Local Housing Incentive Strategies Update – 2026

Affordable Housing Advisory Committee
Meeting #1

Economic Development & Housing Department
August 11, 2026

CLEARWATER
BRIGHT AND BEAUTIFUL · BAY TO BEACH

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Background

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History of the AHAC

2007	2008	2014	2017	2020	2021 - 25	2026
Florida Leg. passes House Bill 1375 requiring recipients of SHIP funds to appoint AHAC	City establishes 1st AHAC / original 2008 LHIS report	City appoints 2nd AHAC / updates 2008 LHIS report	City appoints 3rd AHAC / updates 2014 LHIS report	City appoints 4th AHAC / updates 2017 LHIS report	City appoints 5th thru 9th AHAC / updates 2020 – 2024 LHIS reports	City appoints 10th AHAC / updates 2025 LHIS report

LHIS becomes annual requirement

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

Review LHIS 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 LHIS
- ✓ 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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LHIS Update Schedule

- **June-July 2026** — Designate staff and select AHAC members
- **Aug. 6, 2026** — Governing Board (City Council) appoints members to AHAC by local action
- **Aug.-Oct. 2026** — **AHAC meets to update LHIS report** — **YOU ARE HERE**
- **Nov. 17, 2026** — AHAC holds Public Hearing to approve updated LHIS report
- **Dec. 3, 2026** — City Council holds Public Hearing to approve LHIS report + submit to FHFC Dec. 31, 2026
- **Mar. 31, 2027** — City Council adopts amendments to LHAP to incorporate LHIS
- **May 2027** — Submit amended LHAP to FHFC

Dates in black are reccomended timeline to meet deadlines

Dates in red are statute or rule deadlines

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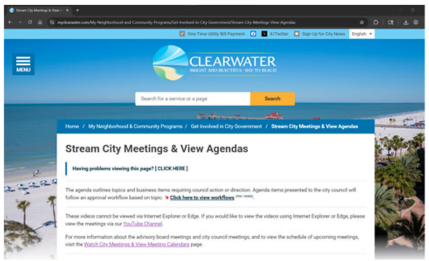
AHAC Meeting Schedule



All meetings start at 9:00 AM

Meeting #1: August 11th (8/11)

Meeting #2: September 8th (9/8)

Meeting #3: October 13th (10/13)

Meeting #4: November 17th (11/17)*

**To be noticed and held as Public Hearing*

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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: Former City of Clearwater Comprehensive Plan, Housing Element, Policy C.1.2.5; current City of Clearwater Code of Ordinances, Section 2.01.

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Definition of Affordable Housing

Pinellas County, HUD, 2026	Median Family Income (MFI)	$	104,700
	120% MFI =	**$**	**125,640**

Cost Burden Threshold, 30% of Income	**Annually**	**Monthly**
	$ 37,692	**$ 3,141**

IRS Rev. Proc. 2026-23	**1**	**2**	**3**	**4**
Average Area Purchase Price	$ 629,283	$ 805,718	$ 973,884	$ 1,210,379
90% Average Area Purchase Price =	**$ 566,355**	**$ 725,146**	**$ 876,496**	**$ 1,089,341**
Nationwide Average Purchase Price	*$ 553,900*			
90% Nationwide Average Purchase Price =	***$ 498,510***			

Max. Rent Limits, FHFC, 2026	**Income Category/Bedrooms**	**1**	**2**	**3**	**4**
(SHIP) for T-SP-C MSA	ELI 30%	$ 645	$ 775	$ 913	$ 1,109
	VLI 50%	$ 1,075	$ 1,290	$ 1,491	$ 1,663
	LI 80%	$ 1,720	$ 2,065	$ 2,385	$ 2,661
	120%	$ 2,580	$ 3,096	$ 3,579	$ 3,993

Pinellas County, HUD, 2026	**Fair Market Rent by Bedrooms**	**1**	**2**	**3**	**4**
		$ 1,696	$ 1,977	$ 2,527	$ 3,077

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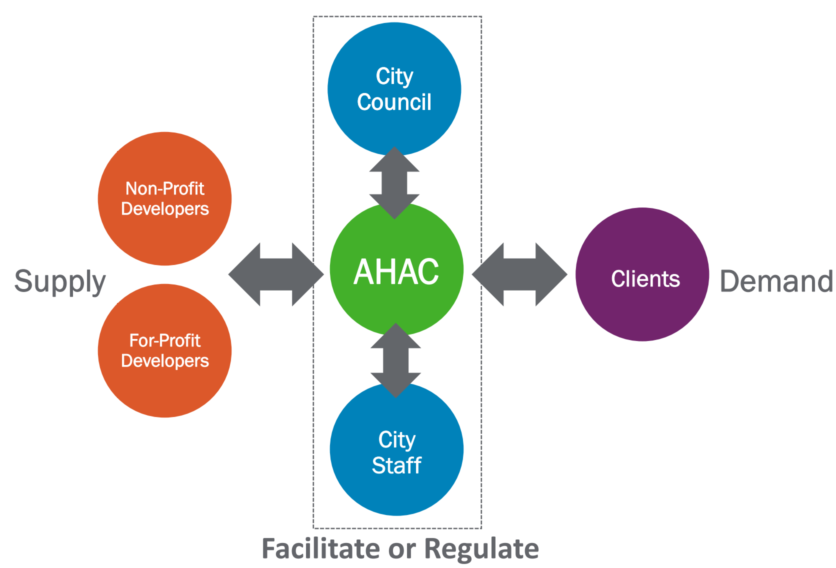
Affordable Housing Agents



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Values, Principles, and Vision

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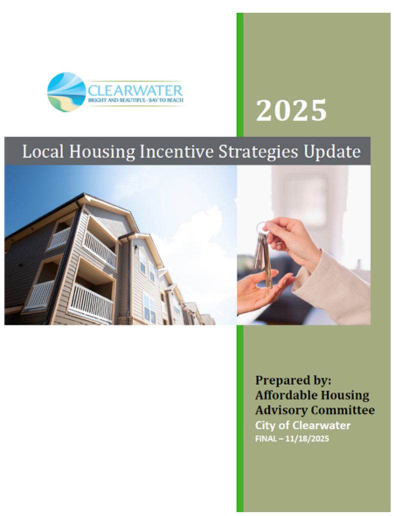
Components of LHIS Report



- 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. Aspires to have housing that fits the City's residents.
D. Everyone deserves a safe affordable home.

Source: 2025 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 housing developments.

Source: 2025 LHIS Report

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Affordable Housing Vision

The City of Clearwater will incentivize the development of a diverse supply of housing that is safe, accessible, 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: 2025 LHIS Report

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Part 1: Inventory of Local Housing Incentive Strategies

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Affordable Housing

Barriers

Incentives

Supplier Expertise

Cost of Production

Land Availability

Infrastructure Capacity

Information Access

Code/ Regulations

Process

Financing

Public Perception

Other. . .

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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

Additional (AHAC-Initiated)

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

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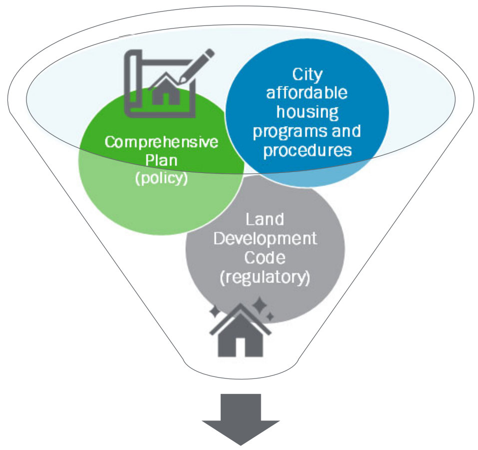
LHIS Report Update Part 1: Inventory



Update inventory of best practices/incentives
to provide affordable housing

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Economic Development & Housing Department

Department Initiatives

Dylan Mayeux, Housing Manager

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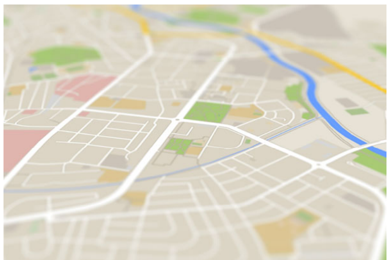
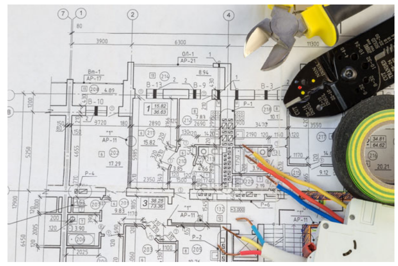
Planning & Development Department

Department Initiatives

Lauren Matzke, Director





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Live Local Act

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Live Local Act (Amended 2026)

Affordable housing as defined by Sec. 420.0004, F. S. (120% AMI)

- Allows cities to approve affordable housing projects, including Mixed-use (MU) projects, on land zoned for commercial, industrial, or religious institutional if at least 10% of units are affordable.
- Requires cities to allow MF and MU in any area zoned for commercial, industrial, or MU (incl. PUDs and excl. farms), and property owned by a county, municipality, school district, or religious institution (if >3 acres) if 40% of units are affordable for at least 30 years. For MU, at least 65% of the square footage must be residential.
- 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 (Amended 2026)

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 (or below 150% of highest allowed intensity).
- 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.
- Recent amendment provides exemptions for projects adjacent to single-family (150% of adjacent height) or projects in historic districts (3/4 mile of the project or 3 stories, whichever is higher).

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Live Local Act (Amended 2026)

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 (and intensity), height, or land use.
- Reduce parking requirements if within a half-mile of a major transit hub or 600 feet of other available parking.
- Every three (3) years, update inventory of city-owned lands appropriate for affordable housing and make publicly available (starting October 1, 2023).

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).

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AHAC Discussion

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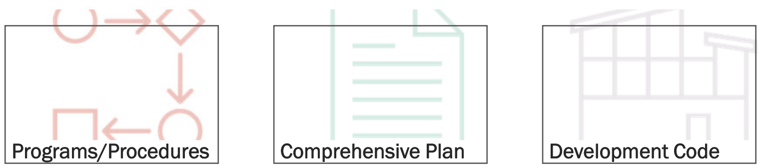
Part 1: Inventory of Local Housing Incentive Strategies

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?



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Part 2: Recommendations

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LHIS Report Update Part 2: Recommendations

- Review prior 2025 LHIS Report
- Evaluate each 2025 recommendation
- Consider whether each recommendation should be CONTINUED, MODIFIED, or REMOVED
- Identify any <u>new</u> affordable housing incentives <u>not</u> covered in 2025 LHIS Report

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Next Meeting

Affordable Housing Advisory Committee (AHAC)

Meeting #2: September 8, 2026
Council Chambers
Main Library (100 N. Osceola Ave.)

Contact Info:

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