



**CITY OF ST. PETERSBURG
AFFORDABLE HOUSING ADVISORY COMMITTEE (AHAC)
PUBLIC MEETING**

**City Hall
Council Chambers**

**August 17, 2021
Tuesday, 3:00 p.m.**

AGENDA

COMMITTEE MEMBERS:

Vice-Chair Ken Rush
Trevor Mallory
Jillian Bandes
R.V. DePugh
Jack D. Humburg
Chair Scott Macdonald
Fredric Samson
Cameron Hill
Councilmember Amy Foster

CITY STAFF SCHEDULED:

Brad Tennant, City Attorney's Office
Rob Gerdes, Neighborhood Affairs Administrator
Joshua Johnson, Housing & Community Dev.
Stephanie Lampe, Housing & Community Dev.
Elizabeth Abernethy, Planning & Dev. Services
George Smith, Economic & Workforce Dev.
Rick Smith, Economic & Workforce Dev.

- 1. Welcome & Roll call**
- 2. Approval of Agenda**
- 3. Approval of Minutes from July 20, 2021**
- 4. Incentive 14: Affordable Rebates for Rehabilitation Program (George Smith)**
- 5. Review of Incentives Chart:
8 – Modification of street/sidewalk requirements
9 – Impact Statement Process
12-Waiver of Special Assessments & Affordable Lot Disposition Program
13 -Assist developers to locate homebuyers or renters for affordable developments**
- 6. 8/12/21 City Council Housing, Land Use & Transportation Committee (HLUT) – AHAC requests/ referral items:

* Amount of ARPA for affordable housing
* Amount of financing need at different AMI levels- example deal
* Hear from banking industry as to what they are looking for in order to invest in affordable housing developments within St Petersburg**
- 7. Open Discussion / Questions / Comments / Announcements**
- 8. Adjourn**

Next Meeting: Tuesday, September 21 at 3:00 p.m. – City Hall Council Chambers

AFFORDABLE HOUSING ADVISORY COMMITTEE AGENDA

In-Person Meetings Have Resumed

In-person meetings have resumed at City Hall. Those wishing to provide public input are invited to attend the meetings in person at City Hall. Special accommodations can be made by contacting the City Clerk's Office at City.Clerk@stpete.org or 727-893-7448. Meeting attendees are required to maintain social distancing and wear a mask, per [The St. Pete Way toolkit](#) found at StPeteRacetoSafe.com.

For additional information regarding the AHAC, please telephone 727-892-5563 or email Stephanie.Lampe@stpete.org

Affordable Housing Advisory Committee (AHAC)

Minutes from the Meeting of July 21, 2021

The 7-21-2021 Affordable Housing Advisory Committee (AHAC) meeting was called to order by Vice-Chair Rush at 3:06 p.m., a quorum was present in City Hall Council Chambers.

1. **Vice-Chair Rush welcomed all AHAC Members.** Staff members present: Rob Gerdes, Elizabeth Abernethy, Bradley Tennant, Joshua Johnson, Stephanie Lampe, Derek Kilborn

Vice-Chair Rush requested a Roll call of committee members present.

- a. Members present: Vice Chair Ken Rush, CM Amy Foster, Cameron Hill, Trevor Mallory, Robert V. DePugh
 - b. Members not present: Chair, Scott Macdonald, Jack Humburg, Frederic Samson, Jillian Bandes
 - c. There is a Quorum.
2. **Agenda Approval** – A motion to approve the Agenda was made by CM Foster, seconded by Hill
Motion passed unanimously.
 3. **Approval of minutes from the June 15, 2021, AHAC meeting**
 - a. A motion to approve minutes by DePugh; seconded by Mallory
 - b. **Motion passed unanimously.**
 4. **Update on NTM Zoning & 2050 Process:**

Mr. Derek Kilborn, Manager for Urban Planning and Historic Preservation – Summarized the progress to date, including:

- a. The adoption of a Neighborhood Traditional Mixed Residential (NTM) zoning in response to addressing the “missing middle” housing type (2-4 units within a neighborhood context, and also consider larger multifamily buildings (5-to mid-teens in size).
- b. Late 2018/2019 prior to covid, Planning & Development Services Department proposed that the City remove the extra public hearing for workforce housing, which was approved.

- c. Late 2019 accessory dwelling unit & multifamily units changes were made to eliminate the minimum unit sizes and default to the State building code. During this time the city also reduced parking requirements for units 750 sq. ft or less.
- d. The City reduced the minimum lot area for Accessory Dwelling units (also summarized under item 6), qualifying an additional 9,600 parcels citywide.
- e. Late 2019 changes also allowed for reduced design standards for certified affordable/workforce housing units, and reduced parking requirements when the structure is within 1/8 of a mile from high frequency transit routes, and a reduction in parking when over 50% of the units are affordable/workforce housing.
- f. December 2019 the NTM zoning category was adopted. The plan was to bring back the map amendments to implement the category in late to mid spring 2020, but with the impact of covid, this did not happen. However, NTM has been included in the 2050 Vision document discussions. The Vision 2050 resolutions were adopted in May of 2021 which now allows to start the process of effectuating the recommendations. This starts by changing the Comprehensive Plan, followed by changes to the City's Land Development Regulations (LDRs).
- g. 4 public workshops were held recently to take input as to what other changes might be needed or considered as part of the updates to the Comprehensive Plan. Public feedback focused around:
 - How are duplexes are similar to ADUs and could they be allowed in more single family areas – possibly if the door to the second unit was subordinate to the primary.
 - Why were more ADUs not being constructed? Are lending practices a barrier to the construction of new ADUs and the Urban Land Institute was hired thru a grant to look into this. The findings are due to be submitted soon. Should ADUs be allowed in more Neighborhood Suburban zones?
 - Could ADUs be an incentive for historic preservation. For example, if the primary building was preserved, would they be allowed a 2nd ADU on site?
- h. The 2050 calendar: Comprehensive Plan changes are first and workshop sessions are currently being conducted. LDR changes come next, and public workshop sessions should be scheduled for early fall. Public hearing procedures should come in November thru January to begin to implement the

recommended changes into the plan documents. This would include the changes necessary to implement the NTM category and place that category on the map.

i. Discussion by members included:

- Mr. Rush thanked Derek and the department for the work they have done. He is excited to see so many of the changes get implemented. He then asked Derek why he thought more ADUs were not being constructed. Derek responded that he was hopeful that the lending study results might provide some insight into the situation. Also, he feels a good information packet to share with the public to make it easier to understand what steps should be taken if someone was interested in constructing an ADU would be helpful. Liz Abernethy, Planning & Development Services Director added that they are also looking into whether or not exempting 500 ft. of ADU from the FAR calculation in the traditional neighborhoods was not enough & they will explore bumping this up a little bit more and maybe eliminating the extra parking space. She wants to poll the builders to receive their input as well.
- Mr. Mallory felt the cost to build right now is almost triple due to covid and that might play a part in the reluctance to construct ADUs, also people may just not feel comfortable having strangers live so close to them. Liz responded that design might accomplish a good separation for privacy or security.
- Mr. DePugh asked if there were any financial incentives to building an ADU? Mr. Gerdes stated that we have tried. However, it is often difficult to find people willing to commit to renting to specific income levels in return for the funding. He also stated that he is really thrilled regarding the progress on ADU construction. Prior to the Mayor's 10-year Plan, we had only seen approximately 30 new ADUs constructed over a period of 10 years. So having 20 permitted through just half of this year is an improvement.
- Mr. Mallory asked if ADUs might be allowed in the City's lot disposition program. Mr. Gerdes responded that we are focused on ownership at incomes of 120% AMI or less and it is difficult to

build a new unit with an ADU within the price point that makes it affordable to the 120% AMI household

- Mr. DePugh asked if the City had considered expedited permitting for ADUs. Ms. Abernethy responded that expedited permitting already exists for units certified as affordable.

5. Update on Workforce Housing Payment in Lieu: Rob Gerdes, Neighborhood Affairs Administrator presented a PowerPoint presentation (see attached). In 2019 this committee and staff had recommended an increase in the amount of payment in lieu of constructing a workforce housing density Floor Area Ratio bonus unit. However, since Council was also considering a possible linkage fee at the same time, developer comments were in opposition to the proposal. City Council therefore denied the request to increase the payment in lieu of constructing. Since that time, HB 1339 was adopted which has basically taken linkage fees off of the table as an option. Councilmember Driscoll therefore requested that this item be brought back to HLUT for consideration. The current rule is that for an increase of 0.5 FAR a payment in lieu of constructing the workforce units on site would cost $\frac{1}{4}$ of 1% of the total cost of construction. In 2019 several changes were approved: 1) requires that the first bonus selected be workforce housing, 2) DC zoning increased the FAR exemption for workforce housing to be completely exempted- and the original requested change to the payment in lieu was to go from $\frac{1}{4}$ of 1% of total development cost to $\frac{1}{2}$ of 1%. The chart of pending payments in lieu shows that there is an increase in the use of this provision since the change in 2019 to prioritize it and that pending projects could possibly collect approximately \$1.7 million. The PowerPoint was presented to the HLUT who asked staff to do public outreach. Mr. Gerdes is presenting to the Chamber of Commerce 7/21/21 and Ms. Abernethy is presenting to Downtown Partnership Developers Council the end of July. The proposal will be brought forward to City Council after the feedback is received.

Committee member comments were as follows:

- Vice-Chair Rush thanked Mr. Gerdes
- Vice Chair Rush then stated his support for the increase from $\frac{1}{4}$ to $\frac{1}{2}$ and believes the increase to the affordable housing fund would be beneficial.

- **A MOTION WAS MADE by R.V. DePugh and seconded by Ms. Hill to recommend that the proposal to increase the payment in lieu calculation be adopted as presented. APPROVED UNANIMOUSLY.**

6. Accessory Dwelling Units Incentive 5 – status report attached.

7. Incentive 1 (expedite permitting) and Incentive 4 (reservation of infrastructure) – no proposed revisions.

Incentive 3 – no proposed revisions to suggested 2021 language

Incentive 6 – Vice-Chair Rush requested that the 2021 Review language be revised to add the phrase, “Request that staff continue to look for methods to even further reduce parking requirements when possible.”

Incentive 7 – Vice-Chair Rush recommended the 2021 Review language be retained as proposed; Mr. RV DePugh agreed with this suggestion.

Incentive 11 – Vice Chair Rush asked if the 1/8 of a mile was the distance that Ms. Bades was comfortable?

Ms. Lampe responded that she would ask all members to review the chart as part of the next packet. Committee members did not have any additional comments.

8. Committee Open discussion / questions/ announcements: Ms. Lampe asked the members if they received their notification of public input meetings for the American Rescue Plan funding – and asked them to consider registering and attending to speak in favor of the use of the funds for Affordable Housing purposes.

9. Adjourn 4:07 pm



***FAR Bonus
Payment in Lieu
Requirement for
Workforce Housing***

NBI – CM Driscoll

Purpose

Review and discuss current FAR Bonus requirement for workforce housing and the payment in lieu structure to determine if an increased fee is appropriate.



Background

- What is Floor Area Ratio?
 - Determines amount of square footage permitted to be built.
 - 10,000 square foot lot with 3.0 FAR permits 30,000 square feet of development
- What is a Floor Area Ratio Bonus?
 - Chapter 16 provides options for developers to increase the FAR in downtown zoning districts by including certain options or making a payment in lieu. Examples are:
 - Workforce Housing
 - Historic Preservation
 - LEED Certification
 - Financial Support to City Streetscape Improvement Program



Background Continued

- Current Workforce Housing FAR Bonus Structure
 - 1.0 FAR for providing 5% of units as workforce units at 120% AMI
 - 0.5 FAR for payment in lieu of $\frac{1}{4}$ of 1% of total construction cost
 - Typically required as first bonus for 1.0 FAR



Background Continued

- 2019 City Council approved several changes to DC zoning requirements, including:
 - Modifications to use permissions and parking requirements
 - Modifications to standards for “A” and “B” streets
 - Increased FAR exemption for Workforce Housing
 - Modified or clarified other FAR exemptions
 - Prioritized workforce housing as an FAR Bonus
 - Eliminated FAR Bonus for mass transit, public art and screened garages
 - Made public art a requirement
 - Added FAR Bonus for LEED and affordable commercial space
 - Modified open space requirements
 - Modified design and streetscape requirements



Background Continued

- In addition to these approved changes, staff requested the Workforce Housing Payment in Lieu fee be changed from $\frac{1}{4}$ of 1% of total construction cost per 0.5 FAR to $\frac{1}{2}$ of 1% of total construction cost.
 - Some opposition from public
 - Also discussing possible linkage fee at this time
 - This proposed change was not approved

Support workforce housing with one or more of the following methods:

- For each additional 1.0 FAR or fraction of the bonus FAR requested, five percent of the total number of housing units shall be provided, on site, as workforce housing units for people initially qualifying at ~~150~~120 percent or less of median income.
 - Provide financial support to the City's housing capital improvements projects (HCIP) trust fund or its successor fund equal to ~~one-quarter of one~~ half of one percent or more of the total construction cost per each 0.5 of FAR bonus.

Not limited;
minimum bonus
increment is 0.1
FAR



Workforce Housing Pay-in-lieu Fee Increase Analysis

Floor Area Ratio (F.A.R.) Workforce Housing (WFH) Bonus Approvals in the Downtown Center Zoning Districts
2019 DC Code amendment to present (June 2021)

Permitted Projects	Zoning	Construction Cost	Base F.A.R. / Sq. Ft.	Bonus F.A.R. / Sq. Ft.	Total F.A.R. / Sq. Ft.	Bonus Types	Current WFH pay- in-lieu: 0.25% of construction cost	Proposed WFH pay-in lieu: 0.5% construciton cost
644 3rd Ave S SPR 20-31000009	DC-2	\$ 9,148,500.00	3 60,291	0.3 5,665	3.3 65,956	WFH Pay-in-lieu	\$13,722.75	\$27,445.50
357 5th St S SPR 20-31000013	DC-2	\$ 2,900,000.00	3 18,801	0.8 4,556	3.8 23,357	WFH Pay-in-lieu	\$18,850.00	\$37,700.00
Total of permitted projects							\$32,572.75	\$65,145.50
Approved Projects								
302 Grove Street SPR 20-31000002	DC-2	\$44,000,000.00	3 87,117	4 116,156	7 203,273	WFH pay-in-lieu Historic TDR's	\$220,000.00	\$440,000.00
450 1st Ave N SPR 20-31000017	DC-C	\$85,000,000.00	4 84,237	4 140,395	8 224,632	WFH Pay-in-lieu Historic TDR's	\$425,000.00	\$850,000.00
900, 936, 954 and 956 1st Ave N SPR 21-31000002	DC-1	\$70,000,000.00	3 244,740	2 162,364	5 407,104	WFH Pay-in-lieu Screen Garage	\$350,000.00	\$700,000.00
114 4th St S and 333 2nd Ave S SPR 21-31000003	DC-1	\$40,000,000.00	3 57,000	4 76,000	7 133,000	WFH Pay-in-lieu LEED Certification Historic TDR's	\$200,000.00	\$400,000.00
201 17th St S SPR 21-31000005	DC-2	\$80,000,000.00	3 373,743	1 124,581	4 498,324	WFH Pay-in-lieu	\$400,000.00	\$800,000.00
201 4th Ave S and 330 3rd St S SPR 21-31000006	DC-1	\$30,000,000.00	3 405,867	1.16 157,347	4.2 563,214	WFH Pay-in-lieu Screen Garage	\$105,000.00	\$210,000.00
900 Central SPR 20-31000007	DC-1	NA	3 108,900	2 72,600	5 181,500	WFH build (10% = 23 units)	NA	NA
Total of approved projects							\$ 1,700,000	\$ 3,400,000
Total Approved and Permitted							\$ 1,732,572.75	\$ 3,465,145.50

Proposed Next Steps

- Determine if HLUT Committee is interested in reconsidering the Workforce Housing FAR Bonus Payment in Lieu fee structure.
- Conduct outreach with Chamber of Commerce and Developer Community
- Return to HLUT or City Council depending on feedback with Ordinance



Questions & Comments



AFFORDABLE HOUSING ADVISORY COMMITTEE (AHAC)

											Public Hearing
											11/16/2021
											10/19/2021
											9/21/2021
											8/17/2021
											7/20/2021
											6/15/2021
											5/18/2021
											4/20/2021
											3/16/2021
											2/16/2021
Banking or mortgage banking industry in connection with affordable housing:											
Mr. Lindsay Boswell (Bank of America)	First term expires	1/9/2023	EX	Y	resigned	N/A					
Ms. Cameron Hill (RBC Capital Markets, LLC) -appointed June 3rd CC meeting to complete Mr. Boswell's term											
							Y	Y			
Areas of labor engaged in home building in connection with affordable housing											
Mr. Trevor Mallory, (Family First Homes)	First term expires	1/9/2022	X	Y	Y	Y	U	Y			
Advocate for low-income persons in connection with affordable housing											
Mr. Robert V. DePugh (Consultant)	First term expires	1/9/2022	U	Y	Y	Y	Y	Y			
Not-for profit provider of affordable housing											
Mr. Jack D. Humburg (Boley Centers/Pinellas Affordable Living, Inc.)	First term expires	1/9/2023	X	Y	Y	Y	Y	EX			
For profit developer who is actively engaged in the development of affordable housing											
Mr. Scott Macdonald (Blue Sky Communities)	First term expires	1/9/2023	X	Y	Y	Y	Y	EX			
Real estate professional in connection with affordable housing											
Mr. Frederic Samson (Namaste Realty, LLC), Realtor/Builder	First term expires	1/9/2022	X	EX	Y	Y	Y	EX			
An employer within the City of St. Petersburg											
Ms. Jillian Bandes (Bandes Construction)	First term expires	1/9/2023	X	EX	Y	Y	Y	U			
Residential home building industry in connection with affordable housing											
Mr. Kenneth E. Rush (Habitat for Humanity)	First term expires	1/9/2023	X	Y	EX	Y	Y	Y			
City Councilmember- appointed 9/17/20 per HB 1339											
Ms. Amy Foster	First term expires	1/2/2022	X	Y	Y	Y	EX	Y			

If a member of the Affordable Housing Advisory Committee in any 12-month period **misses three** properly scheduled meetings of the Affordable Housing Advisory Committee **without good cause or without contact with the chair** of the Affordable Housing Advisory Committee, that office which such member previously held shall be considered immediately vacated shall be notified according to Section 2-338, City Code. Members who are unable to attend a meeting shall notify the Chair &/or Director of Housing & Community Development in advance of the meeting and identify if the absence meets the definition of Good cause. **Good cause** means a cause necessitating a member's absence, limited to illness of the member, illness of or death in immediate family of the member, inability of the member to attend the meeting due to business or vacation which requires the member to be out of the City, inability of the member to attend the meeting due to causes beyond the member's control such as an act of God.

U= unexcused, no prior contact with chair or director.
EX= contacted chair or HCD Director regarding absence/ good cause

AHAC 2021 CALENDAR BY TOPIC

- February 16 *Elect Chair and Vice Chair. Set 2021 Calendar. Discuss the proposed revisions that were “on hold” from the November meeting.*
- March 16 *Pending State & Federal Housing Legislation Overview – Jeffrey Sharkey*
Building Department Surplus fees for Afford. Housing – CM Blackmon
Dedicated Funding Source (Economic Stability Fund) – Rob
- April 20 *St Pete 2050 Update– Liz/Derek*
Including Land Trusts into the Lot Disposition Program- Luis Garcia
- May 18 *HB 1339 Draft Ord – Rob*
- June 15 *HB 1339 Draft Ord – continue discussion (incentive 17).*
Reviewed Incentives 16, 15 (no change)
- July 20 *NTM & 2050 status update. Liz/Derek*
Incentive 3 – flexible densities
Incentive 6 - reduction of parking & setbacks
Incentive 7 – allow flexible lot lines, including zero lot line for affordable.
Incentive 11 – support development near transportation hubs & employment centers
Incentive 3 - WFH Bonus & Payment in Lieu updated calculation discussion – Rob
Incentive 5 - ADUs – status report provided
Incentive 1 - expedited permitting (no change)
Incentive 4 - reservation of infrastructure capacity (no change)
- August 17 *Incentive 14 -Affordable CRA Rebates for Rehabs (Rick Smith &/or George Smith)*
Incentive 8 – modification of street/sidewalk requirements
Incentive 9 – Impact Statement Process
Incentive 12 – Waiver of Special Assessments & Affordable Lot disposition Program
Incentive 13 – Assist developers to locate homebuyers and renters for affordable developments
- Sept. 21 *Incentive 2 - Water closet and MIF fee waivers – Rob and Tom Whalen*
Incentive 10 - Surplus Property Inventory Policy & FS 166.0451 – Alfred Wendler
- October 19 *Summarize status of all incentives & VOTE to publish for Public Hearing*
- Nov. 16 *Public Hearing / VOTE*
- Dec. 9 *Present report to City Council & submit to Florida Housing Finance Corp & FL Hsg. Coalition*

AFFORDABLE HOUSING INCENTIVES

OFFERED BY THE CITY OF ST. PETERSBURG, FLORIDA

Annual Review by the Affordable Housing Advisory Committee
(2021 draft- includes 7/20/21 discussion)

	Incentives (Pursuant to Chapter 420, F.S)	Program Currently In Place		Status & Recommendations
		Yes	No	
1	The processing of approvals of development orders or permits, as defined in S. 163.3164, for affordable housing projects is expedited to a greater degree than other projects	X		2018: Recommended that the City establish a maximum of a 10- business day- time frame for the City to return comments on any affordable housing site plan/permit application.
	2020: Incentive is currently in use. The 10-day time frame for return of initial comments was implemented in January 2019.			2021 Review: Continue Program currently in place.
2	All allowable fee waivers provided for the development or construction of affordable housing	X		2018: Local permit fees were reduced for homes under 1,400 s.f. to help promote rehabilitation and new development of affordable single-family homes by ORD. 284-H, effective 7/20/17. However, the largest Fees is a County Fee that is not controlled by the City. 2018 AHAC recommended that the City send a Letter to Pinellas County requesting that Chapter 150, Section 150-40 of the Pinellas County Land Development Code relating to Impact Fees be amended to allow a multimodal impact fee waiver of 100% or a significant reduction of the fee (90%) for affordable housing developments, and if a waiver cannot be granted, request appropriate new categories for affordable housing development & homeless shelters in both the Schedule A and Schedule B Schedule of Fees.
	2020 Status: The requested letter was sent to County and a new multi-modal fee schedule was subsequently adopted by Pinellas County Ordinance 19-15.			2021 Review: Continue Program currently in place for reduced City permit fees and MIF fees that were reduced. See attached schedule of reduced fees allowed for “units restricted to low-income households as a component of affordable housing development incentive programs as certified by the local government”. Consider requesting the County allow a full waiver of MIF and the City Council consider waiver of water closet fees.

	Incentives (Pursuant to Chapter 420, F.S)	Program Currently In Place		Status
		Yes	No	

3	The allowance of flexibility in densities for affordable housing	X		<p>2018: The Committee recommended that the City clarify the Workforce Housing Density Program originally adopted in 2007 to</p> <p>1) Clarify the WFH Density Bonus Ordinance to:</p> <ul style="list-style-type: none"> a. more clearly and fairly address how tenant income increases will be handled over time, and b. modify the income categories to 80%, 100%, and 120% of AMI – removing the 150% AMI category <p>2) Clarify Chapter 16, regarding the calculation of the “payment in lieu” of WFH option to increase the amount collected & deposited to the Housing Capital Improvement Projects (HCIP) Fund for use in developing more affordable housing units.</p> <p>3) Research the possibility of implementing an increase to the number of WFH bonus units being awarded that would trigger the public hearing requirement from 12 to 24 WFH bonus units in order to encourage more developers to use the WFH bonus option</p> <p>4) Research the possibility of reducing parking requirements when WFH density bonus units are granted.</p> <p>5) Pursue the “Missing Middle” initiatives in which may bring:</p> <ul style="list-style-type: none"> a. new zoning district (s), and b. the allowance of more 2-12-unit structures which may provide more affordable housing opportunities
	2020 Status: Items 1-5 have all been brought forward and adopted by City Council. Item 2 increase in the “payment in lieu” option was not approved by City Council, though the Workforce Housing FAR bonus was prioritized. Item 5 text amendments for the new NTM zoning category have been adopted, Map amendments are underway.			<p>2021 review: Recommend that the City continue implementation of these incentives, with rezoning for NTM district, related to implementation of StPete2050 vision plan.</p> <p>7/20/21 – AHAC voted to support the recommended increase of “payment in lieu” fees from the current 1/4 of 1% of construction cost to ½ of 1%.</p>

	Incentives (Pursuant to Chapter 420, F.S)	Program Currently In Place		Status
		Yes	No	

4	The reservation of infrastructure capacity for housing for very- low income persons, low-income persons, and moderate-income persons		X	2018: The Committee did not recommend a new process or procedure, given the fact that) the City's public facilities, including potable water, sanitary sewer, and roadway levels of service all have excess capacity.
	2020 Status: No change.			2021 Review: Reviewed, but no action recommended due to the City's excess capacity.
5	Affordable accessory residential units	X		2018: The City's land development regulations have allowed accessory residential dwelling units in the NT1, NT2 and NT4 districts since 2007 which provides an affordable housing option for residents. However, in 2018 the AHAC committee recommended that the City explore: 1) A reduction of the minimum lot area required for an accessory dwelling unit to be built, based on the City's on-going modeling & research. 2) Allowing accessory residential units in NS zones (Neighborhood Suburban)
	2020 Status: City Council in September of 2019, approved by Ord 385-H to allow ADUs on smaller lots (4500 sq. ft.) within the NT1, NT2 and NT4 districts, which allows for over 9,000 additional lots to qualify for construction of ADUs.			2021 Review: Continue implementation of newly updated and adopted Ordinances related to ADUs. Explore funding sources to pursue the model ADU program and a marketing initiative.
6	The reduction of parking and setback requirements for affordable housing	X		2018: Recommended staff continue to review appropriate reductions to parking requirements based on land use type and geography, e.g. proximity to Future Major Streets, public transit, and relationship to the City's Complete Street initiative.
	2020 Status: The reduction of parking requirements for affordable multi-family housing construction was approved by City Council in 2019 for smaller and affordable units and for units located within proximity (1/8 mile) to high frequency transit routes.			2021 Review: Continue implementation of recently adopted parking incentives for smaller and affordable units. AHAC on 7/20/21 requested staff to continue to look for additional methods to reduce parking requirements even further.

	Incentives (Pursuant to Chapter 420, F.S)	Program Currently In Place		Status
		Yes	No	

7	The allowance of flexible lot configurations, including zero-lot-line configurations for affordable housing	X		<p>2018: The Committee recommended that the City: 1) Explore expansion of this incentive into other zoning districts as part of the upcoming "Missing Middle" study</p> <p>2) Explore allowing flexibility based on building typology & lot size</p>
	2020 Status: The incentive is currently provided through the use of flexible urban setbacks to encourage affordable housing development. LGCP 2019-02 allows new flexibility and was adopted by City Council 11/14/19.			2021 Review: Recommend that the City: continue implementation of the "missing middle" concept.
8	The modification of street requirements for affordable housing		X	<p>2018: The Committee did not recommend any changes to the City's land development regulations pertaining to street standards, however the 2018 AHAC recommended that the City consider the elimination of midblock sidewalk and alley construction requirements for affordable housing developers, based on cost, liability and safety considerations.</p>
	2020 Status: The City no longer requires separate walkway from house to curb when home has a front driveway. In addition, the City adopted a sidewalk reimbursement program within the South St. Petersburg CRA area.	X		2021 Review: Continue implementation of recently adopted incentives related to sidewalks. Request that a "payment in lieu of sidewalk construction" fund/process be established.
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.	X		<p>2018: The Committee voted to support the continuation of this incentive as written.</p>
	2020 Status: Incentive is currently in use.			2021 Review: Recommend No Change. Continue using the existing Impact Statement, attached.
10	The preparation of a printed inventory of locally owned public lands suitable for affordable housing.	X		<p>2018: The Committee asked for revisions to the City's webpage to show the listing of lands available suitable for development of affordable housing.</p>

	Incentives (Pursuant to Chapter 420, F.S)	Program Currently In Place		Status
		Yes	No	

	2020 Status: Incentive is currently in use.			2021 Review: Continue listing available properties on the Website and taking foreclosure lots to City Council to approve including them into the affordable Lot Disposition Program.
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11	The support of development near transportation hubs and major employment centers and mixed –use developments	X		2018: The Committee voted to Request that the City: 1) Continue Existing Policies which support development near Activity Centers, PSTA network, and the Central Ave BRT 2) Consider future reductions of minimum parking standards as a result of more development near transportation hubs (by land use type/ by geography) 3) Consider creation of additional Activity Centers or new Activity Center categories
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	2020 Status: This incentive is currently being implemented as the City's land development regulations encourages mixed-use, higher-density development that is concentrated along major corridors, the Pinellas Suncoast Transit Authority network, the Central Avenue Bus Rapid Transit route, and within six designed activity centers. In August 2019 City Council approved the reductions of minimum parking standards when a development is located within 1/8 mile of a high frequency transit route. A study of the Central Avenue BRT corridor is underway, CABRT-TOD Study.			2021 Review: Support implementation of the newly adopted higher density and reduced parking standards for development that is located close to high frequency transit routes. Implement changes as part of StPete2050 updates, including BRT station area and corridor plans
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ADDITIONAL INCENTIVES OFFERED IN THE CITY OF ST. PETERSBURG				
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12	The waving of special assessment fees in return for the creation of affordable housing	X		2018: The Committee voted to support the continuation of this incentive program as written. 1) Keeping the existing “option D” to waive special assessments for the construction of a new single-family unit on lot previously considered “upside down” for development purposes 2) Implementing the new/proposed Code Foreclosure- Affordable Lot Disposition
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	Incentives (Pursuant to Chapter 420, F.S)	Program Currently In Place		Status
		Yes	No	

				Program to provide lots at a reduced amount in return for the production of an affordable housing unit.
	2020 Status: Option D is still in use and the new Affordable Lot Disposition Program is underway to help create new affordable housing units.			2021 Review: Support continuation of the existing Option D Special Assessment and the Affordable Lot Disposition programs.
13	The identification of existing sources that can be made available to affordable housing developers to aid in locating eligible home buyers and renters for newly constructed affordable housing units	X		2018: Recommend that the City: 1) Remove the words “Newly Constructed” from Incentive #13 2) Pursue a slight modification to the City’s Housing Web Page suggested to add a tab for Developers.
	2020 Status: Incentive in use.			2021 Review: Continue to promote programs to assist affordable housing developers and provide information on the City’s Housing Webpage under the “Developer” tab.
14	The Rebates for Residential Rehabs Program	X		2018: The Committee voted to encourage City Council to fully fund the Rebates for Residential Rehabs program up to at least \$200,000 annually.
	2020 Status: City has established an Affordable Rebates for Residential Rehabilitation Program within the South St Petersburg CRA.			2021 Review: Support the continuation of the Affordable Rebate for Residential Rehabilitation Program within the South St Pete CRA
15	The creation of a web page link to provide public access to all of the Affordable Housing Incentives approved by the Committee	X		2018: Recommended 1) Improving the ability to Search for the existing Incentives on the City’s web page. 2) Adding a direct web link to the Incentive Plan document, possibly under the new Developer tab and on the main Housing Web page.
	2020 Status: “Developer Incentives” and “Incentive Plan” both have links on the Housing & Community Development webpage.			2021 Review: Continue to provide this information on the City’s webpage.

	Incentives (Pursuant to Chapter 420, F.S)	Program Currently In Place		Status
		Yes	No	

16	<p>Penny for Pinellas funding for Affordable Housing Land Acquisition</p> <p>This is included in the 2020 Penny Budget</p>	X		<p>Voters in Pinellas passed this initiative in November 2017. In 2018, the AHAC recommended that the City:</p> <p>1) Ask for clarification of the State Surtax Statute regarding its use for the construction of affordable housing units, as opposed to its use solely for land acquisition.</p> <p>2) Ask for clarification regarding the possible use of any Program Income generated from Lease Payments on land originally acquired using Penny money to allow the PI to be kept in a local affordable housing fund for possible construction funding of additional affordable housing units.</p>
	<p>2020 Status: An interlocal Agreement with the PCHFA has been drafted and will be presented to City Council in the near future.</p>			<p>2021 Review: Continue implementation of the Penny for Pinellas Land Acquisition for Affordable Housing Fund.</p>
17.	<p>Create a process for City Council to review affordable housing options on industrial, commercial, and residentially zoned land in accordance with the statutory changes adopted under HB1339 in July 2020.</p>		X(new)	<p>2020: New</p>
	<p>2020 Status: AHAC recommends that City Council establish a process that allows the flexibility intended in the HB to be provided.</p>			<p>2021 Review: AHAC voted on 6/15/21 to endorse the proposed Ordinance implementing a process for HB 1339 affordable housing developments, but also request that the IT and IS district minimums be reduced to mirror the minimums proposed for the NT and NS districts (1 acre in size and a minimum of 20 units) and that the distance to a school be 2 miles for the IT and IS zoning districts.</p>