

The following provides an updated inventory of the City of Clearwater’s existing Local Housing Incentive Strategies (LHIS) and an evaluation of those existing strategies with regard to implementation. This inventory, including any revisions made during meetings of the 2023 Affordable Housing Advisory Committee, will be incorporated into the 2023 LHIS Report when finalized.

2.1.1 Expedited Review Process

Strategic Incentive No. 1 (Florida Statute)

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

Evaluation of Existing Strategy:

The City of Clearwater Economic Development & Housing Department continues to provide a form titled, “Request for Expedited Permit Processing for Affordable Housing Activity” that, when completed and submitted by the developer, expedites permitting for affordable housing projects. The form can be issued for a site-specific project or for a one-year period, depending on a developer’s business strategy. This form does not expedite the review process for site plans, land use plan amendments, rezoning, or annexations, as these submittals are subject to board-dependent meeting schedules (e.g., Community Development Board, City Council).

Currently, and depending on the type of project, the Assistant Director of the Economic Development & Housing Department and the Permit Manager and/or Planning Manager act as liaisons between the developer and the City.

The Assistant Director of the Economic Development & Housing Department determines whether a project qualifies as affordable housing and, if eligible, provides the developer with the “Request for Expedited Permit Processing for Affordable Housing Activity” form and applicable checklists.

The Economic Development & Housing Department and Planning & Development Department support customer service for potential affordable housing projects by providing information and responding to developer inquiries by the end of business day (EOB) or within 24 hours. The Planning & Development Department utilizes technology to enhance administrative efficiencies. All permitting is facilitated by a one-stop “ePermit Hub” portal that supports electronic plan submittal, review, and inspections, or through Accela. Information, forms, and checklists are available online and at the counter for all types of projects (not necessarily affordable housing). Target dates and permit status are posted via the ePermit Hub portal and review time has been generally reduced to 14 days.

The Housing Division recently updated its webpages to improve communication and another update is in process. The Planning & Development Department also provides information on its webpages.

The City already maintains a “Building Plan Review Committee” webpage that summarizes the City’s development review processes; however, this webpage is not specific to policies or processes that incentivize affordable housing in the City of Clearwater. The link to this webpage is provided below:

<https://www.myclearwater.com/My-Government/City-Departments/Planning-Development/Construction-Services/Building-Plan-Review-Committee-BPRC-Site-Plan-Consultations>

While the City regularly encourages developers to submit template plans to expedite review, none have submitted template plans to date.

2.1.2 Modification of Fees

Strategic Incentive No. 2 (Florida Statute)

All allowable fee waivers provided for the development or construction of affordable housing.

Evaluation of Existing Strategy:

While impact fees do increase the costs of affordable housing; it is also true that affordable housing creates the same demand for public infrastructure as other types of development. Therefore, the City of Clearwater charges specific fees to conduct development reviews and issue permits for affordable housing projects. The current City of Clearwater fee structure is adopted as Appendix A (Schedule of Fees, Rates and Charges) of the *Community Development Code*. Development review fees are based on the level of review, and permitting fees are based on construction valuation. City of Clearwater impact fees are assessed per unit. Depending on market conditions, these fees could potentially deter the development of affordable housing.

In Florida, impact fees may be waived by exception for affordable housing projects consistent with the Florida Impact Fee Act, Section 163.31801(11), F.S., which does not require the local government to use any revenues to offset the revenue loss. This exception or waiver is applicable to housing that is affordable as defined by Section 420.9071, F.S. (i.e., 30% of 120%).

In 2016, Pinellas County restructured its transportation impact fees to fund not only standard road widening but also multi-modal improvements such as mass transit, bicycle, or pedestrian features. Such alternative modes of transportation are beneficial to persons without reliable access to an automobile and complement the provision of affordable housing. Consequently, the 2017 AHAC recommended coordination with Pinellas County regarding data-based rate flexibility within the multi-modal impact to support the provision of affordable housing.

The City of Clearwater is identified as Multi-Modal Impact Fee District #6/6A within Pinellas County.

A Multimodal Impact Fee is charged to offset the cost of improvements needed as development occurs and population increases resulting in an increased burden on traffic infrastructure. Revenue from the fee is shared between Pinellas County and the City of Clearwater. The fee can be reduced or

offset through a traffic study, reduction for low-income housing, and pre-existing development traffic counts.

Fee Waiver or Exemption – Government projects (e.g., library, rec center, etc.) are exempt. This exemption applies to both the City and County portion of impact fee revenue.

Reduction for low-income housing:

- A single-family home under 1,500 square feet (SF) for a qualifying low-income household (LIHH) is charged \$653 compared to \$1,003 for the same size home for a household not qualifying as LIHH. The fee for non-qualifying LIHH increases as follows: \$1,242 for 1,501 SF to 2,499 SF; and \$1,529 for a home 2,500 SF and larger. Square footage is determined by heated area.
- Multi-family projects for qualifying LIHH are charged \$557/unit while projects not qualifying as LIHH are charged \$972/unit.

Fees are cited in Pinellas County's *Land Development Code*, Chapter 150, Article II. Alternatively, applicants can submit independent analysis to support further reduction of impact fees based on trip generation or economic studies.

In 2021, the AHAC recommended that the new Parks & Recreation impact fee structure either reduce or waive impact fees for affordable housing. These fees were adopted by City Council on July 20, 2023, and were revised to include a waiver for affordable housing. The Planning & Development Department also recently completed changes to its fee structure to reduce plan review and permit fees by 75% for affordable housing. Moreover, the Economic Development & Housing Department has a policy for City-funded affordable housing projects whereby, if the developer does not realize a 12% profit on total development costs, the City will write-down the loan to provide for a 12% profit.

2.1.3 Flexible Densities

Strategic Incentive No. 3 (Florida Statute)

The allowance of flexibility in densities for affordable housing.

Evaluation of Existing Strategy:

The City of Clearwater supports flexibility in densities for affordable housing through its *Comprehensive Plan* policies and through its *Community Development Code*.

The City's latest *Comprehensive Plan* was most recently amended on April 20, 2023. The *Comprehensive Plan* will be updated more extensively during the coming year. Existing *Comprehensive Plan* policies in support of flexible densities are adopted in the Future Land Use Element (FLUE) and Housing Element as follows:

Economic Development & Housing Department

Policy A.2.2.12 – The City will permit density bonuses for affordable housing developments provided that between 15% and 25% of the total units are reserved as affordable housing units. Such bonuses shall not exceed 50% of the density permitted by the Future Land Use Map and shall not include properties located in the Coastal Storm Area. The density bonus shall be established by ordinance in the Community Development Code. (FLUE)

Policy C.1.9.1 – The City will permit density bonuses for affordable housing developments provided that between 15% and 25% of the total units are reserved as affordable housing units. Such bonuses shall not exceed 50% of the density permitted by the Future Land Use Map and shall not include properties located in the Coastal Storm Area. The density bonus shall be established by ordinance in the Community Development Code. (Housing Element)

Consistent with the *Comprehensive Plan* and previous AHAC recommendations, the *Community Development Code* contains affordable housing incentives under Section 3-920 that include a density bonus. Within Section 3-920, there is a requirement for a pre-application meeting to determine a project’s eligibility for the density bonus. Subsection “A. Affordable Housing Density Dwelling Units” contains specific criteria and simplified formulas for calculating the additional density available to affordable housing projects. The *Community Development Code* outlines the procedures for review and approval, percentages of affordable units, standards such as compatibility and green design, and required covenants to maintain affordability. Recently, the Planning & Development Department added language to the City’s affordable housing incentives to provide more clarity regarding the density bonus provision. Density allowances are typically confirmed with City staff during pre-application Building Plan Review Committee (BPRC) meetings.

In addition to the Density Bonus, the *Community Development Code* establishes flexibility criteria for specific uses requiring additional development review. Such uses fall into two categories: Flexible Standard Development and Flexible Development.

Flexible Standard Development – Typically requires Level One approval, which involves review by City staff only, including the Development Review Coordinator and Development Review Committee.

Flexible Development – Typically requires Level Two approval, which involves review by the Community Development Board. Some applications may warrant additional review, in which case Level Three approval is required. Level Three approval involves greater complexity and requires action by the City Council.

In some cases, affordable housing projects also fall under the flexible development criteria for the specific zoning district in which the project is located, which typically require Level Two approval. For example, Section 2-704 defines infill flexibility criteria for the Commercial zoning district, which includes Flexibility Criteria F.5.d, “...the proposed use provides for the provision of affordable housing.”

Additionally, the City of Clearwater maintains a “Public Amenities Incentive Pool” (Section C-301) and application process whereby applicants can request additional density in return for projects located in Character Districts designated by the Downtown Redevelopment Plan that also provide for eligible public amenities identified within that plan. On April 20, 2023, Ordinance Number 9664-23 was passed to update Section C-301 to include language regarding the tiered Public Amenities Incentive Pool which encourages even greater density for multi-family rentals.

2.1.4 Infrastructure Capacity

Strategic Incentive No. 4 (Florida Statute)

The reservation of infrastructure capacity for housing for very-low-income persons, low-income persons, and moderate-income persons.

Evaluation of Existing Strategy:

The City of Clearwater does not require reservation of infrastructure capacity specific to housing for very-low-income, low-income, and moderate-income persons. The City is nearly built-out and has excess capacity for its public facilities. Consistent with the City’s *Comprehensive Plan*, the Planning & Development Department closely monitors all concurrency requirements so that adequate infrastructure is in place prior to development:

Policy I.1.3.2 – The City shall determine, prior to the issuance of development orders, whether sufficient capacity of essential public facilities to meet the minimum standards for levels of service for the existing population and a proposed development will be available concurrent with the impacts of the proposed development. The applicable water supplier shall be consulted prior to the issuance of a building permit to ensure potable water will be available prior to the issuance of a certificate of occupancy. (Capital Improvements Element)

Since 2021, no changes in City policy or practice regarding the reservation of infrastructure capacity have occurred (neither for affordable housing nor other types of development).

2.1.5 Accessory Dwelling Units

Strategic Incentive No. 5 (Florida Statute)

Affordable accessory residential units.

Evaluation of Existing Strategy:

The City allows for the provision of accessory dwelling units in nonresidential zoning districts, including the City’s Commercial (“C”), Tourist (“T”), Downtown (“D”), Office (“O”), Institutional (“I”),

and Industrial Research and Technology (“IRT”) districts, as described in the *Community Development Code*.

Regarding the allowance of accessory residential units in residential zoning districts, the Housing Element of the City’s *Comprehensive Plan* was recently updated to provide for expanded housing options, including tiny homes, and to exempt accessory dwelling units from density provisions if consistent with neighborhood character:

Policy C.1.1.2 – The City shall create provisions within the Community Development Code for expanding housing options that meet the changing needs of residents in terms of unit sizes, housing types, levels of affordability, and locations, while preserving existing housing, including “missing middle” housing types such as tiny houses, cottages, duplexes, courtyard housing, and small apartment buildings, and accessory dwelling units (ADUs). (Housing Element)

Policy C.1.1.8 – To provide additional and diverse housing options integrated into existing neighborhoods, accessory dwelling units shall be exempt from density provisions and allowed in certain residential zoning districts compliant with Community Development Code provisions which provide for consistency with neighborhood character. Such accessory dwelling units cannot be used for short-term rental purposes. (Housing Element)

Although adopted by policy, these actions have not been fully implemented as standards in the *Community Development Code*. The implementation of these policies will be reviewed during the next update to the City’s *Comprehensive Plan* during 2023. The *Comprehensive Plan* update process in 2023 will afford City staff the opportunity to consider other alternative housing type policies, including co-housing, based on regional examples and best practices.

2.1.6 Parking Reductions

Strategic Incentive No. 6 (Florida Statute)

The reduction of parking and setback requirements for affordable housing.

Evaluation of Existing Strategy:

The Housing Element of the City’s *Comprehensive Plan* supports the reduction of parking and setback requirements for affordable housing through the following policies:

Policy C.1.9.2 – Allow flexibility with regard to setbacks and off-street parking to accommodate density bonuses associated with affordable housing developments provided the project design does not detract from the established or emerging character of the immediate vicinity. (Housing Element)

Policy C.1.9.3 – Allow flexibility with regard to off-street parking for projects containing affordable housing units located within 1000 feet of a transit stop. (Housing Element)

In general, the City's *Community Development Code* establishes parking flexibility criteria for specific uses requiring additional development review. For example, attached dwellings, residential infill projects, comprehensive infill redevelopment projects, or other uses that could provide affordable housing, may qualify as Level Two uses and allow for flexible development standards, including reduced parking and setbacks.

More specifically, the *Community Development Code* allows for the reduction of parking requirements for affordable housing if the project is located near a transit stop:

Article 3, Division 9, Section 3-920.B. Affordable housing parking reductions – Any reduction in required off-street parking shall only apply to those dwelling units which are certified by the City's Economic Development and Housing Department as affordable housing. All other dwelling units not certified as affordable housing shall meet the minimum off-street parking requirements set out for the use in the applicable zoning district. Certified affordable housing projects may be eligible for a reduction in the required off-street parking consistent with the following:

- a. *The parking requirement may be reduced to between one and one-half (1.5) and one (1) space per unit for projects located within 1,000 feet of a transit stop if the affordable housing units are designated for senior citizens or disabled persons.*
- b. *For all other affordable housing projects, the parking requirement may be reduced to between one and one half (1.5) and one and one quarter (1.25) space per unit for projects located within 1,500 feet of a transit stop with 30-minute or more frequent service during peak hours and 60-minute or more frequent service during off-peak hours.*
- c. *The distance a site is from a transit stop shall be measured from the nearest point of exit from the parcel based upon the shortest route of ordinary pedestrian travel.*

2.1.7 Flexible Lot Configurations

Strategic Incentive No. 7 (Florida Statute)

The allowance of flexible lot configurations, including zero-lot-line configurations for affordable housing.

Evaluation of Existing Strategy:

A legal lot of record, by definition, has fixed boundaries by a plat recorded in the Official Records of Pinellas County. It is therefore assumed that this incentive is intended to address flexible site plan configurations, rather than single flexible lot configurations. The City currently allows for site plan flexibility through the development review process, as supported by the City's *Community Development Code* and Article 2. Zoning Districts therein, which establishes flexibility criteria for specific uses. Such criteria may allow for more flexible site plan configurations but may also require an improved site plan to document how the flexibility will result in better design and/or appearance.

The allowance of flexible site plan configurations, including zero-lot line configurations for affordable housing, must be sensitive to the character and context of existing neighborhoods. To this end, the City's incentives for affordable housing include compatibility criteria in conjunction with the density bonus as follows:

Article 3, Division 9, Section 3-920.A.3.c.i. Compatibility Criteria –

...

- b. Proportionality and scale of the proposed development shall be consistent with the community character of the immediate vicinity of the parcel proposed for development.*
- c. The overall aesthetics of the proposed development shall be compatible with or an improvement to the community character as determined by the community development coordinator.*
- d. The scale and coverage of the proposed development shall be compatible with adjacent properties. If the overall bulk is larger than the surrounding buildings, the bulk may be reduced with the help of design elements such as step backs and setbacks...*

2.1.8 Modification of Street Requirements

Strategic Incentive No. 8 (Florida Statute)

The modification of street requirements for affordable housing.

Evaluation of Existing Strategy:

The City's general standards for streets are defined in Article 3, Division 19, Section 3-1904 of the *Community Development Code*:

Article 3, Division 19, Section 3-1904. Streets – Generally –

- A. The functional classification, arrangement, character, extent, width and location of all streets shall conform to the thoroughfare element of the comprehensive plan and shall be considered in their relation to existing and planned streets, topographical and environmental conditions, public convenience and safety, and their appropriate relationship to the proposed use of the land to be served by such streets.*

Section 3-1904 also specifies minimum right-of-way and lane designations for each classification of roadway, including neighborhood roads. A minimum pavement width of 24 feet plus curb is required for all neighborhood roads, 26 feet plus curb for all local roads, and 37 feet for all collector roads. These requirements are in place to maintain public health and safety.

Moreover, the City's *Community Development Code* requires that all streets be improved by a developer with paving, curbs or gutters, and sidewalks or on-street parking where necessary. These

standards apply to all development, including affordable housing projects. Since the City of Clearwater is nearly built-out, the City’s infrastructure system is already in place, and it is not likely that affordable housing projects will need to provide local or collector roads. At most, such projects may require the provision of neighborhood roads internal to the site.

2.1.9 Pre-Adoption Policy Consideration

Strategic Incentive No.9 (Florida Statute)

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.

Evaluation of Existing Strategy:

The Economic Development & Housing Department typically reviews City policies, procedures, and regulations that may affect the cost of housing as part of its annual reporting for the State Housing Initiatives Partnership (SHIP) program and the Federal Community Development Block Grant and HOME Investment Partnership (HOME) programs.

Moreover, the Economic Development & Housing Department typically receives new City *Comprehensive Plan* and *Community Development Code* provisions and ordinances for comment and participates in the City’s review process prior to adoption. This review process is maintained as a regular agenda item during Senior Executive Team bi-monthly meetings.

2.1.10 Inventory of Public Lands

Strategic Incentive No. 10 (Florida Statute)

The preparation of a printed inventory of locally owned public lands suitable for affordable housing.

Evaluation of Existing Strategy:

The City of Clearwater is nearly built out. Most of the vacant parcels remaining are less than one acre in size. Due to the lack of land to develop affordable housing, the City offers flexibility through the *Community Development Code* to help developers utilize existing sites for infill and redevelopment projects. To facilitate affordable housing projects, the City keeps an inventory of publicly owned land suitable for affordable housing titled, “Affordable Housing Inventory List,” which is published on the City’s website:

<https://www.myclearwater.com/files/sharedassets/public/economic-development/documents/2022-affordable-housing-inventory-maps.pdf>

The Affordable Housing Inventory List is maintained by *Comprehensive Plan* policy:

Policy C.1.2.6 - The City shall identify vacant and underutilized city-owned property that may be deemed surplus property and make it available for the development of affordable housing. (Housing Element)

The Affordable Housing Inventory List is State mandated by Section 166.0451, F.S. and is triennially updated. Updates occurred in 2009 by City Resolution #09-41 (November 5, 2009), in 2013 by City Resolution #13-10 (June 6, 2013), in 2016 by City Resolution #16-14 (June 16, 2016), in 2019 by City Resolution #19-10 (June 20, 2019), and in 2022 by City Resolution #22-13 (June 16, 2022). As of 2022, there were eight (8) parcels suitable for the development of affordable housing:

1. 1454 S. Martin Luther King, Jr. Ave.
2. 1408 Monroe Ave.
3. 1415 Taft Ave.
4. 1002 Grant St.
5. 1004 Grant St.
6. 1007 Marshall St.
7. 1006 Grant St.
8. 406 Vine Ave.

Under the Live Local Act, Chapter 2023-17, Laws of Florida, by October 1, 2023, and every three years thereafter, the City must create an inventory of all lands it owns that are “appropriate for use as affordable housing” and publish that inventory on the City’s website. Accordingly, the City is currently updating the Affordable Housing Inventory List to publish before the October 1, 2023, deadline. Future updates to the inventory may include lots that are not zoned residential but may be appropriate for affordable housing.

Since 2017, the Planning & Development Department has implemented a foreclosure program targeting properties with substantial code violations. As a result, several properties have been donated for affordable housing development (see Recommendation 10.4).

More recently, the City’s Economic Development & Housing Department improved its procedure to make publicly owned land available to prospective developers and non-profit agencies to construct affordable housing. Previously lot disposition occurred on a first-come, first-served basis. In 2021, the City drafted a lot disposition policy to establish how the City notifies capable developers of available lots and distributes those lots through a public vetting process. The lot disposition policy establishes a clear and transparent process for donating appropriate City-owned lots to developers for the creation of affordable housing. The new lot disposition policy utilizes a small committee to choose lots to be made available, seek proposals from developers for the lots, then review/score the proposals to see who has the best ideas for the donated land. Nonprofit developers are included as well as minority and small developers. The City will advertise opportunities on the Economic

Development & Housing Department website and reach out directly to those known to be interested. In 2021, the AHAC added Recommendation 10.5 regarding the lot disposition policy. To date, one lot has been sold and the City is preparing to sell another.

2.1.11 Proximity to Transportation, Employment & Mixed-Use Development

Strategic Incentive No. 11 (Florida Statute)

The support of development near transportation hubs and major employment centers and mixed-use developments.

Evaluation of Existing Strategy:

Generally, the City promotes areas suitable for affordable housing through the Future Land Use Element (FLUE) of the *Comprehensive Plan*. The FLUE contains a number of policies related to activity centers and transit hubs as part of the City's overall design structure. Such policies include:

Policy A.2.2.7 – Residential land uses shall be sited on well-drained soils, in proximity to parks, schools, mass transit and other neighborhood-serving land uses. (FLUE)

Policy A.5.4.4 – Missouri Avenue from Drew Street to Belleair Road. The creation of affordable housing and mixed-use development should be supported, and lot consolidation and streetscape improvements should be encouraged. [Activity Center] (FLUE)

Policy A.5.4.7 – South Fort Harrison Avenue from A Street to E Street. Amendments to the Future Land Use Plan and Zoning Atlas may be considered to promote affordable housing, mixed-use development, and to support the emerging character of the area and Morton Plant Hospital. [Activity Center] (FLUE)

Policy A.6.8.7 – Create mixed-use, higher density, livable communities through design, layout and use of walkability techniques within existing and proposed transit corridors, including planned PSTA, Pinellas County MPO and TBARTA lines and potential station locations. (FLUE)

Additionally, the FLUE includes the Objective A.6.10 policy series, which establishes transit-oriented land use designations and design standards:

Policy A.6.10.8.b(4) – Provide a mixture of housing types affordable to households with a range of incomes within [transit] station areas. (FLUE)

The Housing Element of the *Comprehensive Plan* also supports the location of assisted housing near major activity centers:

Policy C.1.4.2 – Assisted housing should be located in close proximity to employment centers, mass transit services, parks, and commercial centers. (Housing Element)

Additionally, both the City's *Comprehensive Plan* and *Community Development Code* allow flexibility in parking for affordable housing projects if located near a transit stop (see Housing Element Policy C.1.9.3 as well as *Community Development Code* Article 3, Division 9, Section 3-920.B. for the City's "affordable housing parking incentive").

2.2 Additional Incentives

The following provides synopses of the City's current practices regarding affordable housing and outlines the AHAC's evaluation of recommendations related to incentives for the provision of affordable housing not cited in Section 420.9076, F.S. These recommendations were previously approved in 2022 but will be evaluated and, if necessary, revised in 2023 to address current affordable housing barriers.

2.2.1 Adaptive Reuse

Evaluation of Existing Strategy:

The City continues to allow for adaptive reuse if allowed within the zoning district where the affordable housing project is located.

Of note, under the recent Live Local Act, Chapter 2023-17, Laws of Florida, cities may approve affordable housing projects, including mixed-use projects, on land zoned for commercial or industrial if at least 10% of units are affordable. Moreover, cities must allow multi-family and mixed-use in any area zoned commercial, industrial, or mixed-use if 40% of units are affordable for a least 30 years.

2.2.2 Land Development Code

Evaluation of Existing Strategy:

Design standards for affordable housing projects are generally addressed by *Community Development Code* Article 3, Division 9, Section 3-920.A.3.c.i-iii. [Compatibility Criteria, Design Criteria, Green Building Criteria]; however, the "other" criteria referenced in the 2017 AHAC Recommendation 13.1 are not addressed by Section 3-920.A.3.c.i-iii.

The 2014 AHAC identified the *Community Development Code's* treatment of nonconforming development as a barrier, citing the cost of bringing older properties "up-to-code" as prohibitive to affordable housing. As a result of the 2014 AHAC recommendation to allow certain exceptions to the 50 percent limitation on nonconforming structures, Article 6 of the *Community Development Code* was modified and adopted as Section 6-102.F.1-6. in June 2015. Because Recommendation 13.2 was successfully implemented, Recommendation 13.2 was not continued by the 2017 AHAC. Only Recommendation 13.1 (design standards) was continued.

2.2.3 Communication and Marketing of Affordable Housing

Evaluation of Existing Strategy:

The Economic Development & Housing Department continues to develop materials to better market its services to prospective developers of affordable housing. The Economic Development & Housing Department works with the Public Communications Department to create awareness of affordable housing programs through marketing materials, presentations, and press releases. The Department also partners with the Neighborhoods Division to promote programs and create awareness.

The City's "Affordable Housing and Community Development" webpage is a one-stop resource for affordable housing developers and persons seeking housing assistance:

<https://www.myclearwater.com/My-Government/City-Departments/Affordable-Housing-and-Community-Development>

The webpage publishes plans and reports produced by the Housing Division, as well as information on the City's homeless prevention initiatives.

Additionally, the Department worked with the IT and Budget departments to create a dashboard on the City's webpage for benchmarking housing data. This information was also presented to City Council in May 2023. The "Affordable and Workforce Housing Dashboard" can be view at the link blow:

<https://www.myclearwater.com/My-Government/Transparency/Affordable-and-Workforce-Housing-Dashboard>

The City also continues to coordinate with Amplify Clearwater to promote affordable housing.

2.2.4 Financing

Evaluation of Existing Strategy:

The Economic Development & Housing Department continues to leverage funds with other non-profit housing providers (e.g., Habitat for Humanity, Foundations, Affordable Housing Developers, Development Corporations, CHDOs, etc.) to finance the development of affordable housing, and continuously seeks relationships with new qualified organizations. City staff also seeks new public-private partnerships to help offset public investment and reduce private developer costs, as well as partnerships with other local governments (e.g., Pinellas County) to co-fund impactful projects.

In 2023, the City utilized/encumbered \$3.3 million in American Rescue Plan Act - Local Fiscal Recovery Funds (ARPA-LFRF) for affordable and workforce housing. This funding expands opportunities for down payment assistance, rehabilitation, and new construction. The City also implemented \$5,000 in emergency grants to support maintenance of affordable units. The City worked with North Greenwood CRA to award other ARPA-LFRF-funded programs to support small maintenance and repair programs for seniors in the North Greenwood community.

The City also engaged an independent financing expert to conduct subsidy analyses for multi-family affordable and workforce housing projects.

2.2.5 Partnerships

Evaluation of Existing Strategy:

The Economic Development & Housing Department strives to keep an updated list of affordable housing units and maintains a list of housing partners on the City's website at:

<https://www.myclearwater.com/government/city-departments/affordable-housing/resources-for-residents>

The Department also partners with other affordable housing providers to offer mentoring and technical training, and to address topics such as foreclosure, Fair Housing, and other relevant issues. The Department continues to improve its partnerships with local lenders, continues to work closely with Pinellas County to seek mutual opportunities for the development of affordable housing and co-fund impactful projects, and monitors statewide initiatives through the City's lobbyist. The Department is continuously seeking new, qualified organizations and provide guidance through the development process to those unfamiliar with Clearwater processes.