
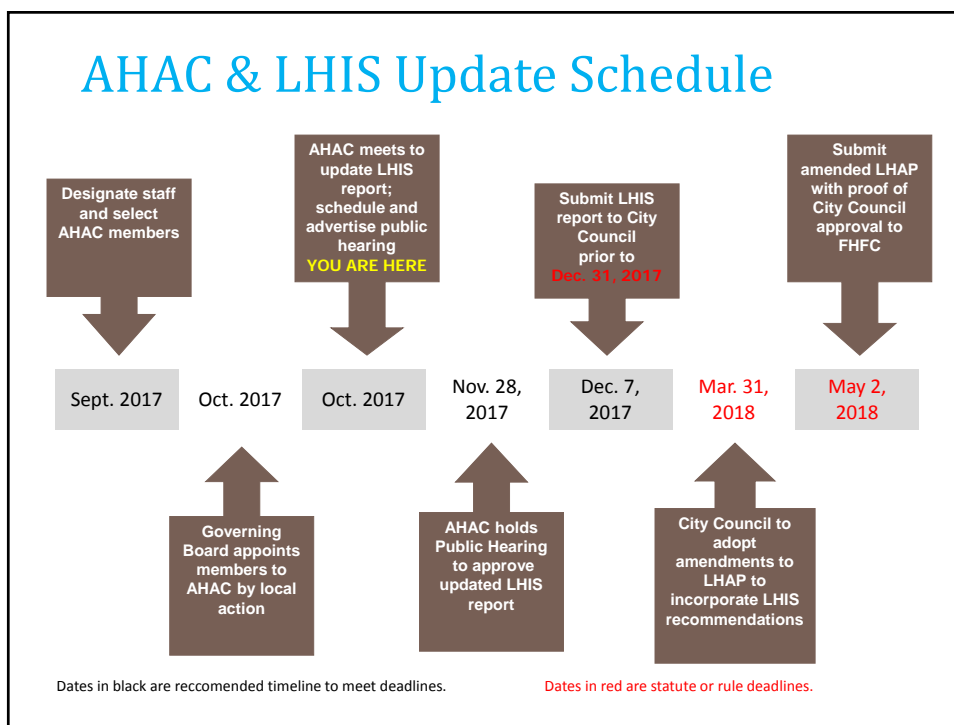


## LOCAL HOUSING INCENTIVE STRATEGIES UPDATE – 2017



Economic Development & Housing Department | AHAC Mtg. 2

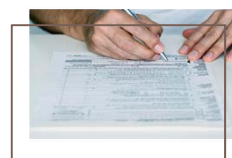
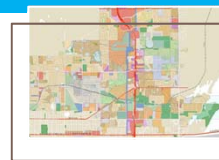


## “Homework” from October 10<sup>th</sup>

- 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.

## Committee Discussion from October 10<sup>th</sup>

- **Current Barriers to Affordable Housing**
  1. Development Approvals/Permitting
  2. Land availability
  3. Marketing/Communication
  4. Housing for Low-Income Persons
  5. Homebuyer Financing
  6. Maintenance of Affordable Units
  7. Third-Party Barriers



## Current Barrier #1 – Development Approvals/Permitting

- **Barrier:** Developers are unaware of the City's expedited permitting process for affordable housing
- **Strategy:** Better advertise the City's existing form
- **Related Recommendation:**
  - 1.1 **Continue to use the "Request for Expedited Permit Processing for Affordable Housing Activity" form to fast-track affordable housing projects.**

STATUS: IMPLEMENTED (form is available upon request)  
OPTIONS: CONTINUE | MODIFY | REMOVE

## Current Barrier #1 – Development Approvals/Permitting

- **Related Recommendation (continued):**
  - 1.4 **Publish a brochure or other informational handout for developers that explains the City's development approval and permitting process, including but not limited to:**
    - Relationship between City and County policies and the regulation of land use, density and intensity
    - City-sponsored incentives for affordable housing such as the "Request for Expedited Permit Processing for Affordable Housing Activity" form and Affordable Housing Density Bonus

STATUS: NOT IMPLEMENTED (no specific brochure/handout available)  
OPTIONS: CONTINUE | MODIFY | REMOVE

## Current Barrier #2 – Land Availability

- **Barrier:** Limited supply of infill properties
  - **Strategy:** Maintain citywide inventory of blighted/code enforcement properties for potential rehab, acquisition, or demolition
  - **Proposed (New) Recommendation:**
- 10.4**    The Economic Development and Housing Department should coordinate with the Code Compliance Division to maintain an inventory of privately-owned lands with repeat code violations or blighted conditions that may be suitable for rehabilitation, acquisition or demolition for affordable housing.

## Current Barrier #3 – Marketing/ Communication

- **Barrier:** Public perception, lack of information about affordable housing
  - **Strategy:** Improve marketing materials, access to information
  - **Related Recommendation:**
- 14.1**    **Continue to improve current communication channels and marketing materials to reach different stakeholders interested in affordable housing. Some of the suggested actions include but are not limited to:**
- Prepare marketing materials for the general public in order to promote the different housing programs that the City offers.
  - Prepare marketing materials that help developers and the general public to understand the application criteria, permitting process, and the number of incentives available for rehabilitation and new construction of affordable housing units in the City.
  - Make accessible to the public an inventory and a map of suitable residential vacant land available for development.
  - Include a section on the City's webpage called, "Affordable Housing Central," specifically dedicated to the promotion of affordable housing.
- STATUS:**                      **PARTIALLY IMPLEMENTED (not all materials available)**  
**OPTIONS:**                    **CONTINUE | MODIFY | REMOVE**

## Current Barrier #4 – Housing for Low-Income Persons

- **Barrier:** Limited supply of housing for low-income persons
- **Strategy:** Coordination with independent landlords, referrals to rental housing providers, transportation assistance

- **Related Recommendation:**

**16.1 Develop public and private partnerships for the provision of affordable housing:**

- Prepare, advertise, and maintain an inventory of affordable housing providers and any other related organization.
- Provide mentoring and technical training to current and new affordable housing providers.
- Encourage and support joint development opportunities between the private sector and non-profits to develop affordable housing.
- Engage lenders in an ongoing discussion with the City relative to underwriting and credit standards, technology solutions, as well as the development of financial products in an effort to maximize the financing options available to potential first-time homebuyers through conventional and other lenders.
- Coordinate with Pinellas County joint programs for the provision of affordable housing.
- Monitor the development of statewide legislative initiatives to gauge the local impact of their provisions.

**STATUS:** IMPLEMENTED (ongoing partnerships and City Staff effort)  
**OPTIONS:** CONTINUE | MODIFY | REMOVE

## Current Barrier #5 – Homebuyer Financing

- **Barrier:** Inability to qualify for mortgage
- **Strategy:** Layered financing, down-payment assistance
- **Related Recommendation:**

**16.1 Develop public and private partnerships for the provision of affordable housing:**

- Prepare, advertise, and maintain an inventory of affordable housing providers and any other related organization.
- Provide mentoring and technical training to current and new affordable housing providers.
- Encourage and support joint development opportunities between the private sector and non-profits to develop affordable housing.
- Engage lenders in an ongoing discussion with the City relative to underwriting and credit standards, technology solutions, as well as the development of financial products in an effort to maximize the financing options available to potential first-time homebuyers through conventional and other lenders.
- Coordinate with Pinellas County joint programs for the provision of affordable housing.
- Monitor the development of statewide legislative initiatives to gauge the local impact of their provisions.

**STATUS:** IMPLEMENTED (ongoing partnerships and City Staff effort)  
**OPTIONS:** CONTINUE | MODIFY | REMOVE

## Current Barrier #6 – Maintenance of Affordable Units

- **Barrier:** Ongoing maintenance risk for homeowner
  - **Strategy:** Homebuyer education, home warranties
  - **Related Recommendation:**
- 15.1 Diversify financial strategies to contribute to the new construction and maintenance of affordable housing.**
- STATUS: IMPLEMENTED (ongoing City Staff effort)
- OPTIONS: CONTINUE | MODIFY | REMOVE
- **Proposed (New) Recommendation:**
- 16.1 Develop public and private partnerships for the provision of affordable housing:**
- ...
- Coordinate with the private sector and non-profits to provide homebuyer education, home warranties and other strategies that reduce the ongoing maintenance risk of homeownership.

## Current Barrier #7 – Third-Party Barriers

- **Barrier:** Homeowners insurance, construction costs
  - **Strategy:** Incentivize private sector, educate/partner
  - **Proposed (New) Recommendation:**
- 16.1 Develop public and private partnerships for the provision of affordable housing:**
- ...
- Partner with the private sector and non-profits to address third-party barriers to affordable housing and to identify appropriate incentives to reduce labor and material costs for developers and maintenance and insurance costs for homeowners.

## 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 (continued)

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

**Strategic Incentive No. 1** – The processing of approvals of development orders or permits, as defined in s. 163.3164(7) and (8), for affordable housing projects is expedited to a greater degree than other projects.

**1.2 The Housing Manager and Development Service Center Manager should continue to be the primary and secondary points of contact when submitting affordable housing projects. Through close coordination, these two staff positions should:**

- Create and oversee an affordable housing “One Stop Streamline Permitting Process.”
- Act as a liaison between the developer and all departments involved in the review and permitting process.
- Organize and participate in the pre-application meetings.
- Provide necessary information and forms to the developer to avoid delays during the application and review process.
- Create a process and project requirement checklist for each type of affordable housing project (i.e., site and building review).
- Create a feasible review timeline for affordable housing projects considering variables such as the type, size and impact in the community.
- Release to the applicant and all City departments involved at once, written statements for additional requirements and project determinations.
- Determine a definitive time period for completion of reviews.
- Track the review process through specific forms and communications.
- Report to the developer the status of the application.

STATUS: IMPLEMENTED (most actions generally taken)  
 OPTIONS: CONTINUE | MODIFY | REMOVE

**Strategic Incentive No. 1** – The processing of approvals of development orders or permits, as defined in s. 163.3164(7) and (8), for affordable housing projects is expedited to a greater degree than other projects.

**1.3 Continue to improve customer service toward potential project applicants by:**

- Maintaining a positive attitude
- Offering a quick response time via email or phone calls
- Making available project requirements and forms
- Utilizing new technology to enhance administrative efficiencies

STATUS: IMPLEMENTED (most actions generally taken)  
 OPTIONS: CONTINUE | MODIFY | REMOVE



**Strategic Incentive No. 2** – The modification of impact-fee requirements, including reduction or waiver of fees and alternative methods of fee payment for affordable housing.

**2.1**      **Coordinate with Pinellas County, as feasible, to determine how the new multi-modal impact fee may support the provision of affordable housing.**

STATUS:              PARTIALLY IMPLEMENTED (coordination ongoing)  
 OPTIONS:            CONTINUE | MODIFY | REMOVE

**Strategic Incentive No. 3** – The allowance of flexibility in densities for affordable housing.

**3.1**      **Continue to provide allowance of density flexibility for affordable housing developments.**

STATUS:              IMPLEMENTED (by Comprehensive Plan policies)  
 OPTIONS:            CONTINUE | MODIFY | REMOVE

**3.2**      **Maintain specific parameters to grant density flexibility for affordable housing projects as allowed in the Community Development Code within the different zoning districts.**

STATUS:              IMPLEMENTED (by Comprehensive Plan policies)  
 OPTIONS:            CONTINUE | MODIFY | REMOVE

**3.3**      **Continue to define the density allowance for an affordable housing project as part of a pre-application meeting prior to formal submission of the civil/site engineering requirements.**

STATUS:              IMPLEMENTED (by Community Development Code/Planning & Development Department review process)  
 OPTIONS:            CONTINUE | MODIFY | REMOVE

**Strategic Incentive No. 4** – The reservation of infrastructure capacity for housing for very-low-income persons, low-income persons, and moderate-income persons.

**We do not recommend that the City of Clearwater include the reservation of infrastructure capacity for housing for very-low-income persons, low-income persons, and moderate-income persons as an incentive for the provision of affordable housing.**

OPTIONS: CONTINUE | MODIFY | REMOVE

**Strategic Incentive No. 5** – The allowance of affordable accessory residential units in residential zoning districts.

**5.1 Continue to allow for accessory dwelling units in nonresidential zoning districts as described within the City's Community Development Code.**

STATUS: IMPLEMENTED (by Community Development Code)

OPTIONS: CONTINUE | MODIFY | REMOVE

**5.2 Establish strict compliance standards in the Community Development Code to allow for accessory dwelling units in residential zoning districts consistent with Comprehensive Plan Policy C.1.1.2 and Policy C.1.1.8. Such standards could include:**

- Minimum lot size, maximum unit size, parking standards, setback and height requirements to ensure neighborhood compatibility.
- Occupancy/tenure requirements so that the principal dwelling unit remains owner-occupied, the accessory dwelling unit is not used for short-term rental, and the number of occupants is limited to that which is reasonable for the unit size.

STATUS: NOT IMPLEMENTED (not a permitted use in residential zoning districts; no standards for such use in residential zoning districts)

OPTIONS: CONTINUE | MODIFY | REMOVE

**Strategic Incentive No. 6 – The reduction of parking and setback requirements for affordable housing.**

**6.1 Continue to allow flexible setback requirements for affordable housing developments.**

STATUS: IMPLEMENTED (by Comprehensive Plan policies; by Community Development Code only if Level Two use)

OPTIONS: CONTINUE | MODIFY | REMOVE

**6.2 Continue to tie reductions of off-street parking requirements to proximity and access to alternative modes of transportation, including transit, sidewalks, trails, or other options.**

STATUS: IMPLEMENTED (by Community Development Code)

OPTIONS: CONTINUE | MODIFY | REMOVE

**Strategic Incentive No. 7 – The allowance of flexible lot configurations, including zero-lot-line configurations for affordable housing.**

**7.1 Continue to allow flexible lot configurations for affordable housing developments while remaining sensitive to the character and context of existing neighborhoods.**

STATUS: IMPLEMENTED (by Community Development Code)

OPTIONS: CONTINUE | MODIFY | REMOVE

**Strategic Incentive No. 8** – The modification of street requirements for affordable housing.

**Because such standards are in place to benefit public health and safety, we do not recommend that the City utilize the modification of street requirements as an incentive for affordable housing.**

OPTIONS: CONTINUE | MODIFY | REMOVE

**Strategic Incentive No. 9** – 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.

**9.1 As part of its annual reporting, the Economic Development and Housing Department should continue to review all regulations and ordinances that may affect the cost of housing.**

STATUS: IMPLEMENTED (through annual State and Federal reporting)

OPTIONS: CONTINUE | MODIFY | REMOVE

**9.2 Continue the review process maintained by the Senior Executive Team through which any new regulatory instrument created in the City (Ordinances, regulations, etc.) can be evaluated for its effect on housing affordability.**

STATUS: IMPLEMENTED (by staff through regular meetings)

OPTIONS: CONTINUE | MODIFY | REMOVE

**Strategic Incentive No. 10** – The preparation of a printed inventory of locally-owned public lands suitable for affordable housing.

**10.1 The Economic Development and Housing Department should continue to maintain the inventory of publicly-owned land suitable for the development of affordable housing.**

STATUS: IMPLEMENTED (updated triennially by City resolution)

OPTIONS: CONTINUE | MODIFY | REMOVE

**10.2 Continue to publish the public land inventory owned by the City for affordable housing on the City's webpage for prospective developers and non-profit agencies for developing affordable housing.**

STATUS: IMPLEMENTED (available on City's Affordable Housing webpage)

OPTIONS: CONTINUE | MODIFY | REMOVE

**10.3 Continue to make publicly-owned land available to prospective developers and non-profit agencies for developing affordable housing.**

STATUS: IMPLEMENTED (facilitated by Economic Development & Housing)

OPTIONS: CONTINUE | MODIFY | REMOVE

**Strategic Incentive No. 11** – The support of development near transportation hubs, and major employment centers and mixed-use developments.

**11.1 The City should maintain and enforce policies ~~A.2.2.2~~ A.2.2.7; A.6.8.7; and C.1.4.2 of the City's Comprehensive Plan.**

RECOMMENDED MODIFICATION

STRIKE OBSOLETE POLICY NUMBER A.2.2.2 AND REPLACE WITH NEW NUMBER A.2.2.7;  
POLICY LANGUAGE IS THE SAME, BUT RENUMBERED AS A RESULT OF A COMPREHENSIVE PLAN AMENDMENT

STATUS: IMPLEMENTED (policies maintained)

OPTIONS: CONTINUE | **MODIFY** | REMOVE

### Additional Incentive No. 12 – Adaptive Reuse

- 12.1 Continue to allow “adaptive reuse” involving the conversion of surplus and/or outmoded buildings including old school buildings, hospitals, train stations, warehouses, factories, etc. to mixed uses.**

STATUS: PARTIALLY IMPLEMENTED (dependent on zoning district)  
 OPTIONS: CONTINUE | MODIFY | REMOVE

### Additional Incentive No. 13 – Land Development Code

- 13.1 Continue to encourage developers to address recommended design standards for affordable housing developments consistent with Sec. 3-920.A.3.c.i-iii. of the City of Clearwater Community Development Code. Other criteria could include but are not limited to:**

- Provide direct and visual access to open space for residents
- Consider play areas when developing family housing
- Provide nighttime illumination from a variety of sources
- Use landscape standards and buffers when needed to avoid nuisances and to separate public and private areas
- Centrally-located common facilities
- Use Crime Prevention Thru Environmental Design (CPTED)
- Use handicap accessibility standards (i.e., universal design)

STATUS: PARTIALLY IMPLEMENTED (“other” criteria not addressed)  
 OPTIONS: CONTINUE | MODIFY | REMOVE

### Additional Incentive No. 13 – Land Development Code (continued)

**13.2 Modify the City's Community Development Code (CDC) so that nonconforming structures that support affordable housing may be eligible to receive an exception from the 50 percent limitations set forth in CDC Article 6, if approved by the Community Development Coordinator through Level 1 approval (DRC) and the following conditions are satisfied:**

- The exception will only apply to a bone fide affordable housing project as verified by the City's Economic Development & Housing Department;
- The exception will not apply to a structure in any area of special flood hazard which is not elevated or floodproofed to National Flood Insurance Program standards, as set forth in 44 CFR 59 and 60;
- The exception will not be contrary to the public interest;
- The exception will not be contrary to the Florida Building Code or related requirements to protect public safety;
- The exception would have the effect of reducing the number of nonconforming features of the structure or site or of reducing the degree of nonconformity of one or more nonconforming feature(s) of the structure or site; and
- The repair, alteration, or enlargement of the nonconforming structure would provide for affordable housing consistent with the required covenants to maintain affordability described in Sec. 3-920.A.4. of the City of Clearwater Community Development Code.

**STATUS:** IMPLEMENTED (modified as recommended; adopted as Community Development Code Article 6, Section 6-102.F.1-6. on June 18, 2015)

**OPTIONS:** CONTINUE | MODIFY | REMOVE

## Next Meeting

### Affordable Housing Advisory Committee (AHAC)

**Public Hearing #1: November 28, 2017, 9:30 a.m.**

#### Contact Info:

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