



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

By Zoom

**October 20, 2020
Tuesday, 3:00 p.m.**

AGENDA

COMMITTEE MEMBERS:

Ken Rush (Vice Chair)
Lindsay Boswell
Trevor Mallory
Jillian Bandes
R.V. DePugh
Jack D. Humburg
Scott Macdonald (Chair)
Fredric Samson
City Councilmember Amy Foster

CITY STAFF SCHEDULED:

Bradley Tennant, City Attorney's Office
Rob Gerdes, Neighborhood Affairs
Joshua Johnson, Housing & Community Dev.
Stephanie Lampe, Housing & Community Dev.
Terry Salerno, Housing & Community Dev.
Tony Fernandez, Housing & Community Dev.
Derek Kilborn, Planning & Development Services
Elizabeth Abernethy, Planning & Dev. Services

1. Call the meeting to order & Roll Call
2. Approval of Agenda
3. Approval of 9-22-2020 Minutes
4. Incentives Strategies for Review - Authorize Advertising for Public Hearing
5. Open Discussion / Questions / Comments / Announcements
6. Adjourn

Upcoming: Tuesday, November 17, 2020 at 3:00 p.m. Public Hearing, location tbd
Thursday, December 3, 2020 at 8:30 a.m. presented to City Council

The 9-22-20 AHAC meeting was called to order at 3:04pm, a quorum was present

1. Roll call of committee members present. Scott Macdonald called meeting to order.

- a. Members not present Jillian Bandes, Ken Rush, Trevor Mallory (Mr. Mallory present at 3:40pm)
- b. There is a Quorum

2. Motion to approve the agenda by Councilmember Amy Foster, seconded by Fredric Samson.

- a. All members in favor via roll call vote.

3. Approval of minutes from the August 18, 2020 meeting

- a. Jack Humburg made a motion to approve. Fredric Samson seconded.
- b. All members in favor via roll call vote.

4. Status of incentives review by Stephanie Lampe

- a. Stephanie provided overview of May, June, July and August incentive status (see attached PowerPoint presentation for details)
- b. Stephanie stated Rick Smith, Economic Development Manager is present to discuss the CRA affordable rebates for residential rehab program for the committee members

5. Rick Smith provided overview discussion of the CRA program Affordable Rebates for Residential Rehabs (“RRR”)

- a. Discussed the Affordable RRR program (RRR plus) overview and how it compares to the current RRR program (by allowing multi units versus only single family)
- b. Program overview detail including rebate specifics and amounts
- c. Building contractors and apartment managers will undergo target marketing efforts soon
- d. Rick asked if any further questions or details requested. No questions or comments.

6. Creation of web page link to provide public access to all of the Affordable Housing Incentives approved by the Committee and Penny for Pinellas Land Acquisition

- a. Stephanie provided overview of city website and location of affordable housing related incentives or links

- b. Joshua detailed the Penny for Pinellas 4th round of funding by resolution and details
- c. Joshua elaborated on the Penny for Pinellas Land Acquisition program specifics
- d. Scott Macdonald asked what specific application will be used and Joshua stated received today a draft application from the Housing Finance Authority for review and likely will work with them to use that application.
- e. Jack Humburg stated that there was a round of applications last month for Pinellas County Penny IV funding through the HFA. Jack stated there are two applications from Boley within the city limits
- f. Brad Tennant stated the County can use their money within the city limits and Brad believed that application round was just for the County Penny IV, but not sure
- g. No further comments or questions

7. HB 1339 Procedures established to implement locally

- a. Derek Kilborn discussed how HB1339 can be implemented into city code per HLU Sept. 10th discussion and provided an overview of this item status per city Committee of the Whole concerns.
- b. Derek stated the County has similar concerns as the city and on November 12th COW meeting at 10am to discuss them as a group

8. Stephanie asked if there were any questions related to items discussed

- a. Scott MacDonald stated from multifamily perspective there are concerns on repurposing commercial or industrial land for housing, but a bigger challenge is finding any available land for affordable housing development within the City.
- b. Jack Humburg stated he wonders if this committee should make recommendation or statement to council on the house bill. Jack stated he is concerned at this early stage that a resolution could be passed limits what could be done in the future. Councilmember Amy Foster stated she believes that could be helpful.

- c. Councilmember Foster stated there was some excitement about this opportunity but conflicting positions from meeting #1 versus the following meeting there was limited feedback. CM Foster believes any advocacy from the AHAC could possibly be beneficial.
- d. Scott stated does believe might be worthwhile committee to make a motion and vote on this issue
- e. Jack interested in motion but not quite sure best manner to present
- f. Scott stated previous motions related to policy decisions that conversely benefit affordable housing. By making a motion to do so in this instance could be beneficial.
- g. Scott not sure if he can make a motion. Brad stated in an advisory type committee chairman could make a motion.
- h. Jack made motion AHAC committee forward a recommendation to City Council that the flexibility included in house bill 1339 be maintained and that Council does not take any action to limit their ability to use that flexible power in the future.
- i. All members approved motion.
- j. Scott asked if any further update to HB 1339 at HLUT that would benefit this meeting/committee.
- k. Derek Kilborn stated nothing further to add. Elizabeth Abernethy stated the same.

9. Open Discussion/Questions/Comments/Announcements

- a. No comments.

10. Adjourn

- a. **Meeting adjourned at 3:50pm**

STATUS OF INCENTIVES

– AHAC Meeting 9.22.20



Reviews Complete in May, June & July

- Two Mandatory Incentive Strategies:
 - Expedited Permitting
 - Ongoing Review Process/Affordability Impact Statement
- Modification of Permit or Impact Fees
- The Allowance of flexibility in densities for affordable housing (increasing of WHF bonuses)
- The Reservation of infrastructure capacity – NA
- The allowance of affordable accessory residential units
- The reduction of parking and setback requirements
- The allowance of Flexible lot configurations/zero lot line /Missing Middle (NTM)



August 18 Review:

- The Modification of street/sidewalk/design requirements (reimbursement & certification form)
- The Printed Inventory of public owned lands suitable for affordable housing (Surplus Property & Foreclosure Lot Disposition Program)
- The support of development near transportation hubs and major employment centers and mixed-use developments
- Local Incentives: Special Assessment Fee waivers (option D)



Remaining Schedule:

September 22 - Local Incentive Strategies Continued

- Sources to assist developers locating buyers and renters
- Rebates for Residential Rehabs Program
- Developer Incentives Web Page Link established
- Penny for Pinellas funding for Land
- HB1339 – Establish Local Procedures to Implement

October 20 - Review & Finalize the COSP Incentives List to publish for the public hearing

November 17 – Public Hearing

December 3 – Submit Report to City Council







Sources to assist developers locating buyers and renters

- The HUD approved counseling agencies are listed on the City's Housing webpage
- Other ideas by AHAC?

8-hour Homebuyer Education Class provided by a HUD-approved housing counseling agency. HUD-approved housing counseling agencies are available to customize a program specific to the needs of the homebuyer and to address the decision to select and purchase a home and to address issues that arise before, during and after homeownership is achieved including budgeting, financial planning, default, foreclosure, sale and other disposition of a home.

Homebuyer education classes and counseling services are available through any of the housing counseling agencies listed below:

- [Catholic Charities Housing Counseling](#)
727-893-1313 Ext. 161
- [Debt Management Services](#) 
(formerly known as Consumer Credit and Budget Counseling)
877-751-8080
- [Housing and Education Alliance, Inc.](#) 
813-932-4683
- [Tampa Bay Community Development Corporation](#) 
727-442-7075
- [St. Petersburg Neighborhood Home Solutions](#) 
727-821-6897



Rebates for Residential Rehabs Program

- The Program has transitioned from a market rate program to an affordable program offered within the South St Petersburg CRA boundaries
- SSPCRA Residential Property Improvement Grant Program (“**RRR Plus**”)
 - Emphasis placed on funding renovations that upgrade vital building systems and sustain and extend the economic life of a structure, such as plumbing, structural improvements, energy efficiency, HVAC and electrical wiring
- Restrict purchase/rent to households with incomes at or below 120% AMI
- Affordability period between 5-20 yrs. depending on per unit cost
- Rebate is 40% of eligible costs with no cap on award
- Amounts over \$20k for sf and \$60k for multifamily go to City Council



Developer Incentives Web Page Link established

- Page established in 2018 as part of the adoption of the current Incentive Plan.
- Provides a copy of the Incentive Plan and other Developer Resources/Forms
- See snip of page on next slide:



HOUSING

- Housing Plan
- Homeowners +
- Homebuyers +
- Renters +
- ▶ Developers**
 - Neighborhood Stabilization Program
 - Affordable Housing Lot Disposition Program
 - Vacant Land Listing
- Funding +
- Documents

PUBLIC SAFETY

- Restart St. Pete
- Police ↗
- Fire & Rescue ↗

Programs for Developers

Workforce Housing Density Bonus Program

- [Workforce Housing Density Bonus Program Information](#)
- [Developer Application for Workforce Housing Program Units](#)
- [Workforce Housing Bonus Density/Intensity Agreement](#)

Multi-Family Rental Loan Program

- [Multi-Family Rental Loan Application](#)
- [Mapping Tool](#)

Other Resources

- [Neighborhood Stabilization Program](#)
- [Affordable Housing Advisory Committee](#)
- [Vacant Land Listing](#)
- [Affordable Housing Lot Disposition Program](#)
- [Incentives for Development of Affordable Housing](#)

- [Affordable Single-Family Sidewalk Reimbursement Application](#)
- [Certification of Affordable/Workforce Housing for Expedited Permitting & Zoning](#)



Penny for Pinellas funding for Land Acquisition

- The Voters approved a 4th round of a one cent local option surtax program that runs 2020-2030 - “Penny for Pinellas”
- City Council Resol. 2018-385 established \$15 million from the 4th round of the Penny for Pinellas funding allocated to the City of St Petersburg, for affordable housing land acquisition and set income criteria:
 - 90% of the units for HH at 120%AMI
 - 75% at 80% AMI
 - 50% at 60% AMI
- PCHFA Resol. 2020-06 authorized an interlocal agreement so that the PCHFA can administer the City Program in addition to the existing County Land Acquisition Program
- ILA now anticipated to be presented to City Council in Nov.



HB1339 – Establish Local Procedures to Implement

- HB 1339 – July 1, 2020
F.S. 166.04151.6
(6) Notwithstanding any other law or local ordinance or regulation to the contrary, the governing body of a municipality may approve the development of housing that is affordable, as defined in s. 420.0004, on any parcel zoned for residential, commercial, or industrial use
- HLUT on 9-10-20 voted to bring the item to a full committee of the whole meeting (COW) for November 12



THANK YOU!

