a. Road access is available.
- b. Property is not landlocked.

IV. ZONING

- a. Zoned appropriately as defined and determined by Escambia County Planning & Zoning Department at (850) 595-3475 or zoninginfo@myescambia.com .

V. CRA DISTRICT

- a. Properties located in CRA districts are usually in blighted or in low-mod areas, and typically have funding available for assistance.

VI. INFRASTRUCTURE ALREADY IN PLACE

- a. Sewer
- b. Water

VII. DEPARTMENTAL REVIEW

- a. Parcels of interest are sent through the departmental review process to determine whether there is a current or future need by the County for the property.
- b. If determined not to be needed, moved to the next step.

VIII. COMMISSIONER REVIEW

- a. Parcel of interest is reviewed by the Commissioner in whose district it lies. If a need to retain the parcel is not determined, a recommendation is prepared to take the parcel to the Board for approval of disposition.

IX. BOARD APPROVAL

- a. Recommendation is taken to the Board of County Commissioners, where they must vote (as a whole) to:
 - i. Declare the property surplus.
 - ii. Determine/Approve the requested method of disposition:
 1. Offer for sale and designate the proceeds received to be used for the purchase of land for the development of affordable housing or to increase the local government fund earmarked for affordable housing projects;
 2. Sell with a restriction that requires the development of the property as permanent affordable housing;
 3. Sell or Donate to Nonprofit Housing Organizations for the construction of permanent affordable housing; OR
 4. Make the property available for use by the County for the production and preservation of permanent affordable housing.