

## **COMMUNITY DEVELOPMENT AND PLANNING - RESPONSE TO OMB REVIEW #16-2100C**

### **Resolution certifying that the Tampa Bay Community Development Corporation's affordable housing Project is consistent with County plans and regulations**

1. **COMMENT:** The Staff Report mentions "scattered site, single family properties and construct new single-family homes for low income homebuyers on infill lots", the "project" description provided for the Application (Attachment #4) does not mention either qualifier. Who is going to verify that project properties meet the staff's criteria of "scattered site, infill lots" mentioned in the Staff Report?

**STAFF RESPONSE:** The Application (Attachment #4, page 1 of 4) does mention "scattered site" under "Project Location". Additionally in the Project Narrative section of the Application, TBCDC states "Taking foreclosed and abandoned homes or lots", and Staff utilized the industry-accepted term of "infill lots" to describe the type of lots. Both concepts put forth by TBCDC are eligible and comply with local plans and regulations.

2. **COMMENT:** Concerns about the "project" description provided for the Application (Attachment #4) states that the Applicable Law and Regulations for the Building Code is the International Residential Code. I thought the Florida Building Code is used in Florida; and the Florida Building Code is more restrictive (wind loads) than the International Residential Code. The TBCDC should be required to use the Florida Building Code.

**STAFF RESPONSE:** TBCDC has amended their application narrative to reflect using the Florida Building Code and the amended application has been uploaded into Granicus.

3. **COMMENT:** The Application indicates that the "project" is ongoing. However, the current plans used for consistency in the Resolution have End Dates: 5-Year Consolidated Plan ends in FY19; and the 3-Year SHIP Local Housing Assistance Plan ends in FY18. Is the designation as a sponsor never ending? The Department of Economic Opportunity was contacted for the answer. Once designated a sponsor for the Tax Credit Program, the entity is required to renew yearly, however another resolution from the County is not mandatory for renewal. There are 13 Tax Credit Program sponsors currently serving Pinellas County. If the TBCDC application is accepted, it will be the 14<sup>th</sup> Tax Credit Program sponsor for State's FY16-FY17. It is expected that the legislature will renew the Tax Credit Program funding for next year.

4. **COMMENT:** The Application specifically mentions "comprehensive plans". Is the "project" consistent with the County's Comprehensive Plan? If so, shouldn't that plan be mentioned in the Resolution?

**STAFF RESPONSE:** The Florida Statute, governing the application requirements, is [below](#), and states the resolution criteria: "*that the project is consistent with local plans and regulations*". The proposed resolution follows the instruction of the Florida Statute, the senior document.

### **Community Contribution Tax Credit Program- Section 220.183, Florida Statutes**

**(3) APPLICATION REQUIREMENTS.**— (a) Any eligible sponsor wishing to participate in this program must submit a proposal to the Department of Economic Opportunity which sets forth the sponsor, the project, the area in which the project is located, and such supporting information as may be prescribed by rule. The proposal shall also contain a resolution from the local governmental unit in which it is located certifying that the project is consistent with local plans and regulations.