



LOCAL HOUSING INCENTIVE STRATEGIES UPDATE – 2017

History of the AHAC

- In 2007, Florida Legislature passed House Bill 1375 requiring cities and counties receiving SHIP funds to appoint an Affordable Housing Advisory Committee (AHAC)
- In 2008, City of Clearwater established its first AHAC and drafted the first Local Housing Incentive Strategies (LHIS) report
- In 2014, City appointed its second AHAC and updated the 2008 LHIS report as required by the State
- On October 5, 2017, City appointed its third AHAC to update 2014 LHIS report prior to December 31, 2017

Duties of AHAC – 420.9076(4)

□ **Review LHIS Report & Local Gov't Policies**

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

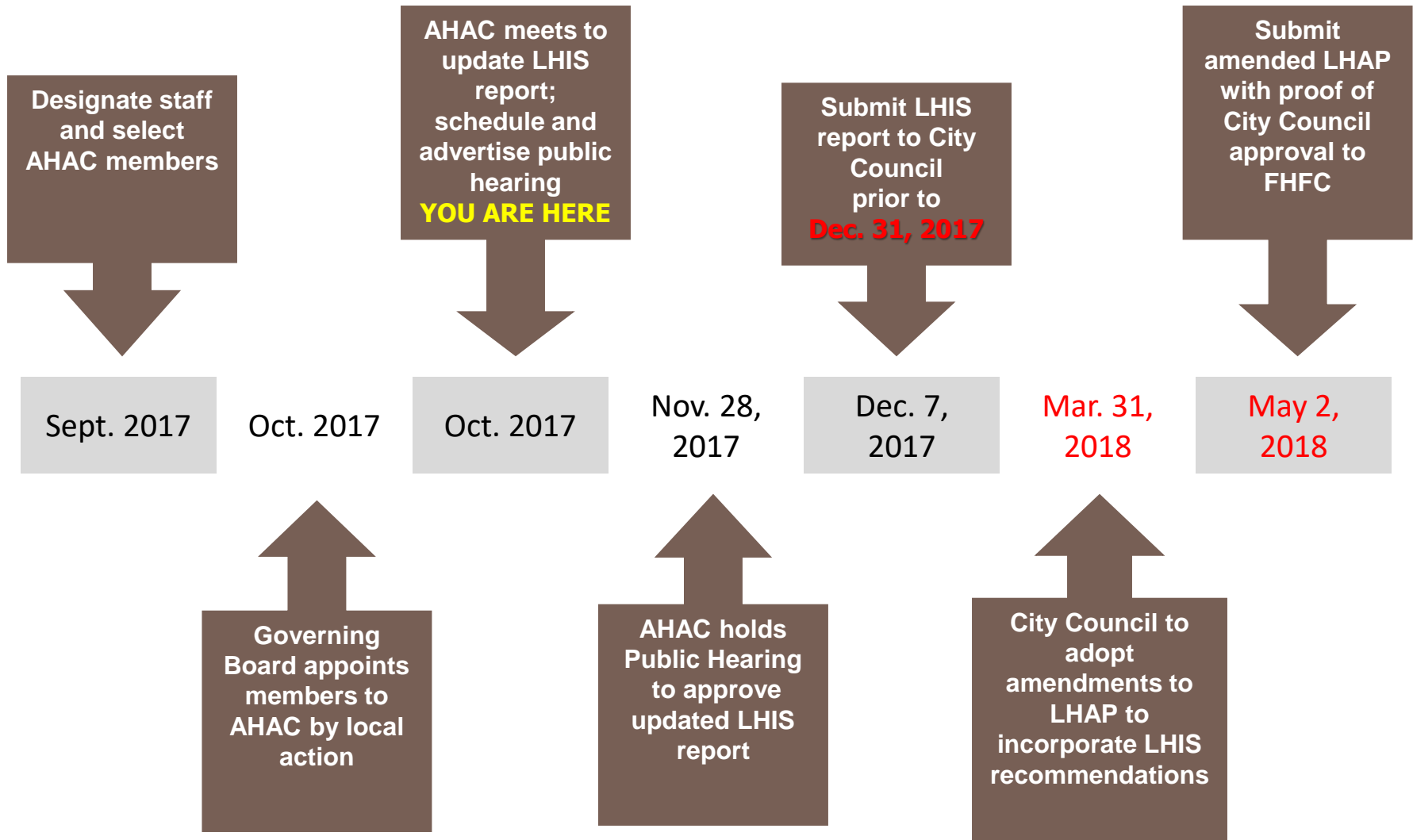
□ **Recommend to City Council**

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

AHAC Meeting Requirements

- AHAC must facilitate the necessary meetings and public hearings for the adoption of the LHIS
- All meetings are public meetings
- All records are public records
- Staff, administrative, and facility support to be provided by appointing entity [420.9076(3)].

AHAC & LHS Update Schedule



Dates in black are recommended timeline to meet deadlines.

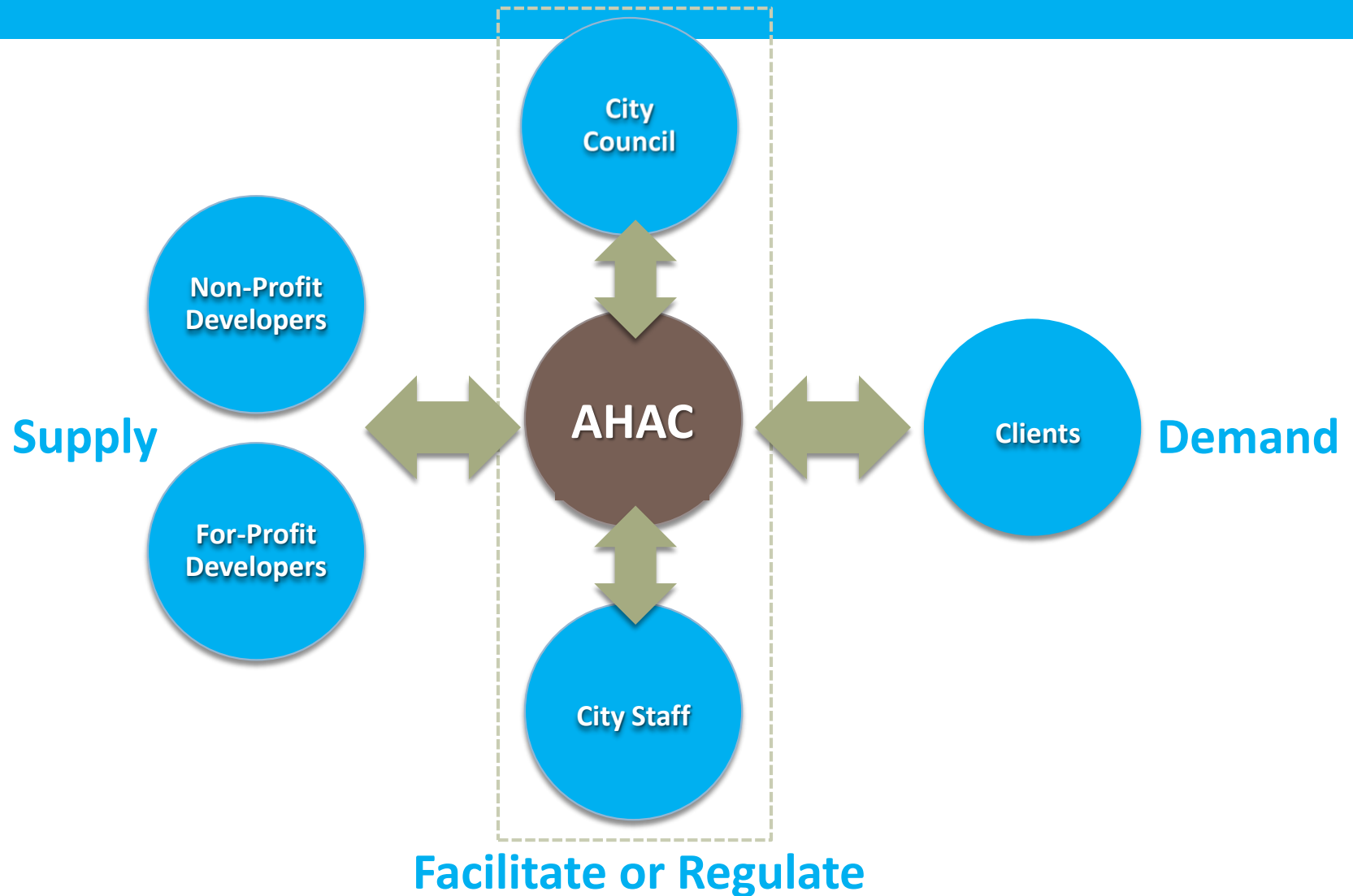
Dates in red are statute or rule deadlines.

Definition of Affordable Housing

- Any residential dwelling unit leased or owned by a household with a household income of **one hundred twenty percent (120%) or less of the adjusted area median family income** for Tampa-St. Petersburg-Clearwater MSA, as determined by HUD.
- For rental units, shall **not exceed rates for annual “Maximum Rents by Number of Bedroom Unit”** published by the FHFC for the Tampa-St. Petersburg-Clearwater MSA.
- For non-rental units, the sales price may **not exceed ninety-percent (90%) of the average area price** established by the IRS for the Tampa-St. Petersburg-Clearwater MSA.

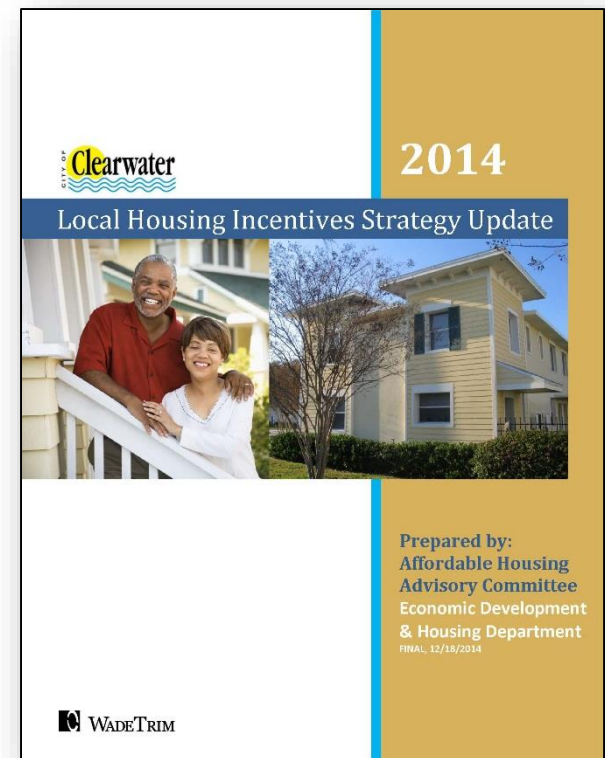
Source: City of Clearwater Comprehensive Plan, Housing Element, Policy C.1.2.5

Affordable Housing Agents



Components of 2014 LHIS Report

- **2014 LHIS Report**
- **Components**
 - Values
 - Principles
 - Vision
 - Strategy (Incentives Plan)



Affordable Housing Values

- A) Support a dynamic and competitive economy.
- B) Improve social well-being and build sense of community.
- C) Ensure that the City's workforce can live within the City.

Source: 2014 LHIS Report



Affordable Housing Principles



- 1) Affordable over the long-term
- 2) Diverse and provides for a mix of income levels
- 3) Sustainable, well-designed and minimizes physical barriers to accessibility
- 4) In character with the surrounding neighborhood
- 5) Strategically-located, and pedestrian-oriented with access to mass transit and open spaces

Affordable Housing Vision

- The City of Clearwater will encourage the development of a diverse supply of housing that is safe, affordable, sustainable, and well-designed that blends into the character of the City's neighborhoods, which supports a diverse, inclusive community.

Source: 2014 LHIS Report



Affordable Housing Strategies



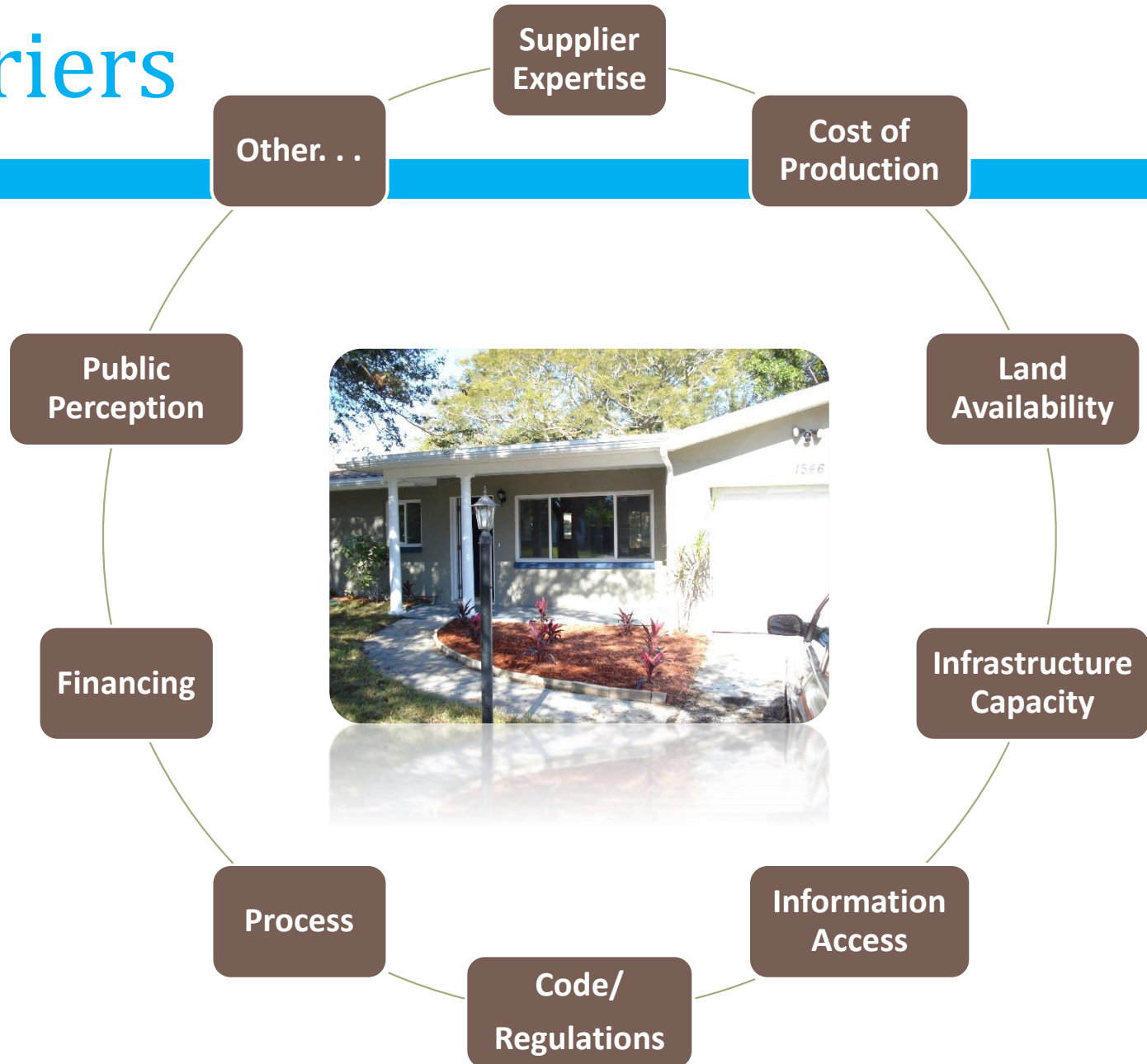
Barriers



Incentives



Barriers



Incentive Areas – 420.9076(4)

□ Incentive Areas by Statute

1. Expedited Review Process
2. Modification of Fees
3. Flexible Densities
4. Infrastructure Capacity
5. Accessory Dwelling Units
6. Parking Reductions

Incentive Areas – 420.9076(4)

□ Incentive Areas by Statute (Cont'd)

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

Incentive Areas – Additional

□ **2014 AHAC-Initiated Incentives**

- ▣ Adaptive Reuse
- ▣ Land Development Code
- ▣ Communication and Marketing of Affordable Housing
- ▣ Financing
- ▣ Partnerships

LHIS Report Update Part 1 (Inventory)

- **Update the inventory of best practices/ incentives to provide affordable housing**
 - ▣ Review the City's existing affordable housing programs, incentives and procedures
 - ▣ Evaluate the Comprehensive Plan for promotion of affordable housing
 - ▣ Evaluate the Community Development Code for promotion of affordable housing

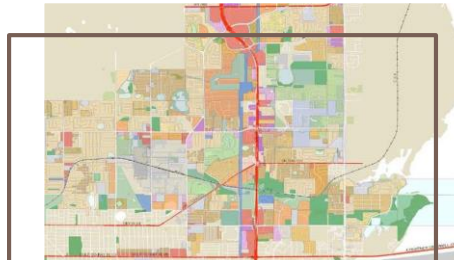
LHIS Report Update Part 1 (Inventory)

□ Committee 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

LHIS Report Update Part 2 (Recommend.)

□ Over the next two weeks:

- Read the 2017 Inventory & Evaluation of Affordable Housing Incentives Handout
- Evaluate each 2014 (prior) recommendation.
- Consider whether the recommendation should be **CONTINUED, MODIFIED** or **REMOVED**.
- Identify any other affordable housing incentives not addressed by the 2014 (prior) recommendations.

Next Meeting

Affordable Housing Advisory Committee (AHAC) Meeting #2, Late October – To Be Announced

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Pinellas County, HUD, 2017	Median Family Income (MFI) =	\$ 59,800
	120% =	\$ 71,760

IRS Rev. 2017-27	90% Average Area Purchase Price = \$ 253,809
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Pinellas County, HUD, 2018	Fair Market Rent by Bedrooms	1	2	3
	\$	842	\$ 1,045	\$ 1,373