



# Housing Affordability Initiatives Update

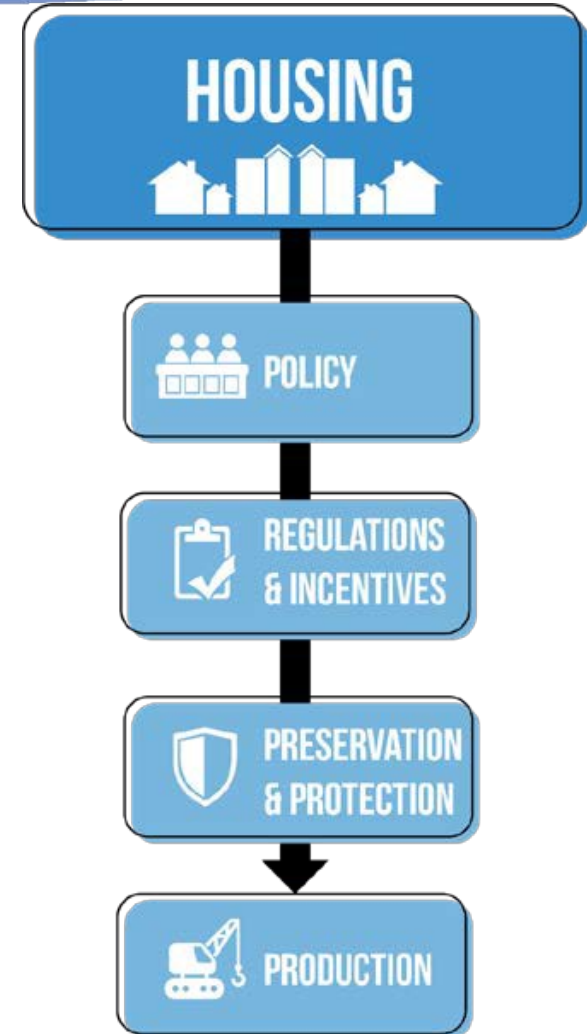
Board of County Commissioners Work Session  
March 23, 2023

## Unincorporated County

- Comprehensive Plan Adopted (Oct. 2022)
- Affordable Housing Advisory Committee
- **Affordable Housing Development (AHD) Code Update**
- Manufactured Housing Strategy

## Countywide Elements

- Affordable Housing Development Program
- **Housing Compact/Action Plan**
- Homes for Pinellas Summit
- Tenants Bill of Rights



# Current Affordable Housing Incentives



- State law requires creation of a manual including incentives for affordable housing if receiving SHIP funding
- Affordable housing developments wishing to use incentives must apply with Housing and Community Development
- Once approved, specific regulatory incentives are provided subject to site plan approval
- Current AHD program includes a variety of regulatory incentives

## Current Incentives

- **Density bonuses\***
- **Public gap financing for market rate projects\***
- **Parking reductions**
- **Lot size reductions**
- **Setback reductions**
- **Zero lot line allowances**
- **Expedited site plan review**
- **Street design flexibility**
- **Donation of publicly owned land**

## Other Potential Incentives

- Impact fee waivers
- Permit fee waivers
- Other waivers or transfer payments
- Residential allowances in commercial and industrial zones

### Current Incentives

\*Considered most impactful incentives

## Purpose: To Stimulate Market-Based Mixed-Income Housing

### Objectives:

- Refine incentive structure → update Code of Ordinances
- Maximize process efficiency → revise Affordable Housing Development Manual
- Clearly define path for reviewing, approving and monitoring AHD projects
- Strike balance between incentives and regulations to optimize number of AHD projects and affordable units

# Qualifying for AHD Incentives



- Lower the % threshold to access incentives to make the program more attractive to market-rate developers
- Will not impact projects that receive funding – **each funding source has specific requirements that must be met**

LAND USE	@ 60% AMI	@ 80% AMI	Even Mix of 80% AMI & 120% AMI	@120% AMI
Existing AHD Incentives	20%	20%	N/A	N/A
Proposed AHD Incentives	5%	N/A	10%	20%

## Proposed AHD Incentives

- 20-year term for rental and home ownership
- No unit number minimum
- Unit size and mix requirements – designated units comparable to market rate units

# Proposed Bonus Densities for AHD Projects\*



**Maximum bonus densities to be determined on a project level basis depending on # of units and income levels served – with Criteria**

<b>LAND USE</b>	<b>CURRENT UNITS/ACRE</b>	<b>MAX PROPOSED DENSITY BONUS</b>	<b>MAX POTENTIAL UNITS/ACRE</b>
<b>Residential</b>	<b>2.5 to 30</b>	<b>Up to 100%</b>	<b>5 to 60</b>
<b>Commercial</b>	<b>7.5 to 24</b>	<b>80 to 100%</b>	<b>15 to 48</b>
<b>Activity Center/ Mixed Use Corridor**</b>	<b>45 to 150**</b>	<b>60 to 100%</b>	<b>108 to 240</b>

\*AHD program currently allows up to a 50% density bonus. PLAN Pinellas allows for increased bonus flexibility.

\*\* 150 units represents the maximum density that can be achieved in a Major Activity Center. There are currently no Major Activity Centers in Unincorporated Pinellas County.



# Criteria for Allowing Bonus Density



- Number of units, mix of units and incomes served
- Access to transportation and transit facilities
- Compatibility of uses and development types

## Completed

- Assessment of affordable housing regulations and incentives document
- Recommendations for policy changes and additions
- Review by Affordable Housing Advisory Committee Feb. 2023

## Next Steps

- **May:** Formal code amendment review process begins
- **Fall:** Final adoption of code amendments and approval of Affordable Housing Development Manual

# QUESTIONS



## COMPACT VISION

To unite the County and Municipalities in a common and **coordinated approach to increase and preserve affordable housing** which is linked to transportation, jobs, schools, workforce development, and other services throughout the county.

# Housing Action Plan (HAP)

- A ten-year implementation plan with short- (1-3 years) and long-term (5+ years) actions
- Prioritized for maximum short-term impact and improving long-term outcomes



# Key Actions – Years 1-3



- Create web-based application to map and track housing stock vulnerability across the county
- Create web-based database of countywide surplus lands identified as suitable for affordable housing ([§274.05 F.S.](#))
- Develop countywide revolving loan fund program to offer developers loans to build affordable housing near transit corridors
- Create incentive/funding programs to target and reinvest in affordable housing developers approaching the end of their affordability period
- Protect existing housing stock through programs, such as rehabilitation grant programs, and support grassroot upgrades to substandard housing

# Key Actions – Years 1-3



- Update land development code and remove process barriers to incentivizing affordable housing and mixed-use/transit supportive development
- Increase residential densities and encourage affordable housing in proximity to parks and pedestrian/bicycle facilities
- Develop targeted solutions and/or investments for areas of historic disinvestment
- Establish priority areas for investment and pilot programs to support retention/development of affordable housing
- Develop strategies to improve residential access to healthy foods

## Next Steps

- Stakeholder Reviews
- Endorsement by Partners
- Introduction at 2023 Homes for Pinellas Summit (April 28, 2023)





# Accessory Dwelling Units (ADU)



## Pinellas County

- 750 square feet maximum\*
- District regulations pertaining to setbacks and lot coverage provisions shall be met.
- No off-street parking requirements
- Buffering standards are not specified.
- Allowed in all residential zoning districts, as well as in some nonresidential zoning districts.

## City of St Petersburg

- 800 square feet maximum – must not exceed 67 percent of the floor area of the principal dwelling
- District regulations pertaining to setbacks and lot coverage provisions shall be met.
- Off Street Parking Required\*\*
- Additional buffering requirements exist for a second story ADU.
- Allowed in most residential districts and commercial zoning districts

\*Larger ADUs can be approved through a Type 2 review process

\*\*Off street parking is required unless the unit is ≤ 600sf and within 1/8<sup>th</sup> mile of transit

- Increasing maximum size of units
- Relaxation of ownership requirements
- Consider funding options to help encourage new unit development

- BCC requested summary of current regulations and possible recommendations
- Staff reviewed existing county code and other case study examples
- Current county approach is consistent with St. Petersburg
- Other case studies didn't allow for significant increased flexibility

# Tiny Home On Wheels – Use types



	<b>Pinellas County</b>	<b>City of St Petersburg</b>
<i>Recreational Vehicle</i>	<ul style="list-style-type: none"> <li>• RV if meets size requirements per <a href="#">Section 138-1</a> of the LDC; does not have fixed utility connections</li> <li>• Allowed in Commercial Recreation Zoning District</li> </ul>	N/A
<i>Mobile Home</i>	<ul style="list-style-type: none"> <li>• Can be placed in a Mobile Home Park if constructed on a lot or parcel of land</li> <li>• Allowed in Residential Mobile Home (RMH) zoning district</li> </ul>	<ul style="list-style-type: none"> <li>• May be located in a Mobile Home Park connected to public utilities and used as a residence</li> <li>• Allowed in Neighborhood Mobile Home (NMH) zoning district</li> </ul>
<i>Domestic Equipment</i>	N/A	<ul style="list-style-type: none"> <li>• Allows the tiny home to be stored on an existing residential property subject to <a href="#">Section 16.40.100</a> of Land Development Regulations</li> <li>• May not be used as a residence</li> </ul>

# Tiny Home Fixed Foundation



	Pinellas County	City of St Petersburg
<i>Single-Family Dwelling</i>	<ul style="list-style-type: none"> <li>• Subject to single-family regulations per zoning, Florida Building Code, and Pinellas County Housing Code</li> <li>• Subject to single-family subdivision standards (3+ units)</li> <li>• Primarily allowed in residential zoning districts</li> </ul>	<ul style="list-style-type: none"> <li>• Subject to single-family regulations per zoning, and Florida Building Code.</li> <li>• Subject to single-family subdivision standards (3+ units)</li> <li>• Primarily allowed in residential zoning districts</li> <li>• <b>A cluster of tiny homes on one lot may be permitted under multifamily zoning</b></li> </ul>
<i>Accessory Dwelling Unit</i>	<ul style="list-style-type: none"> <li>• Can be used as an accessory dwelling unit per <a href="#">Section 138-3210</a> of the Land Development Code</li> <li>• Allowed in all residential zoning districts and some commercial zoning districts</li> </ul>	<ul style="list-style-type: none"> <li>• Can be used as an accessory dwelling unit per <a href="#">Section 16.50.010</a> of the Land Development Regulations</li> <li>• Allowed in most residential districts and commercial zoning districts</li> </ul>

# QUESTIONS/DISCUSSION