



The slide features a blue gradient background on the left and a photograph of a key with a house-shaped keychain on a wooden surface on the right. The text is arranged in a clean, professional layout.

Local Housing Incentive Strategies Update – 2023

Affordable Housing Advisory Committee Meeting #1

Economic Development & Housing Department
September 12, 2023



CLEARWATER
BRIGHT AND BEAUTIFUL · BAY TO BEACH



The slide consists of a large blue gradient area on the left and a white area on the right. The word 'Background' is centered in the blue area.

Background



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History of the AHAC

Florida Legislature passes House Bill 1375 requiring recipients of SHIP funds to appoint AHAC

City appoints 2nd AHAC / updates 2008 LHS report

City appoints 4th AHAC / updates 2017 LHS report

City appoints 6th AHAC / updates 2021 LHS report

2007

2008

2014

2017

2020

2021

2022

2023

City establishes 1st AHAC / original 2008 LHS report

City appoints 3rd AHAC / updates 2014 LHS report

LHS becomes annual requirement

City appoints 5th AHAC / updates 2020 LHS report

City appoints 7th AHAC / updates 2022 LHS report

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Duties of AHAC – Sec. 420.9076(4), F. S.

Review LHS Report and Local Gov't Policies

- Policies and procedures
- Ordinances
- Land development regulations
- Comprehensive Plan

Recommend to City Council

- Actions or initiatives to encourage or facilitate affordable housing while protecting the ability of the property to appreciate in value

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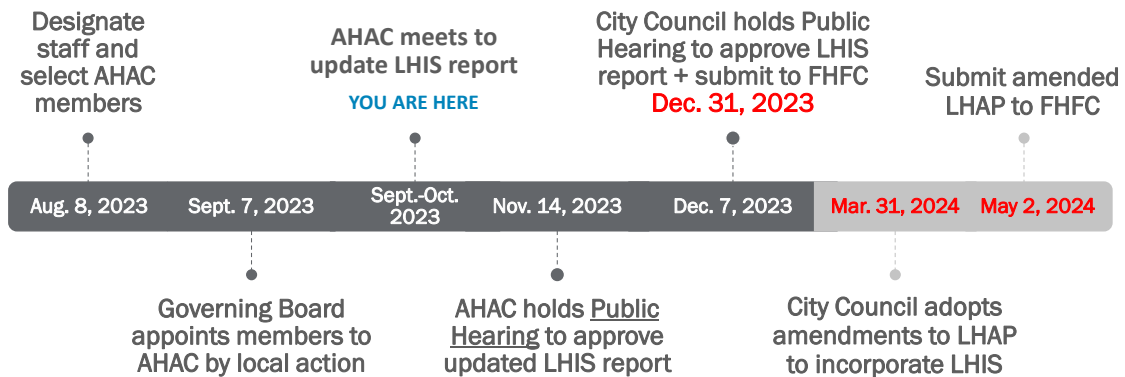
AHAC Meeting Requirements

- ✓ AHAC must facilitate necessary meetings and public hearings for adoption of the LHS
- ✓ All meetings are public meetings
- ✓ All records are public records
- ✓ Staff, administrative, and facility support provided by City of Clearwater [s. 420.9076(3), F.S.]



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LHS Update Schedule



Dates in black are recommended timeline to meet deadlines
Dates in red are statute or rule deadlines

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AHAC Meeting Schedule

Option A

Meeting #1: September 12th (9/12)

Meeting #2: October 10th (10/10)

...

Public Hearing: November 14th (11/14)

Option B

Meeting #1: September 12th (9/12)

Meeting #2: October 3rd (10/3)

Meeting #3: October 24th (10/24)

Public Hearing: November 14th (11/14)

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Definition of Affordable Housing



Monthly rents or monthly mortgage payments including taxes and insurance do not exceed 30 percent of median annual gross income for the household (s. 420.9071, F.S.)



Any residential dwelling unit leased or owned by a household with a household income of **120% or less of the adjusted area median family income** for Pinellas County (HUD)



For rental units, shall **not exceed rates for annual "Maximum Rents by Number of Bedroom Unit"** published by the for the Tampa-St. Petersburg-Clearwater MSA (FHFC)



For non-rental units, the sales price may **not exceed 90% of the average area price** for the Tampa-St. Petersburg-Clearwater MSA (IRS)

Source: City of Clearwater Comprehensive Plan, Housing Element, Policy C.1.2.5

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Definition of Affordable Housing

Pinellas County, HUD, 2023	Median Family Income (MFI) \$	89,400
	120% MFI = \$	107,280

Cost Burden Threshold, 30% of Income	Annually	Monthly
\$	\$ 32,184	\$ 2,682

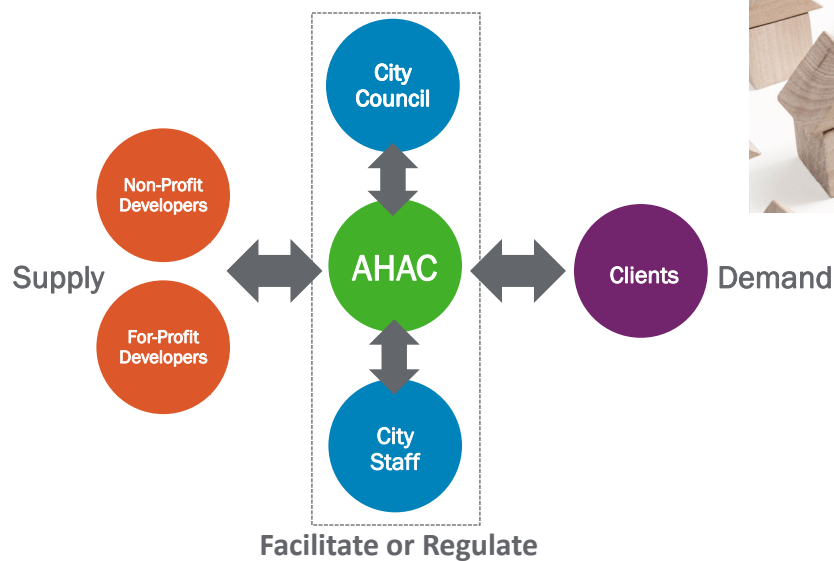
IRS Rev. Proc. 2023-22	1	2	3	4
Average Area Purchase Price	\$ 534,640	\$ 684,568	\$ 827,422	\$ 1,028,324
90% Average Area Purchase Price =	\$ 481,176	\$ 616,111	\$ 744,680	\$ 925,492
Nationwide Average Purchase Price	\$ 503,300			
90% Nationwide Average Purchase Price =	\$ 452,970			

Max. Rent Limits, FHFC, 2023 (SHIP) for T-SP-C MSA	Income Category/Bedrooms	1	2	3	4
	ELI 30%	\$ 488	\$ 621	\$ 814	\$ 1,007
	VLI 50%	\$ 815	\$ 978	\$ 1,130	\$ 1,261
	LI 80%	\$ 1,303	\$ 1,563	\$ 1,807	\$ 2,016
	120%	\$ 1,957	\$ 2,349	\$ 2,712	\$ 3,027

Pinellas County, HUD, 2023	Fair Market Rent by Bedrooms	1	2	3	4
	\$	\$ 1,381	\$ 1,659	\$ 2,123	\$ 2,603

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Affordable Housing Agents



Values, Principles, and Vision



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Components of LHIS Report

- Values
- Principles
- Vision
- Local Housing Incentive Strategies
 - Affordable Housing Incentives (by F. S.)
 - Additional Incentives

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Affordable Housing Values

- A. Supports a dynamic and competitive economy.
- B. Improves social well-being and builds sense of community.
- C. Ensures that the City's workforce can live within the City.

Source: 2022 LHIS Report



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Affordable Housing Principles

1. Affordable over the long-term.
2. Diverse supply that provides for a mix of income levels and the diverse needs of residents.
3. Designed to be sustainable, energy and cost efficient, and to minimize physical barriers to accessibility.
4. In aesthetic character with the surrounding neighborhood.
5. Strategically-located and pedestrian-oriented with access to mass transit, open spaces, educational institutions, and employment or workforce training opportunities.
6. Incentivized to promote incorporation of affordable housing into all non-affordable housing developments.

Source: 2022 LHIS Report

Affordable Housing Vision

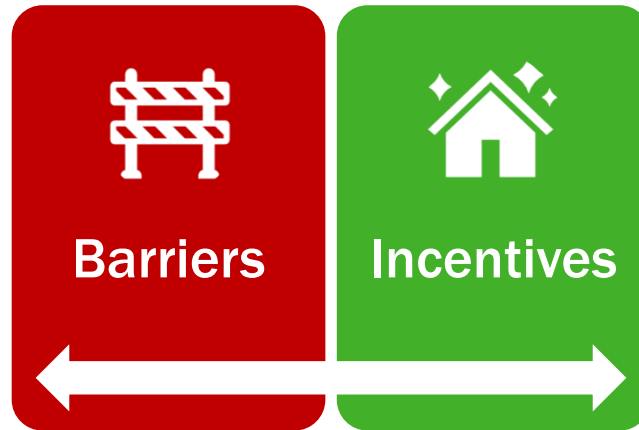
The City of Clearwater will incentivize the development of a diverse supply of housing that is safe, affordable, sustainable, and energy and cost efficient, that blends into the aesthetic character of all the City's neighborhoods proximate to public amenities and employment opportunities, which supports an inclusive community and the diverse needs of residents.

Source: 2022 LHIS Report

Local Housing Incentive Strategies

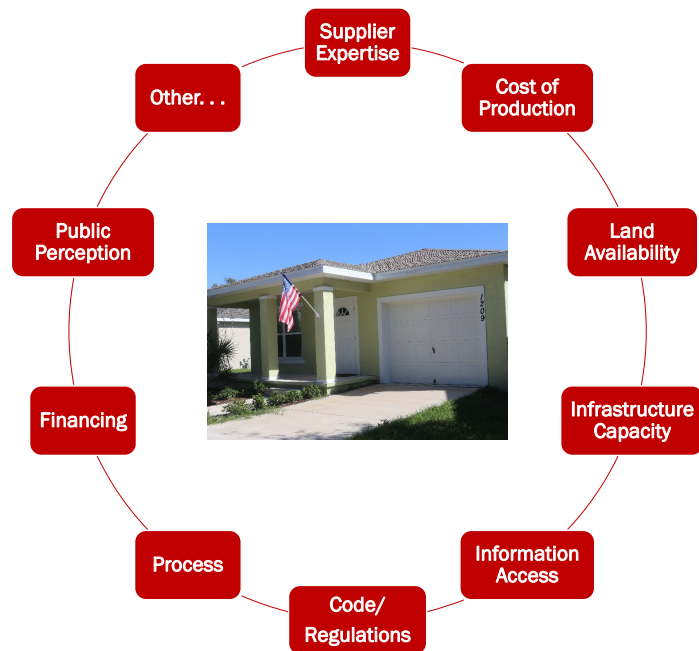
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Affordable Housing



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Barriers



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Incentive Areas – Sec. 420.9076(4), F. S.

1. Expedited Review Process
2. Modification of Fees
3. Flexible Densities
4. Infrastructure Capacity
5. Accessory Dwelling Units
6. Parking Reductions
7. Flexible Lot Configurations
8. Modifications of Street Requirements
9. Pre-Adoption Policy Consideration
10. Inventory of Public Lands
11. Proximity to Transportation, Employment & Mixed-Use Development



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Incentive Areas – Additional (AHAC-Initiated)

12. Adaptive Reuse
13. Land Development Code
14. Communication and Marketing of Affordable Housing
15. Financing
16. Partnerships

Live Local Act



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Live Local Act - Chapter 2023-17, Laws of Florida

- Affordable housing as defined by Sec. 420.0004, F. S.
- Allows cities to approve affordable housing projects, including Mixed-use (MU) projects, on land zoned for commercial or industrial if at least 10% of units are affordable.
- Requires cities to allow MF and MU in any area zoned for commercial, industrial, or MU if 40% of units are affordable for at least 30 years.
- If less than 20% of the city's land is designated for commercial or industrial use, city is required to approve a MF project as a MU project.

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Live Local Act - Chapter 2023-17, Laws of Florida

City may not:

- Require a process such as rezoning or land use change, variance, or comprehensive plan amendment for density, height, or land use.
- Restrict the density below the highest allowed residential density anywhere in the city.
- Restrict the height below the highest allowed height for a commercial or residential building within 1 mile of the project, or 3 stories, whichever is higher.

City must:

- Approve the project if meets the City's LDRs for MF in areas zoned for such use and is otherwise consistent with the Comprehensive Plan except for density, height, or land use.
- Consider reduced parking requirements if within a half-mile of a major transit stop.

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Live Local Act - Chapter 2023-17, Laws of Florida

City must (continued):

- Every three (3) years, update inventory of city-owned lands appropriate for affordable housing and make publicly available – **DUE OCTOBER 1, 2023 (IN-PROCESS)**
- Maintain a policy regarding expedited processing of development applications/building permits.
- Provide notice of application incompleteness within 10 days of submittal, otherwise application is automatically deemed complete and accepted.
- Identify conservation lands that may be appropriate to transfer for affordable housing (as part of conservation land management plan).

Other incentives:

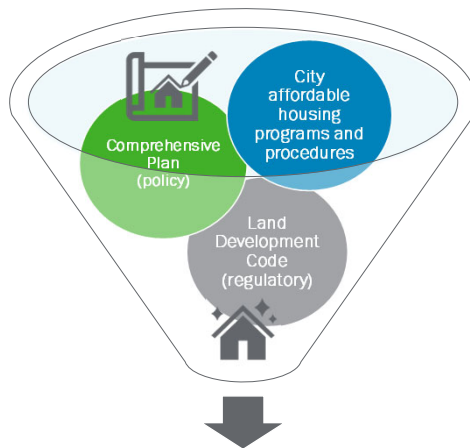
- Option for city tax exemptions, property tax incentives, and sales tax refund on building materials for affordable housing projects (based on units, % of AMI).

Part 1: Inventory



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LHIS Report Update Part 1: Inventory



Update inventory of best practices/incentives to provide affordable housing

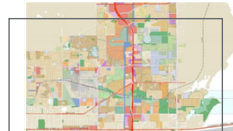
LHIS Report Update Part 1: Inventory

AHAC Discussion

- What are some of the BARRIERS you have encountered in providing affordable housing?
- What are some INCENTIVES that could help to encourage or facilitate affordable housing?



Programs/Procedures



Comprehensive Plan



Development Code

Part 2: Recommendations

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LHIS Report Update Part 2: Recommendations



Review prior 2022 LHIS Report



Evaluate each 2022 recommendation



Consider whether each recommendation should be CONTINUED, MODIFIED, or REMOVED



Identify any new affordable housing incentives not covered in 2022 LHIS Report

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Next Meeting

Affordable Housing Advisory Committee (AHAC)

Meeting #2: October 2023 (3rd or 10th, TBD)

Council Chambers

Main Library (100 N. Osceola Ave.)

Contact Info:

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