

City of St. Petersburg
Committee of the Whole
Meeting of March 22, 2018 @ 2:30 p.m.
City Hall - Room 100

A. Call to Order – Council Chair Lisa Wheeler-Bowman

B. Discussion Item:

AFFORDABLE HOUSING – Part 1

a. Definitions, Strategy, Inventory, Needs – Rob Gerdes

- (i) What is affordable housing
- (ii) Strategy, housing plans and citizens advisory
- (iii) Affordable housing inventory
- (iv) Demand for affordable Housing
- (v) Current Programs

C. Next Meeting: April 19, 2018 @ 9:30 a.m.
Affordable Housing – Part 2

D. Adjournment



TO: Chair Wheeler-Bowman and City Council Members

FROM: Rob Gerdes, Neighborhood Affairs Administrator

DATE: March 16, 2018

SUBJECT: Affordable Housing Committee of the Whole

It is our understanding that the Affordable Housing Committee of the Whole will be divided into two sessions occurring on March 22 and April 19. We appreciate the opportunity to speak with City Council on this important subject. Our goals for these meetings are to:

- Define affordable housing and elaborate on the need;
- Establish a baseline of understanding on our current plans, policies and programs;
- Provide an update on policies and programs we are currently working on;
- Provide an explanation of potential additional options for affordable housing;
- Build consensus on the strategic approach; and
- Establish direction to move forward.

Please understand there is a significant amount of material included in the outline. Therefore, we will attempt to be concise to cover the information in a reasonable amount of time. It is our intention to cover Section One through Five on March 22 and Sections Six and Seven on April 19. We anticipate this conversation will continue throughout the foreseeable future and we are willing to appear before you as needed for further and more detailed discussions.

I would also like to notify you that we intended to present the recommended affordable housing incentives provided by our Affordable Housing Advisory Committee (AHAC) and our Local Housing Assistance Plan (LHAP) on March 22. However, due to time constraints at the Committee of the Whole, we will bring these as report items to the full Council on April 5, 2018. It is necessary for Council to review and approve these items to meet State requirements for funding. Several of the incentives included in the AHAC report will be discussed also during the Committee of the Whole.

CC: Mayor Kriseman
Deputy Mayor Tomalin
Tom Greene, Assistant City Administrator

Alan DeLisle, City Development Administrator
Jackie Kovilaritch, City Attorney
Michael Dema, Assistant City Attorney
Bradley Tennant, Assistant City Attorney
Joshua Johnson, Director of Housing and Community Development
Derek Kilborn, Manager, Urban Planning & Historic Preservation

Attachment: Presentation Outline

**Committee of the Whole
Affordable Housing Outline
March 22 and April 19, 2018**

DEFINITIONS, STRATEGY, INVENTORY, NEEDS

- I. What is affordable housing**
 - a. Brief history of affordable housing legislation
 - b. Definition in City Code for affordable housing
 - c. Affordability chart

- II. Strategy, housing plans and citizens advisory**
 - a. Strategy
 - b. Comprehensive Plan
 - c. Five Year Consolidated Plan
 - d. South St. Petersburg CRA Plan
 - e. Affordable Housing Advisory Committee (AHAC)

- III. The affordable housing inventory**
 - a. City program related
 - b. St. Petersburg Housing Authority & other affordable
 - c. Market conditions

- IV. The demand for affordable housing**
 - a. CHAS document data
 - b. Shimberg data on projected need
 - c. Comparison to other cities

CURRENT PROGRAMS

- V. Current programs**
 - a. Planning, Construction Services & Transportation and Parking
 - i. Recent supportive changes through LDR text amendments
 - 1) Administrative approvals for accessory dwelling units
 - 2) Allowing 2-story accessory units behind a 1-story principal unit
 - 3) Allowing variance requests relating to accessory dwelling units
 - 4) Exempting the first 500 square feet of accessory dwelling units from FAR
 - 5) Reducing minimum lot size within NT-1
 - 6) Relaxed design standards to reduce construction costs
 - ii. Planning and Zoning
 - 1) Accessory dwelling units
 - 2) Higher densities and floor area ratios within corridors and centers
 - a. Density and FAR bonuses, generally **(NBI Fund housing CIP)**
 - b. FAR bonuses / exemptions, Downtown Center ("DC")

- c. Activity Centers
 - 3) Workforce housing density bonus
 - iii. Construction Services and Permitting
 - 1) Expedited plan review
 - 2) Rebates for Rehabs
 - 3) Permit fee reduction (NBI on reducing water closet fees)
 - iv. Transportation and Parking
 - 1) Reduced multimodal impact fees for single-family homes, apartments, condominiums and townhomes in designated areas
 - 2) Greater reduction in multimodal impact fees if applicant submits information to show that residents will generate few if any vehicular trips.
 - 3) Parking reduction for workforce housing (NBI Parking requirements)
 - 4) Bicycle parking requirements and vehicle parking offsets
- b. Housing
 - i. Consolidated Plan review
 - ii. Local Housing Assistance Plan
 - iii. Pinellas County Housing
 - iv. Neighborhood Team
 - v. CRA programs

NEXT STEPS

VI. Programs being studied, developed and refined

- a. Planning & Construction Services
 - i. New and revised zoning districts and regulations
 - 1) Mixed unit types combining single-family with "Missing Middle"
 - 2) Reduce minimum lot area for accessory dwelling units
 - 3) Accessory dwelling units within Neighborhood Suburban ("NS")
 - 4) Density and FAR bonuses, generally
 - a. Underdeveloped areas
 - b. Walkable, multi-modal, transit served
 - 5) FAR Bonuses / Exemptions within Downtown Center ("DC")
 - 6) Increase payment in lieu for FAR Bonus (NBI Fund housing CIP)
 - 7) Consider additional Activity Centers
 - ii. Modify parking requirements
 - 1) Reduce in walkable, multi-modal, mixed-use, transit served
 - 2) Reduce for affordable housing (NBI reduce parking requirement)
 - 3) Recalibrate parking minimums based on land-use types
 - iii. Other Incentives
 - 1) Increase threshold for public hearing when providing WFH units
 - 2) Consider amending requirements for public infrastructure, including sidewalk construction and alley paving when part of affordable housing
 - 3) Amend authorization to request higher densities in CHHA

- b. Housing
 - i. Disposition of foreclosure lots for affordable housing
 - ii. NSP lot disposition (NBI on revolving loan funds)
 - iii. Increased staff for Neighborhood Team
 - iv. CRA programs
- c. Transportation
 - i. Bus Rapid Transit (NBI Reduce parking requirements for affordable housing)
 - ii. Reduced multimodal impact fees for dwelling units that are no larger than 750 square feet in downtown and neighborhoods

VII. Concepts to consider

- a. Inclusionary zoning (NBI fund housing CIP) (NBI on inclusionary zoning) (NBI on revolving loan funds)
- b. Linkage fee (NBI Fund housing CIP)(NBI on revolving loan funds)
- c. Revolving loan fund (NBI on revolving loan funds)
- d. Penny for Pinellas investment
- e. Amendments to Multimodal Impact Fee ordinance to reduce impact fees for low income households in single-family homes and apartments, and divide single-family home category into several sizes to assess lower fees for smaller homes. (NBI on amending multi modal impact fee)
- f. Employer assistance for housing