City of St. Petersburg
Committee of the Whole Agenda
February 27 2020, at 2:00 PM
Sunshine Center Auditorium

Members: Chair Ed Montanari, Vice-Chair Gina Driscoll, and Councilmembers Brandi Gabbard, Darden Rice, Robert Blackmon, Lisa Wheeler-Bowman, Amy Foster, and Deborah Figgs-Sanders

Support Staff: Kayleigh Sagonowsky, City Council Legislative Aide

A. Call to Order and Roll Call
B. Approval of Agenda
C. Approval of January 30, 2020 Minutes
D. New Business
    i. Draft Linkage Fee Ordinance
        1. Rob Gerdes, Neighborhood Affairs Administrator
    ii. Alternative Funding from the Building Permit Special Revenue Fund
        1. Councilmember Robert Blackmon
    iii. I-375 Park Update
        1. Mike Jefferis, Leisure and Community Services Administrator
E. Review Referral List
F. Adjourn

Next Meeting:

- April 9, 2020, at 8:00 AM
    - Potentially Eligible List
    - City Initiated Historic Designation
        - Liz Abernethy and Derek Kilborn

Attachments:

- January 30, 2020 COW Minutes
- COW Referral List
- New Business Item Support Material

St. Petersburg City Council
Committee of the Whole Report
Meeting Minutes from January 30, 2020

Present: Chair Ed Montanari, Vice-Chair Gina Driscoll, and Councilmembers Darden Rice, Amy Foster, Deb Figgs-Sanders, Robert Blackmon, Lisa Wheeler-Bowman and Brandi Gabbard

Also Present: Mayor Kriseman, Deputy Mayor Tomalin, Alan DeLisle, Jackie Kovilaritch, Macall Dyer, Brad Tennant, and Michael Dema

Absent: None

Support Staff: Kayleigh Sagonowsky, City Council Legislative Aide

New Business:

Tampa Bay Rays Update - Councilmember Darden Rice

Mayor Kriseman began by explaining his administration's perspective on current negotiations with the Tampa Bay Rays. Mayor Kriseman explained that contrary to what the Rays have stated, there is nothing currently preventing them from exploring the two-city ("split-season") option for the 2028 season and beyond. He explained that the Use Agreement is very clear that the city can move forward with the development of the site as long as these activities do not prevent game playing at Tropicana Field or prevent attendees from parking nearby. As long as these two provisions are abided by, Mayor Kriseman stated that the denial of development would be unreasonable. In addition, Mayor Kriseman emphasized that the public not knowing any new information does not mean that the administration and the Rays are not communicating, as both parties have agreed not to negotiate in a public forum. Mayor Kriseman restated his position that he will not spend city dollars on a part-time team and asked to meet with council members one-on-one in order to discuss the matter further.

Councilmember Rice explained the reasoning behind her request to discuss this topic at a COW. First, CM Rice explained that council members are unable to discuss issues such as this amongst themselves due to Florida Sunshine Laws and hoped that this would give council members the opportunity to elevate their voices in a public and collaborative setting. CM Rice emphasized that she in no way seeks to undermine the Mayor's ability to negotiate, however she believes that the City Council needs to be kept informed of the issues that affect the city's future. In addition, CM Rice asked for clarification as to how development can move forward without the Ray's explicit consent and expressed her position that a stalemate is bad for all parties involved, especially with the timeline constraints.

In referencing CM Rice's concern about moving forward with development plans, Mayor Kriseman explained that there is plenty of time before a request for proposals ("RFP") is available and even after, the RFP process could take about a year. Therefore, there are still several years for City Council to participate in the planning process before construction begins.

Vice-Chair Driscoll concurred with CM Rice's sentiments, especially relating to the constricting timeline. CM Driscoll emphasized that for her, it is not about whether the city will have baseball in 2028, but rather what baseball will look like in St. Pete in 2028. CM Driscoll emphasized that although the split-season concept seems outlandish at first glance, some of the most innovative ideas sound peculiar at first. CM Driscoll

explained that she respects the fact that the Rays need to do what is best for their business and believes that the Rays respect the City Council's obligation to do what is best for the city.

In referencing the Mayor's opening remarks, Councilmember Foster asked for clarity on what the Rays are asking for if they are currently able to look at options for 2028 and beyond. Mayor Kriseman and City Attorney Jackie Kovilaritch explained that they are unsure what the Rays are asking for at the moment. CM Foster then asked if administration believed that the Rays may want to open the Use Agreement to look at options prior to 2028 and the Mayor indicated that he would prefer to discuss that point privately.

CM Rice asked the Mayor for his opinion on utilizing Tourist Development Tax revenue for a new stadium and the Mayor responded that he would be agreeable to the idea.

Councilmember Gabbard agreed with the Mayor's position that city money should not be spent on a "part-time team" and explained that she would like to see negotiations conclude before the Mayor's tenure ends. In addition, CM Gabbard expressed agreement with CM Driscoll's sentiment that the idea of a split-season team sounds radical at first but should not be discarded because it is new.

Chair Montanari thanked the Rays for being a good partner and giving back to the community through their foundation. Chair Montanari expressed interest in forming a stakeholder committee to discuss ways to keep the Rays in St. Petersburg after 2027. Mayor Kriseman said the Baseball Forever Campaign already convened stakeholders on this issue. He said one-on-one meetings would be scheduled in the next few weeks.

Tropicana Field Update - Alan DeLisle, Workforce and Economic Development Administrator

City Development Administrator Alan DeLisle began by thanking the community for their input on the future of the Tropicana Field site over the past two years. He reminded the council of the master plans that were completed for the 86-acre site, one with, and one without a stadium. After reviewing both plans, DeLisle said the administration and his team have a conceptual idea of where they want to go. However, other needs assessments for the site are still ongoing. DeLisle mentioned studies about sustainability and mobility along with the Duke Energy Site Readiness Report. Additionally, development staff is reviewing the master plans for surrounding areas to see how they can coincide with the vision for the site.

CM Foster asked for the final version of the Site Readiness Report and DeLisle said he would share the current draft; however, the report is not yet finalized. CM Foster also asked if releasing the RFP for a master developer would be the next step. DeLisle said yes, his staff is currently working on writing the RFP. CM Foster expressed interest in seeing components of a Community Benefits Agreement embedded in the RFP. DeLisle and Deputy Mayor Kanika Tomalin agreed in the importance of Community Benefits and said that they are exploring ways to incorporate them into the RFP. CM Foster also asked if the RFP will be prescriptive in the affordability levels of housing on the site. Mr. DeLisle said developers will be clear on the council's priority on affordable housing but would prefer to leave the RFP open to developer creativity. CM Foster asked Mr. DeLisle if he thinks it will be difficult to get RFP responses when developers are unsure if they should plan around a stadium. Mr. DeLisle said he's already been speaking with developers and this is not a concern to them. Finally, CM Foster stressed the importance of paying tribute to the history of the site.

CM Blackmon inquired as to why the version of the master plan without a stadium includes less retail, suggesting that it may need more retail in order to draw people to the site. He also said the city will need to be careful not to release the RFP too early because if developers have to wait seven years, they may not be as interested. Mr. DeLisle explained that seven years is very short to experienced developers and he is not concerned about the timeline.

CM Rice emphasized the need for an expanded community conversation surrounding the future of the site and expressed concern that the master plan schematics resemble a concrete jungle and suggested adding a central park component.

CM Gabbard asked why all the housing in the master plans is on the west side of the site is and warned that it may unintentionally create segregation. She also said she was happy to see the convention space in the plans since St. Petersburg it currently lacking in it and it is a good economic driver. Finally, she suggested adding early learning and childcare facilities, with connectivity of the site remaining a top priority.

CM Driscoll echoed Councilmember Rice's calls for additional greenspace. She added that this is a great opportunity to expand and revitalize Booker Creek. Councilmember Figgs-Sanders said the master plans make it difficult to tell what communities will be impacted by redevelopment. She suggested that not all members of the community have had opportunities to provide input on the site and asked to be informed of how Community Benefits would be incorporated before the RFP goes out.

Chair Montanari said he was surprised to learn about the Site Readiness Program at the State of Economy but liked what he saw, especially the aspirational goals for our city and higher education. Not just city of the arts, but a city for education. He asked for St. Pete College and USFSP to be closely included in planning conversations.

City Council Schedule Changes – Cindy Sheppard, City Council Administrator

City Council Administrator Cindy Sheppard reminded Councilmembers of their vote in December 2019 to begin Council meetings earlier in the day. She asked Councilmembers for their thoughts on beginning Public Hearings earlier in the day as well. Councilmember Gabbard moved to begin Public Hearings at 5 PM with the exceptions of those for land use and budget hearings as required by state law. All were in favor.

Committee of the Whole Referrals Updated: February 26, 2020

Item	Topic	Return Date and Time	Referral/ Prior Dates	Referred By	Staff	Notes
1	Linkage Fee Ordinance	2/27/20 at 2:00 PM	12/11/19	Admin.	Gerdes	
2	Alternative Funding for Affordable Housing	2/27/20 at 2:00 PM	2/6/20	Blackmon		
3	I-375 Park	2/27/2020 at 2:00 PM	2/6/20	Driscoll	Jefferis	
4	City Initiated Historic Designation	4/9/20 at 8 AM	12/5/19	Gerdes	Abernethy Kilborn	
5	Continued Discussion of the Potentially Eligible List	4/9/20 at 8 AM	8/8/19 5/16/19	Foster	Abernethy Kilborn	
6	FY21 CIP Budget	4/23/20 at 2:30 PM	Annual	Annual	Makofske	
7	Integrated Water Resources Master Plan	4/30/20 at 8:30 AM	1/23/20	Foster	Tankersley	
8	FY21 Operating Budget	5/5/20 at 9:00 AM	Annual	Annual	Makofske	
9	Business, Housing, and Grocery Co-Ops	5/28/20 at 2:30 PM	1/10/19 BFT 1/17/19 CC 8/1/19 CC	Gabbard Driscoll		At BFT, CM Driscoll referred business co-ops to a COW. During the BFT report, CM Gabbard asked to add housing co-ops. On 8/1/19 Gabbard asked to add grocery co-ops.
10	Design change re-evaluation for I-275 from south of 54th Ave. S. to north of 4th St. N.	5/28/20 at 2:30 PM	11/7/19 CC	Montanari	Mory FDOT	

11	SPHA Annual Reports	Tentative: 7/30/20 at 2:30 PM	1/23/20	Foster	SPHA	
12	Residential LDR Updates	10/22/20 at 2:30 PM	Annual	Annual	Abernethy	
13	Vision 2050	10/22/20 at 2:30 PM	12/17/19	Admin.	Abernethy	
14	2021 Calendar Setting	12/10/20 at 1:30	Annual	Annual	Sheppard	Selection of Chair and Vice Chair
15	Commerce Park/Deuces Rising Update	TBD	12/12/19	Montanari	DeLisle	Requested during the 12/12/19 COW
16	FY21 Budget Priorities	TBD	Annual	Annual	Makofske	

2020 Committee of the Whole Calendar

January 23rd - 10 AM	January 30th - 2 PM	February 27th - 2:00 PM	April 9th - 8:00 AM
✓ FY21 Budget Priorities ✓ Liz Makofske	✓ Tropicana Field Update ✓ Alan DeLisle	❏ Linkage Fees ❏ Rob Gerdes ❏ Alternative Funding for Affordable Housing ❏ Blackmon ❏ I-375 Park ❏ Jefferis/Driscoll	❏ Potentially Eligible List ❏ Abernethy/Kilborn ❏ City Initiated Historic Designation ❏ Abernethy/Kilborn
April 23rd - 2:30 PM	**April 30th - 8:30 AM**	**May 5th - 9:00 AM**	**May 28th - 2:30 PM**
❏ FY21 CIP Budget ❏ Liz Makofske	❏ Integrated Water Resources Master Plan ❏ Claude Tankersley	❏ FY21 Operating Budget ❏ Liz Makofske	❏ Business, Housing, and Grocery Co-Ops ❏ Judith Turner ❏ I-275 Design Changes ❏ Mory/FDOT
July 30th - 2:30 PM	**August 27th - 2:30 PM**	**September 24th - 2:30 PM**	**October 22nd - 2:30 PM**
❏ Tentative Housing Authority			❏ Vision 2050 ❏ Abernethy/Kilborn ❏ Annual LDR Update ❏ Abernethy/Bryla
November 19rd - 3 PM	**December 10th - 1:30 PM**		
	• 2021 Calendar Setting ○ Cindy Sheppard		

*Updated 2/26/20

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TO: The Honorable Chair Ed Montanari and City Council Members

FROM: Robert Gerdes, Neighborhood Affairs Administrator

MEETING DATE: February 27, 2020 Committee of the Whole

SUBJECT: Draft Ordinance to Implement a Linkage Fee on New Construction

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In advance of the Committee of the Whole meeting on February 27, 2020 regarding review and discussion of a draft ordinance to implement a linkage fee on new construction to supplement funding for affordable housing, please find attached the following documents.

- A draft ordinance to effectuate a per square foot linkage fee on new residential and commercial construction;
- The slide deck for the staff presentation at the Committee meeting;
- The 2019 St. Petersburg Nexus Study completed by Strategic Planning Group, Inc.; and
- The 2007 Pinellas County Nexus Study, which included St. Petersburg, completed by Bay Area Economics (BAE).

Please contact me directly with any questions regarding these documents.

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
Elizabeth Abernethy, Planning Director

Linkage Fee Ordinance to Fund Housing Affordability

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2018 COW's

- Goals
  - Define affordable housing and explain the need
  - Establish baseline of mutual understanding on current plans, policies and programs
  - Provide an update on programs we are working on
  - Provide explanation of potential options
  - Look for consensus on strategic approach
  - Establish direction to move forward

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2018 COW's

- Post COW Action Item Memo
  - Increase staff by 2 for Neighborhood Team – Completed
  - Work with County to reduce Mobility Impact Fee for smaller units and affordable units – Completed
  - Create affordable lot disposition program – Completed
  - Income category clarification in Workforce Housing Density Bonus program – Completed
  - Modify Workforce Housing Density Bonus Public Hearing Requirement – Completed
  - Establish expedited permit process for affordable housing – Completed
  - Reduce minimum required lot area for Accessory Dwelling Units – Completed
  - Multi-family parking reductions – Completed

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2018 COW's

- Post COW Action Item Memo
  - Improve and modify South St. Petersburg CRA housing programs – Completed
  - Revise FAR Bonus structure to emphasize housing affordability – Completed
  - Permit Accessory Dwelling Units in Suburban zoning districts – Discussion Ongoing
  - Consider additional Activity Centers – Innovation District Completed & other areas TBD
  - Create NTM Missing Middle zoning category – Completed
  - Conduct Nexus Study and consider linkage fee to fund affordable housing – In Process

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Cost Burden Data

- Cost = or less than 30% - 63,860
- Cost burden 30% to 50% - 20,585
- Cost burden above 50% - 18,670
- Total households – 103,115
- Total households burdened – 38%
  - Source 2017 American Community Survey 5 year Estimate

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Cost Burden Data

- CHAS Data
  - 74% of households at 30% or less of AMI are cost burdened
  - 75% of households between 30% and 50% of AMI are cost burdened
  - 59% of households between 50% and 80% of AMI are cost burdened
  - 32% of households between 80% and 100% of AMI are cost burdened
  - 9% of households at 100% or greater of AMI are cost burdened
    - Source Comprehensive Housing Affordability Data (CHAS) 2012-1016

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Cost Burden Data

Table 2.2. Top Ten Occupations for 0-60 Percent of AMI Renters and All Renters, Florida, 2017

	Median hourly wage	Top Ten Occupation	
		0-60% AMI Renters	All Renters
Maids and housekeeping cleaners	$10.33	x	x
Cashiers	$9.36	x	x
Waiters and waitresses	$10.15	x	x
Janitors and building cleaners	$10.69	x	x
Cooks	$9.81-12.53	x	
Nursing, psychiatric, and home health aides	$10.97-12.07	x	x
Retail salespersons	$10.53	x	x
Customer service representatives	$14.34	x	x
Construction laborers	$13.79	x	
Driver/sales workers and truck drivers	$10.07-18.39	x	x
Supervisors of retail sales workers	$19.21		x
Managers	$45.18		x

Notes: "Top Ten Occupation" refers to ten most prevalent occupational categories in the American Community Survey for employed heads of household in the respective group (0-60 percent of AMI renters and all renters).

Sources: Shimberg Center analysis of U.S. Census Bureau, 2017 American Community Survey and Florida Department of Economic Opportunity, 2017 Occupational Employment Statistics and Wages

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State and Federal Funding Sources

City of St. Petersburg Formula Allocations
FY 2001-2018

Fiscal Year	CDBG	HOME	ADDI	ESG	SHIP	CHTF	CDBG-R	HPRP	HPRP DCF	NSP 1	NSP 3	TOTAL
2001	$3,050,000	$1,526,000	$0	$104,000	$2,205,865	$0	$0	$0	$0	$0	$0	$6,885,865
2002	$3,012,000	$1,525,000	$0	$104,000	$2,573,405	$0	$0	$0	$0	$0	$0	$7,214,405
2003	$2,800,000	$1,548,051	$0	$103,000	$1,989,836	$0	$0	$0	$0	$0	$0	$6,440,887
2004	$2,716,000	$1,448,017	$91,446	$102,422	$1,879,728	$0	$0	$0	$0	$0	$0	$6,237,613
2005	$2,563,713	$1,377,739	$0	$99,334	$1,832,808	$0	$0	$0	$0	$0	$0	$5,873,594
2006	$2,303,202	$1,302,166	$26,020	$98,612	$2,346,040	$2,155,064	$0	$0	$0	$0	$0	$8,231,104
2007	$2,292,435	$1,288,286	$26,020	$99,337	$2,286,432	$1,077,532	$0	$0	$0	$0	$0	$7,070,042
2008	$2,203,141	$1,247,117	$10,513	$98,772	$2,237,420	$911,592	$598,343	$914,999	$0	$9,498,962	$0	$17,720,859
2009	$2,221,154	$1,398,298	$0	$98,091	$221,290	$0	$0	$0	0	$0	$0	$3,938,833
2010	$2,395,171	$1,389,703	$0	$97,573	$0	$0	$0	$0	$413,227	$0	$3,709,133	$8,004,807
2011	$1,992,563	$1,229,023	$0	$97,039	$218,027	$0	$0	$0	$0	$0	$0	$3,536,652
2012	$1,565,253	$718,005	$0	$172,553	$96,539	$0	$0	$0	$0	$0	$0	$2,455,811
2013	$1,613,306	$668,159	$0	$114,190	$364,213	$0	$0	$0	$0	$0	$0	$2,759,868
2014	$1,590,819	$707,675	$0	$131,063	$1,143,819	$0	$0	$0	$0	$0	$0	$3,573,376
2015	$1,586,081	$634,961	$0	$141,800	$1,211,978	$0	$0	$0	$0	$0	$0	$3,574,820
2016	$1,606,833	$671,770	$0	$142,779	$1,622,936	$0	$0	$0	$0	$0	$0	$4,044,318
2017	$1,603,521	$682,978	$0	$144,659	$1,111,704	$0	$0	$0	$0	$0	$0	$3,542,862
2018	$1,603,521	$682,978	$0	$144,659	$363,709	$0	$0	$0	$0	$0	$0	$2,794,867
Totals	$38,718,713	$20,045,926	$153,999	$2,093,883	$23,705,749	$4,144,188	$598,343	$914,999	$413,227	$9,498,962	$3,709,133	$103,900,583

AREA MEDIAN INCOME DEFINED

	1 PERSON	2 PEOPLE	3 PEOPLE	4 PEOPLE
HOUSEHOLD INCOME UP TO 30% OF AREA MEDIAN INCOME*	< $14,070	< $16,080	< $18,090	< $20,070
HOUSEHOLD INCOME UP TO 60% OF AREA MEDIAN INCOME*	< $28,140	< $32,160	< $36,180	< $40,140
HOUSEHOLD INCOME UP TO 100% OF AREA MEDIAN INCOME*	< $46,900	< $53,600	< $60,300	< $66,900
HOUSEHOLD INCOME UP TO 120% OF AREA MEDIAN INCOME*	< $56,280	< $64,320	< $72,360	< $80,280

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**Area Median Income (AMI or MFI) means the median income for the Tampa-St. Petersburg-Clearwater Metropolitan statistical area (MSA), which is adjusted for the household size, as calculated and published annually by the Untied States Department of Housing and Urban Development. Median Income (MFI) Base=$66,900 for a four-person household.*

ST. PETERSBURG'S HOUSING PLAN

The City of St. Petersburg has developed a 10-year plan setting goals to address housing affordability by expanding existing programs and introducing new solutions.

The goals will begin in 2020 and will be funded through various public and private sources.

This plan impacts approximately 7,000 of our households, improving life for 19,000 of our neighbors across the city. Overall, this is an approximate 75% increase over the previous 10 years.

St. Petersburg's Housing Plan: For All, From All.

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LOW- AND MODERATE-INCOME HOUSEHOLDS

For those who earn up to 120% of Area Median Income

- Create and preserve 2,400 multi-family units
- Support the development of 200 non-subsidized Workforce Density Bonus Units*
- Include mixed-income developments on City-owned land to increase the supply of multi-family units
- Support the construction of 300 accessory dwelling units, such as encouraging developers to include affordable units like carriage houses and garage apartments
- Enable the purchase of 500 single-family homes for households earning 120% of the area median income or below
- Provide 150 single-family lots for construction of new affordable homes
- Enable more than 3,200 single-family homeowners to stay in their homes by remedying code violations through available grants and additional City funding

MIDDLE-INCOME HOUSEHOLDS AND ABOVE

For those who earn more than 120% of Area Median Income

- Make housing more affordable by increasing the supply of market rate units through the new Neighborhood Traditional Multi-Family zoning districts
- Support the construction of 300 accessory dwelling units, such as encouraging developers to include affordable units like carriage houses and garage apartments
- Include mixed-income developments on City-owned land to increase the supply of multi-family units

** Zoning strategy to encourage developers to include affordable units*

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FEDERAL

- HOME (HOME Investment Partnership) | *$1.5 million*:
  a federal funding source that provides money to the City through annual Federal budget process

STATE

- SHIP (State Housing Initiative Partnership) | *$2.5 million*:
  a state funding source that provides money to the City through annual state budget process

LOCAL

- City-Owned Land | *$10 million*:
  existing City-owned land and future acquisitions, valued at approximately $10 million, for the use of housing that is affordable
- Penny for Pinellas | *$15 million*:
  a portion of the 1% sales tax that funds long-term capital projects in Pinellas County
- SSP CRA (South St. Petersburg Community Redevelopment Area) | *$8.5 million*:
  a City program by which local taxes collected from the CRA are used for projects located within the CRA alone
- Floor Area Ratio Bonus | *$2.5 million:*
  a fee paid by developers for the right to develop additional square footage on a property
- Linkage Fee | *$20 million*:
  a proposed impact fee on new market-rate construction, pending results of the City's nexus study, in progress

Nexus Study

- Previous Discussion of Nexus Study/Linkage Fee
  - COW – April 19, 2018
  - BF&T – September 13, 2018
  - BF&T – January 24, 2019
  - COW - October 24, 2019

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Nexus Study & Linkage Fee

- Public Outreach
  - Emerging Leaders Meeting 6.7.18
  - Housing Development & Affordability Meeting 6.26.18
  - C.O.N.A Meeting 7.18.18
  - Housing Development & Affordability Meeting 8.7.18
  - ISAP Summit Meeting 8.14.18
  - Pinellas County Realtors Meeting 8.22.18
  - Chamber of Commerce Meeting 8.29.18
  - New Deal St. Pete – 10.10.18
  - Developer Meeting – 10.18.18
  - Chamber of Commerce Meeting – 11.12.19
  - Public Meeting on Nexus Study – 11.19.19
  - Bay Area Apartment Association – 1.31.20

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Nexus Study & Linkage Fee

- What are linkage/mitigation fees?
  - Linkage fees are a means for local government to collect monies to help support affordable housing. These fees, collected from market rate residential development and non-residential development, are placed in a fund to provide for the construction and maintenance of affordable residential units.

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Nexus Study & Linkage Fee

Legal Requirement for a Nexus

- Under Florida law, there must be a rational relationship between the linkage/mitigation fee imposed and the impact of new construction on the need for affordable housing.

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Nexus Study & Linkage Fee

- Local governments must determine the need new market rate residential and non-residential developments create for housing that is affordable to the workforce, as a legal basis for establishing a workforce housing mitigation program

- A nexus study provides the required information for the workforce housing need created by new developments and provides statistical support for the fee calculation

- Fee is typically calculated on a square foot basis or a per unit basis for residential

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Reasonable Basis to Implement a Linkage Fee

- State Statute, Comprehensive Plan and common-sense approach
  - To facilitate the provision of decent, safe, sanitary, healthy and affordable housing in suitable neighborhoods at affordable costs to meet the needs of the present and future residents of the city
- 2007 Pinellas County Nexus Study
- 2019 St. Petersburg Nexus Study

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Linkage Fee & Nexus Study 2019

- Nexus Study Scope of Work
  - Housing Affordability Need
  - Demographics
  - Housing Supply
  - Residential Linkage Fee Analysis
  - Non-residential Linkage Fee Analysis
  - Linkage Fee Impact on Development

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Linkage Fee & Nexus Study 2019

- Maximum Residential Linkage Fee

	Market	50%	60%	80%	120%
Total Supportable Unit Value	$248,663	$33,623	$56,925	$103,530	$196,738
GAP	$37,631	($177,408)	($154,106)	($107,502)	($14,293)
GAP PSF	$44	($209)	($181)	($126)	($17)
Percent Employees		37%	3%	32%	13%
Total GAP PSF		($77.42)	($6.17)	($40.22)	($2.15)
Commute Adjustment (33%)		($25.55)	($2.04)	($13.27)	($0.71)
Rental GAP					($41.56)
GAP 60-120					($16.02)
GAP 80-120					($13.98)

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Linkage Fee & Nexus Study 2007

- Maximum Residential Linkage Fee

Demand for Affordable Housing Induced by Development of New Market-Rate Housing Units in Pinellas County

Net Number of New Pinellas County Generated by Income Level -- Adjusted for Out-of-County Comuters (a)

Housing Type	Extremely Low Income (30 % or less)	Very Low Income (31% to 50%)	Low Income (51% to 80%)	Below Median (81% to 100%)	Moderate Income (101% to 120%)	Above Moderate (121% or more)	Total (All Incomes)
100 Units of For-Sale Housing	0.9	3.0	7.6	5.5	5.2	18.5	40.7
100 Units of Rental Housing	0.3	0.9	2.3	1.7	1.6	5.7	12.5

Notes:

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Linkage Fee & Nexus Study 2007

- Maximum Residential Linkage Fee

100 New Ownership Units	Extremely Low Income (15% to 30%)	Very Low Income (31% to 50%)	Low Income (51% to 80%)	Below Median 100%)	
Unit Demand by Income Level	0.9	3.0	7.6	5.5	17.0
Cost to Produce Units	$180,000	$600,000	$1,520,000	$1,100,000	$3,400,000
Total Subsidy	$112,500	$375,000	$228,000	$0	$715,500
Total Ability to Pay	-$40,500	-$30,000	$304,000	$495,000	$728,500
Affordability Gap	$108,000	$255,000	$988,000	$605,000	$1,956,000
Maximum Linkage Fee					
Per 100 Unit Ownership Development	$1,956,000				
Maximum Linkage Fee Per Unit	$19,560				

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Linkage Fee & Nexus Study 2007

- Maximum Residential Linkage Fee

100 New Rental Units	Extremely Low Income (15% to 30%)	Very Low Income (31% to 50%)	Low Income (51% to 80%)	Below Median 100%)	
Unit Demand by Income Level	0.3	0.9	2.3	1.7	5.2
Cost to Produce Units	$60,000	$180,000	$460,000	$340,000	$1,040,000
Total Subsidy	$37,500	$112,500	$69,000	$0	$219,000
Total Ability to Pay	-$13,500	-$9,000	$92,000	$153,000	$222,500
Affordability Gap	$36,000	$76,500	$299,000	$187,000	$598,500
Maximum Linkage Fee					
Per 100 Unit Ownership Development	$598,500				
Maximum Linkage Fee Per Unit	$5,985				

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Linkage Fee & Nexus Study 2019

- Maximum Non-Residential Linkage Fee

Table 61: Worker Households Adjusted for Commute Factor

Before Commute Adjustment	Industrial	Commercial	Office	Hotel	Limited Service Hotel
Very Low	14	16	45	168	3
(Under 60% of Median Income)					
Low	31	99	42	16	4
(60% to 80% of Median Income)					
Moderate	16	11	39	11	1
(80% to 120% of Median Income)					
Total	61	126	126	195	9
After Commute Adjustment	33.0%				
Very Low	5	5	15	55	1
(Under 60% of Median Income)					
Low	10	33	14	5	1
(60% to 80% of Median Income)					
Moderate	5	4	13	4	0
(80% to 120% of Median Income)					
	20	42	42	64	2

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Linkage Fee & Nexus Study 2019

- Maximum Non-Residential Linkage Fee

Table 62: Linkage Fee Based on New Construction Data

Before Commute Adjustment	Industrial	Commercial	Office	Hotel	Limited Servi Hotel	Gap	Affordability Industrial	Commercial	Office	Hotel	Limited Service Hotel
Very Low	14	16	45	168	3	-$220,325	-$31.67	-$36.29	-$98.32	-$369.17	-$5.51
(Under 60% of Median Income)											
Low	31	99	42	16	4	-$153,732	-$47.08	-$152.77	-$64.86	-$24.98	-$6.73
(60% to 80% of Median Income)											
Moderate	16	11	39	11	1	-$47,182	-$7.45	-$5.01	-$18.63	-$5.31	-$0.24
(80% to 120% of Median Income)											
Total	61	126	126	195	7		-$86.20	-$194.08	-$181.80	-$399.46	-$12.47
After Commute Adjustment	33%						33%				
Very Low	5	5	15	55	1	-$220,325	-$10.45	-$11.98	-$32.44	-$121.83	-$1.82
(Under 60% of Median Income)											
Low	10	33	14	5	1	-$153,732	-$15.54	-$50.41	-$21.40	-$8.24	-$2.22
(60% to 80% of Median Income)											
Moderate	5	4	13	4	0	-$47,182	-$2.46	-$1.65	-$6.15	-$1.75	-$0.08
(80% to 120% of Median Income)											
Total	20	42	42	64	2		-28.45	-64.05	-59.99	-131.82	-4.12

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Linkage Fee & Nexus Study 2019

- Maximum Non-Residential Linkage Fee

Table ES 5: Summary Nonresidential Linkage Fee based on Average MLS and New Construction

	Industrial	Commercial	Office	Hotel	Extended Stay Hotel
New Construction					
Very low income	-$10.45	-$11.98	-$32.44	-$121.83	-$1.82
Low income	-$15.54	-$50.41	-$21.40	-$8.24	-$2.22
Moderate income	-$2.46	-$1.65	-$6.15	-$1.75	-$0.08
Total	-$28.45	-$64.05	-$59.99	-$131.82	-$4.12
MLS Pricing					
Very low income	-$4.56	-$5.22	-$14.15	-$53.14	-$0.79
Low income	-$2.64	-$8.58	-$3.64	-$1.40	-$0.38
Moderate income	$3.42	$2.30	$8.55	$2.44	$0.11
Total	-$3.78	-$11.50	-$9.25	-$52.11	-$1.06
Combined					
Very low income	-$7.50	-$8.60	-$23.30	-$87.48	-$1.31
Low income	-$9.09	-$29.50	-$12.52	-$4.82	-$1.30
Moderate income	$0.48	$0.32	$1.20	$0.34	$0.02
Total	-$16.11	-$37.77	-$34.62	-$91.97	-$2.59

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Linkage Fee & Nexus Study 2007

- Maximum Non-Residential Linkage Fee

Land Use	Maximum Allowable Fee per Sq. Ft.
Office	$106.01
Industrial	$59.76
Retail	$81.75
Full-Service Hotel	$50.53
Limited-Service Hotel	$13.57

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Linkage Fee & Nexus Study 2019

- % of Total Development Costs

		Hotel		Hotel DC		Retail		Office		Office DC		Industrial		Residential	
Total Development Costs (TDC) without Nexus Fees															
No Fee		**$264**	**$26,442,639**	**$353**	**$35,317,763**	**$177**	**$4,419,575**	**$201**	**$10,071,319**	**$339**	**$16,944,973**	**$108**	**$16,262,052**	**$178**	**$26,646,006**
Maximum Linkage Fees		**$92**	$9,200,000	**$92**	$9,200,000	**$38**	$944,311	**$35**	$1,731,037	**$35**	$1,731,037	**$16**	$2,417,230	**$41**	$6,150,000
Total Development Costs (TDC)		**$356**	**$35,642,639**	**$445**	**$44,517,763**	**$215**	**$5,363,886**	**$236**	**$11,802,356**	**$374**	**$18,676,010**	**$125**	**$18,679,283**	**$219**	**$32,796,006**
Linkage Fee ($1 per GBA)	$1.00	0.38%	$100,000	0.28%	$100,000	0.57%	$25,000	0.50%	$50,000	0.30%	$50,000	0.92%	$150,000	0.56%	$150,000
		$265	**$26,542,639**	$354	**$35,417,763**	$178	**$4,444,575**	$202	**$10,121,319**	$340	**$16,994,973**	$109	**$16,412,052**	179	**$26,796,006**
Linkage Fee ($5 per GBA)	$5.00	1.89%	$500,000	1.42%	$500,000	2.83%	$125,000	2.48%	$250,000	1.48%	$250,000	4.61%	$750,000	2.29%	$750,000
		$269	**$26,942,639**	$358	**$35,817,763**	$182	**$4,544,575**	$206	**$10,321,319**	$344	**$17,194,973**	$113	**$17,012,052**	$183	**$27,396,006**

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Linkage Fee & Nexus Study

- Impact Fee Comparison
  - Source – Duncan Associates 2019 National Impact Fee Survey and County Staff

Single Family Residence 2,000 square feet			
County	Impact Fee	Impact Fee with $1 Linkage Fee	
Pinellas	$2,418	$4,418	
Hillsborough	$10,858		
Pasco	$15,822		
Sarasota	$12,533		
Manatee	$14,306		
Citrus	$4,809		

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Linkage Fee & Nexus Study

- Impact Fee Comparison

Multi Family Unit 1,000 square feet			
County	Impact Fee	Impact Fee with $1 Linkage Fee	
Pinellas	$1,596	$2,596	
Hillsborough	$7,302		
Pasco	$10,322		
Sarasota	$8,215		
Manatee	$6,559		
Citrus	$3,644		

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Linkage Fee & Nexus Study

- Impact Fee Comparison

Retail Per 1,000 square feet			
County	Impact Fee	Impact Fee with $1 Linkage Fee	
Pinellas	$3,683	$4,683	
Hillsborough	$9,552		
Pasco	$7,756		
Sarasota	$6,905		
Manatee	$10,726		
Citrus	$2,343		

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Linkage Fee & Nexus Study

- Impact Fee Comparison

Office Per 1,000 square feet			
County	Impact Fee	Impact Fee with $.10 Linkage Fee	
Pinellas	$2,823	$2,923	
Hillsborough	$6,583		
Pasco	$1,556		
Sarasota	$6,101		
Manatee	$5,041		
Citrus	$2,203		

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Linkage Fee & Nexus Study

- Impact Fee Comparison

Industrial Per 1,000 square feet			
County	Impact Fee	Impact Fee with $1 Linkage Fee	
Pinellas	$1,470	$2,470	
Hillsborough	$4,025		
Pasco	$1,706		
Sarasota	$2,464		
Manatee	$2,769		
Citrus	$780		

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Linkage Fee Draft Ordinance

- Legislative Findings
  - Critical lack of housing for low and moderate-income households
  - New residential and non-residential development is associated with an increased need for housing for low and moderate-income households
  - Acknowledgement that fee does not exceed the cost of mitigating the impact created by new development
  - Fee is at much lower level than maximum justifiable in an effort to ensure development feasibility
  - Incorporates both Nexus Studies into the legislative findings

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Linkage Fee Draft Ordinance

In general. Except as provided in section x , an affordable housing linkage fee shall be imposed prior to the issuance of a building permit for any new structure or for any addition to an existing structure that increases the gross floor area of the existing structure, according to the following fee schedule:

(1) Structures containing any residential dwelling single-family or dwelling units multifamily: One dollar ($1.00) per square foot of gross floor area.

(2) Structures containing any industrial, manufacturing and wholesale uses: One dollar ($1.00) per square foot of gross floor area.

(3) Structures containing any hotel, commercial sales, services and repair uses: One dollar ($1.00) per square foot of gross floor area.

(4) Structures containing an office use: Ten cents ($0.10) per square foot of gross floor area.

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Linkage Fee Draft Ordinance

Modification of existing structures. The linkage fees imposed by this section shall not be required for the issuance of building permits associated with any change of use, improvement, repair, remodeling, tenant finish, or any other modifications to an existing structure unless the modification increases the gross floor area of the structure more than 1,000 square feet.

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Linkage Fee Draft Ordinance

Annual inflation adjustment; future fee increases.

(1) On July 1, 2021, and on each July 1 thereafter, the fees set forth in subsection (a) of this section shall be adjusted in an amount equal to the percentage change from the previous year in the CPI-U. The adjustments will be reflected in a fee schedule issued by the Director of Planning and Development Services and made publicly available in advance of the fees becoming effective. The annual inflation adjustment shall apply to and be collected in conjunction with the issuance of any building permit on or after July of the year in which the adjustment is made, regardless of when the application for the building permit was made.

(2) As used in subsection (d), the term "CPI-U" means the United States Department of Labor Statistics (Bureau of Labor Statistics) Consumer Price Index for All Urban Consumers, All items, for the Tampa – St. Petersburg – Clearwater area. In the event that the CPI-U is substantially changed, renamed, or abandoned by the United States Government, then in its place shall be substituted the index established by the United States Government that most closely resembles the CPI-U.

(3) Except as provided in paragraph (1) of this section, the fees set forth in this section shall not be increased prior to January 1, 2025. On and after January 1, 2025, the fees set forth in this section shall not be increased in excess of the inflation adjustments set forth in subsection (1) unless and until another study is completed to evaluate whether the fee increase will affect the economic feasibility of any type of development to which the fee increase is proposed to be applied.

Linkage Fee Draft Ordinance

- Exceptions
  - Affordable housing restricted by contract or covenant, including the SPHA
  - Education, religious, charitable or government use that is exempt under F.S. Chapter 196
  - Developments by charitable, religious or other non-profits primarily used to provide shelter and related services to the homeless
  - Reconstruction of any floor area due to involuntary destruction
  - Accessory Dwelling Units
  - Grocery stores provided there is no other grocery store within a one-mile radius
  - Any gross floor area permitted as a result of floor area ratio bonus which requires payment to the City
  - A single-family residence that is 1,400 square feet or less
  - An addition of 1,000 square feet or less to a single-family residence or duplex

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Linkage Fee Draft Ordinance

- Build Alternative
  - All uses other than single-family
    - (Gross square feet of structure/1000) × .02 = number of units
  - Single-family or two-unit with 25 units or more requires 2% affordable units
  - Workforce Housing Density Bonus may be used to satisfy build alternative criteria

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Linkage Fee Draft Ordinance

Land Dedication Alternative

As an alternative to the linkage fee requirement set forth in section x, an applicant for a building permit for any structure subject to the requirements of this division may elect to dedicate residentially zoned land to the city for the purpose of affordable housing. The offer must be accepted by the POD. The value of the land to be dedicated shall be determined by the average of two independent appraisals funded by the applicant. The value of the land shall be deducted from the linkage fee amount owed for the applicant's development project and if the value of the dedicated land is more than the linkage fee owed for the applicant's development project, the city shall bear no responsibility for the difference in value, nor shall that overage be applied as a credit to any future development project. The POD shall notify the director of the Planning and Development Services department of any acceptance of land dedication and the value of the land.

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Linkage Fee Draft Ordinance

- Collection of Fees
  - Planning & Development Services will calculate and collect the fees
  - Fee implementation will begin for permits submitted six months after the effective date of the ordinance
  - Appeal process to resolve fee disputes
  - Fee will be due prior to issuance of a building permit
  - Fees will be submitted into a special revenue fund
  - Refund must be requested if development is reduced or permit is relinquished

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Linkage Fee Draft Ordinance

- Reductions and Waivers
  - Developer may submit for a reduction or waiver by providing evidence that the required fee exceeds the impact created for affordable housing.
  - AHAC will make decision on applications

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Linkage Fee Draft Ordinance

Special Revenue Fund and Use of Funds

(a) An affordable housing linkage fee special revenue fund is hereby established. All fees collected under this section shall be deposited within this fund and shall be expended only for those purposes budgeted and authorized by the City Council.

(b) The City Council authorizes the use of the funds deposited within the affordable housing linkage fee special revenue fund for the following purposes:

(1) Construction of affordable housing units for households earning up to 120% of Area Median Income (AMI), including site preparation and infrastructure.

(2) Acquisition of land for affordable housing unit construction for households earning up to 120% of AMI.

(3) Assistance for first-time home buyers with income up to 140% of AMI.

(4) Preservation of existing affordable housing supply for households earning up to 120% of AMI.

(6) Reasonable administrative costs and expenses of the program not to exceed 5%.

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Linkage Fee Potential Contribution to Support Housing Affordability

Table 71: Impact Fee Revenue

	10 Year Projection	Annual	Linkage Fee (Annual)	
Proposed Impact Fee			$1	$5
Residential	13,842,821	1,384,282	$1,384,282	$6,921,411
Office	829,130	82,913	$82,913	$414,565
Industrial	49,437	4,944	$4,944	$24,719
Hotel	557,662	55,766	$55,766	$278,831
Retail	761,238	76,124	$76,124	$380,619
Mixed Use	1,506,000	150,600	$150,600	$753,000
Non Residential other	3,248,446	324,845	$324,845	$1,624,223
Total Annual	20,794,734	2,079,473	$2,079,473	$10,397,367
Total 10 Year			**$20,794,734**	**$103,973,670**

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City	Population	Enacted	FY19 Revenue	Revenue To Date
Boston, MA	685,000	January 1987	$11,459,956 (5-year average)	$189,797,830
Boulder, CO	107,000	January 2015 (phased implementation)	$3,500,000	$4,400,000
Coconut Creek, FL	61,000	January 2006	$171,060	$1,819,157
Daly City, CA	107,000	April 2019	$1,000,000 (estimated)	$9,800,000 (includes impact and in-lieu)
Denver, CO	620,000	January 2017	$7,923,108	$13,458,403
Fremont, CA	235,000	January 2018	$66,000 (estimated)	$2,700,000 (estimated)
Jupiter, FL	65,000	May 2015	Not Available	$291,559
Mountain View, CA	81,000	January 2002	$ 9,072,004	$ 48,355,436 (FY 2013-2019)
San Bruno, CA	43,000	November 2016	$0	$3,800,000 (estimated)
San Carlos, CA	30,000	November 2016	$2,374,290	$2,374,290
San Diego, CA	1,420,000	January 2015	$1,815,019	$65,911,831
Santa Monica, CA	92,000	June 2015	$552,415	$1,672,269
Seattle, WA	725,000	February 2017 (phased implementation)	$13,262,041 (FY18)	$15,317,457
Walnut Creek, CA	70,000	April 2005	$929,332	$4,977,056
Winter Park, FL	31,000	January 1990- July 2014	$221,944 (FY13)	$4,500,000 (estimated)

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- Next Steps
  - March/April Public Outreach
  - May/June City Council Meeting(s)

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- Acknowledgements
  - Housing & Community Development
  - Planning & Development Services
  - City Attorney’s Office

Legislative findings and intent.

The City Council has determined that St. Petersburg is experiencing an escalation in housing costs and a corresponding and critical lack of housing opportunities for households with low or moderate incomes. The declining availability of low and moderately priced housing in St. Petersburg forces persons employed in the city to either spend a disproportionate percentage of their disposable income on housing, thus sacrificing other necessities of life, or forces them to seek housing opportunities outside the city. These both result in economic and social losses to the city. The housing cost increases in St. Petersburg are driven, in part, by the pace of population and job growth in the city, resulting in a situation where demand for housing has outpaced supply, especially for persons who may find jobs in St. Petersburg's growing economy but are employed at low or moderate income levels.

The City Council has determined that it is in the public interest to address the severe social and economic impacts to the city and its citizens caused by the increasing gap between supply and demand for housing by funding programs designed to preserve and increase the supply of affordable housing available to low and moderate income households. The City Council specifically finds that it is appropriate to fund a portion of the costs of such programs from a linkage fee on new development for the following reasons:

(a) New residential and nonresidential development is demonstrably associated with the generation of new jobs at various income levels, with the number of jobs associated with any particular development being reasonably correlated with the type and size of the development.

(b) When jobs are generated as a result of new nonresidential development, employees receiving low or moderate level incomes will experience a lack of housing availability and affordability in St. Petersburg under current market conditions unless efforts are taken by the city to increase housing opportunities to keep pace with job growth.

(c) City Council specifically finds that job growth is associated with new residential development and some of the new jobs created provide incomes which necessitate affordable housing units.

(d) For the foregoing reasons, the City Council has determined there is a direct nexus between both nonresidential and residential development, job growth, and demand for new housing that is affordable to households with low or moderate incomes.

(e) The City Council acknowledges that impact fees on new development cannot exceed an amount that is justified by the impacts caused by the development. The City Council has determined that the fees set forth herein fall far below the amount of revenue that would actually be necessary to meet the demand for new affordable housing driven by the job growth that is associated with new development, and thus these fees do not exceed the applicable standards that define the maximum legally justifiable fee, but are still beneficial to address the housing affordability needs created by new development.

(f) The City Council further acknowledges that the revenue derived from the fees provided herein must be used, not to address the existing gap between supply and demand for affordable housing in the city, but instead to mitigate future increases in the gap caused by new construction which will lead to new employment opportunities in the city, and the increased demand for affordable housing associated with such employment.

(g) The City Council has determined to set the affordable housing linkage fees set forth herein at a level much lower than the maximum justifiable fee in an effort to ensure that the fees do not impair the feasibility of any development project in the city.

(h) The foregoing findings are supported by the "City of St. Petersburg Attainable/Workforce Housing and Linkage Study" prepared for the city by Strategic Planning Group, Inc and dated December 2019, the contents of which are expressly incorporated herein as a part of the legislative findings of the City Council.

(i) The foregoing findings are also supported by the "Housing Nexus Analysis" prepared for the city and Pinellas County by Bay Area Economics and dated July 24, 2007, the contents of which are expressly incorporated herein as a part of the legislative findings of the City Council.

Sec. - Definitions.

The following words and phrases, as used in this division, have the following meanings:

(a) *Dwelling unit, dwelling, single-family; dwelling, multifamily; and accessory dwelling unit* shall have the same meaning as these terms are used in Chapter 16 Land Development Regulations.

(b) *Affordable Housing* shall have the same meaning as the term is defined in City Codes Chapter 17.5.

(c) *Gross floor area* shall have the same meaning as the term is defined in Chapter 16 Land Development Regulations.

(d) *Grocery Store* means a development that is for a retail use of which greater than half the floor area is dedicated to the sale of food items intended for consumption or use off the premises, excluding alcoholic beverages.

(e) *Hotel* shall have the same meaning as the term is defined in Chapter 16 Land Development Regulations.

(f) *Commercial sales, services and repair uses* shall mean all Commercial Uses as defined in Chapter 16 Land Development Regulations.

(g) *Industrial, manufacturing and wholesale uses* shall mean all Industrial, Manufacturing and Wharehousing Uses as defined in Chapter 16 Land Development Regulations.

(h) *Residential use* shall have the same meaning as the term is defined in Chapter 16, and shall be deemed to include any and all primary residential uses and all uses accessory to a residential use, except accessory dwelling units, as set forth in Section xxxxx.

(i) *Structure* shall have the same meaning as the term is defined in Chapter 16 Land Development Regulations.

(j) *Affordable Housing Advisory Committee* or *AHAC* shall be the same as the committee is identified in Section Chapter 17.5, Article II (Sections 17.5-19 through 26) and Section 420.9076, Florida Statutes.

Sec. - Imposition of linkage fee.

(a) *In general.* Except as provided in section x , an affordable housing linkage fee shall be imposed prior to the issuance of a building permit for any new structure or for any addition to an existing structure that increases the gross floor area of the existing structure, according to the following fee schedule:

(1) Structures containing any residential dwelling single-family or dwelling units multifamily: One dollar ($1.00) per square foot of gross floor area.

(2) Structures containing any industrial, manufacturing and wholesale uses: One dollar ($1.00) per square foot of gross floor area.

(3) Structures containing any hotel, commercial sales, services and repair uses: One dollar ($1.00) per square foot of gross floor area.

(4) Structures containing an office use: Ten cents ($0.10) per square foot of gross floor area.

(b) *Mixed use structures.* When a structure is proposed to be constructed and used for any combination of the uses set forth in subsection (a) of this section, the required linkage fee shall be determined based upon an apportionment of the gross floor area in the structure attributable to each of the proposed uses.

(c) *Modification of existing structures.* The linkage fees imposed by this section shall not be required for the issuance of building permits associated with any change of use, improvement, repair, remodeling, tenant finish, or any other modifications to an existing structure unless the modification increases the gross floor area of the structure more than 1,000 square feet.

(d) *Annual inflation adjustment; future fee increases.*

(1) On July 1, 2021, and on each July 1 thereafter, the fees set forth in subsection (a) of this section shall be adjusted in an amount equal to the percentage change from the previous year in the CPI-U. The adjustments will be reflected in a fee schedule issued by the Director of Planning and Development Services and made publicly available in advance of the fees becoming effective. The annual inflation adjustment shall apply to and be collected in conjunction with the issuance of any building permit on or after July of the year in which the adjustment is made, regardless of when the application for the building permit was made.

(2) As used in subsection (d), the term "CPI-U" means the United States Department of Labor Statistics (Bureau of Labor Statistics) Consumer Price Index for All Urban Consumers, All items, for the Tampa – St. Petersburg – Clearwater area. In the event that the CPI-U is substantially changed, renamed, or abandoned by the United States Government, then in its place shall be substituted the index established by the United States Government that most closely resembles the CPI-U.

(3) Except as provided in paragraph (1) of this section, the fees set forth in this section shall not be increased prior to January 1, 2025. On and after January 1, 2025, the fees set forth in this section shall not be increased in excess of the inflation adjustments set forth in subsection (1) unless and until another study is completed to evaluate whether the fee increase will affect the economic feasibility of any type of development to which the fee increase is proposed to be applied.

Sec. . - Exceptions.

The payment of linkage fees as set forth in section XXXX shall not be required for the issuance of a building permit in connection with development of a structure or portion of a structure under any of the following circumstances. For mixed-use development, this section shall only apply to the portion of the building that meets the exception.

(a) Construction upon any property which is, alone or in combination with other properties, the subject of a contractual commitment or covenant that is dated and properly recorded prior to the imposition of a linkage fee on the first structure on the property to construct affordable housing. The exception provided by this subsection (a) shall apply only for so long as such contractual commitment or covenant to construct affordable housing remains in effect. Construction upon property that, alone or in combination with other properties, was originally developed under such a contractual commitment or covenant and is substantially proposed for redevelopment shall be subject to payment of linkage fees hereunder unless the redevelopment is governed by a new contractual commitment or covenant to construct affordable housing, or otherwise qualifies for an exception under any other provision of this section.

(b) Non-residential building construction that constitutes the exempt use of property for education, religious, charitable or governmental use, as defined by F.S. ch. 196, or that is used for such purposes by organizations which qualify for exemption from taxation under Section 501(c)(3) of the Internal Revenue Code of 1986, as amended.

(c) Affordable housing developments that are constructed with the support of any combination of federal, state or local financial resources, including private activity bonds, tax credits, grants, loans, or other subsidies to incentivize the development of affordable housing and that are restricted by law, contract, deed, covenant, or any other legally enforceable instrument to provide housing units only to income-qualified households. This exception shall also apply to any housing development financed or constructed by or on behalf of the St. Petersburg Housing Authority.

(d) Residential dwelling units that are certified as affordable housing by the Housing & Community Development department and are restricted to ensure the affordability of the dwelling unit to low- or moderate-income households.

(e) Developments that are built by any charitable, religious or other nonprofit entity and that are primarily used to provide, shelter, housing, housing assistance, or related services to low income households or persons experiencing homelessness.

(f) The previously existing gross floor area of any structure that is being reconstructed due to involuntary destruction.

(g) An addition of one thousand (1,000) gross square feet or less to an existing structure containing a single-unit dwelling or a two-unit dwelling.

(h) Accessory dwelling units as defined in Chapter 16 Land Development Regulations.

(i) Any grocery store provided there is no existing grocery store within a one-mile radius of the development project site.

(j) Any gross floor area permitted as a result of a floor area ratio bonus which requires payment to the City.

(k) A single-family detached home that is 1,400 square feet or less in gross floor area or less.

Sec. - Build alternative.

(a) As an alternative to the linkage fee requirement set forth in section x, an applicant for a building permit for any structure subject to the requirements of this division may elect to build or cause to be built affordable housing units on the subject property or within a mile radius of the subject property, or within the nearest zoning district which permits residential development, with the required number of affordable housing units to be determined by the following formulas:

(1) Structures containing multifamily dwellings:

(Gross square feet of structure/1000) × .02 = number of units

(2) Structures containing any industrial, manufacturing and wholesale uses or primary agricultural uses:

(Gross square feet of structure/1000) × .02 = number of units

(3) Structures containing any hotel, office, commercial sales, services and repair uses:

(Gross square feet of structure/1000) × .02 = number of units

(5) Developments consisting of twenty five (25) or more single-unit dwellings or two-unit dwellings: Number of affordable housing units shall equal two (2) percent of the total number of housing units in the development.

In the event the application formulas set forth in this subsection to a particular project creates an obligation to build a fractional housing unit, any fraction of one-half (.5) or greater shall be converted into a whole unit.

(b) Any housing units to be provided under the build alternative shall be restricted to households earning eighty (80) percent or less of AMI with an affordability period of 30 years. However, build alternative units that are provided under the regulations for the Workforce Housing Density Bonus shall be restricted by the provisions of the Workforce Housing Density Bonus.

(c) An applicant who chooses to comply with the requirements of this division through the construction of affordable housing units shall submit to the POD sufficient information to enable the POD to determine that the applicant will construct or cause to be constructed the affordable housing units, and enter into a binding agreement with the city to covenant-restrict such units in order to ensure their affordability, to stipulate when affordable housing units will be built, and to include any other

terms of conditions as may be imposed by the POD to enforce the requirements of this section. The POD may require in any such agreement forms of financial security to ensure that the units are built. If the POD approves a build alternative under this section and an agreement is executed and recorded, the POD shall deliver to the department of Planning and Development Services written notice of such approval and a copy of the agreement. Only after the agreement is executed and recorded may any building permits be issued for a project for which the applicant has elected to use the build alternative as provided in this section.

Sec. – Land Dedication Alternative

As an alternative to the linkage fee requirement set forth in section x, an applicant for a building permit for any structure subject to the requirements of this division may elect to dedicate residentially zoned land to the city for the purpose of affordable housing. The offer must be accepted by the POD. The value of the land to be dedicated shall be determined by the average of two independent appraisals funded by the applicant. The value of the land shall be deducted from the linkage fee amount owed for the applicant's development project and if the value of the dedicated land is more than the linkage fee owed for the applicant's development project, the city shall bear no responsibility for the difference in value, nor shall that overage be applied as a credit to any future development project. The POD shall notify the director of the Planning and Development Services department of any acceptance of land dedication and the value of the land.

Sec. - Collection and remittance of linkage fees.

(a) The responsibility for the calculation and collection of linkage fees shall reside with personnel in the department of Planning and Development Services, and the fees required shall be collected in conjunction with the administration of the city's system for issuing building permits. Any and all linkage fees applicable to a construction project shall be paid in full prior to the issuance of any building permit, excluding the shoring or excavation permit, for that project. For projects such as townhomes where units receive separate building permits, fees shall be assessed on a permit-by-permit basis. All fees collected by the department shall be remitted to the affordable housing linkage fee special revenue fund as provided in section xxx and used exclusively for the purposes set forth therein.

(b) If, after the issuance of a building permit and collection of the applicable linkage fee but before the issuance of a certificate of occupancy, the amount of gross square footage of the construction project increases or a decision is made by the applicant to change the use of the structure to a use category for which a higher linkage fee would be imposed under section xxx, then the applicant shall be required to pay additional linkage fees in compliance with this division prior to a certificate of occupancy being issued on the property.

(c) Any dispute over the applicability or calculation of the linkage fees may be appealed by the applicant for a building permit to the director of Planning and Development Services, who shall determine such appeals in consultation with the City Development Administrator. Any dispute of the applicability or calculation of an exception from linkage fees may be appealed by the applicant to the director of Housing & Community Development, who shall determine such appeals in consultation with the Neighborhood Affairs Administrator.

(d) Linkage fees previously paid by an applicant at building permit issuance may be refunded from the affordable housing linkage fee revenue fund if it is later determined on appeal or otherwise by the POD that the fees were not due and owning under this division, if a decision is made by the applicant after a building permit has been issued to reduce the gross square feet of the construction project or to change the use of the structure to a use category for which a lower linkage fee would be imposed under section xxxx, or if the building permits for the project lapse or are relinquished by the applicant without the project building built. The POD shall not be obligated to make any refund under this subsection (d) unless the applicant files a written request for a refund with the director within sixty (60) days from the day any grounds for a refund arise.

(e) After a building permit has been issued and the applicable linkage fees have been paid, no additional fees shall be required under either of the following circumstances:

(1) If the original building permit is cancelled in order to issue a replacement building permit to change the general contractor; or

(2) If modified drawings for the construction project are submitted and logged in for review, so long as the modified drawings do not increase the overall gross square footage of the project.

(f) Any building permit application submitted six months after the effective date for the approval of a linkage fee shall be subject to this division.

Sec. - Reductions and waivers.

(a) The amount of linkage fees that would otherwise be imposed upon a specific development under section x may only be reduced or waived by the AHAC. If an applicant seeks a reduction or waiver of the amount of linkage fees, they must submit a request to the POD along with sufficient information to demonstrates that the required amount of fees exceeds the amount that would be needed to mitigate the actual demand for affordable housing created by the development. An application for such a reduction or waiver shall include information showing the reduced affordable housing impacts created by the development, based upon the actual characteristics of the development including, for example:

(1) The unique characteristics and space utilization of the workforce that will occupy a nonresidential development and the demand of that particular workforce for affordable housing;

(2) A nonresidential development that will involve a structure built for and suitable solely for a specific use involving no or de minimis employees; or

(3) The unique characteristics of the residents who will occupy a residential development, and the likelihood those particular residents, due to their disposable household income or projected spending patterns, will not drive additional employment requiring additional affordable housing.

(b) The POD shall review the application, and if the POD determines it is sufficient for submittal to the AHAC, the POD will transmit such information to the AHAC for their consideration.

(c) If the AHAC determines that a reduction or waiver is appropriate, it shall notify in writing the director of the Planning and Community Development department of any reduction or waiver of linkage fees granted under the authority of this section.

(d) An applicant or a citizen of St. Petersburg may appeal the decision of the AHAC to reduce or waive the amount of linkage fees to the City Council. Such notice of appeal must be filed with the City Clerk within ten(10) days of the decision by the AHAC sought to be appealed.

Sec. – Special Revenue Fund and Use of Funds

(a) An affordable housing linkage fee special revenue fund is hereby established. All fees collected under this section shall be deposited within this fund and shall be expended only for those purposes budgeted and authorized by the City Council.

(b) The City Council authorizes the use of the funds deposited within the affordable housing linkage fee special revenue fund for the following purposes:

(1) Construction of affordable housing units for households earning up to 120% of Area Median Income (AMI), including site preparation and infrastructure.

(2) Acquisition of land for affordable housing unit construction for households earning up to 120% of AMI.

(3) Assistance for first-time home buyers with income up to 140% of AMI.

(4) Preservation of existing affordable housing supply for households earning up to 120% of AMI.

(6) Reasonable administrative costs and expenses of the program not to exceed 5%.

The above list is not exhaustive, and the City Council by resolution may add or remove alternative affordable housing programs. The city explicitly acknowledges that use of the funds is limited by law and intends this section to be interpreted in compliance with such law, as amended or changed from time to time.

CITY OF ST. PETERSBURG ATTAINABLE/WORKFORCE HOUSING AND LINKAGE STUDY (2019)

Prepared by:

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TABLE OF CONTENTS

TABLE OF CONTENTS 2
Contractual Understanding 5
General Limiting Conditions 6
Executive Summary 7
Demographics 7
Household Income 7
Labor Dynamics 7
Housing Characteristics 7
Household by Tenure 7
Household Size 8
Housing Values 8
Housing Supply 8
Housing Costs 8
Affordable Housing Need 8
Barriers to Workforce/Attainable Housing 10
Linkage Fees 10
Linkage Fee 11
Residential 11
Nonresident 11
Chapter 1: Workforce/Attainable Housing 14
Overview 14
The Need for Workforce/Attainable Housing 14
What is Workforce/Attainable Housing 14
Definition 15
Affordability – A Bad Name 16
Workforce Housing 16
Workforce Housing – An Effective Private/Public Partnership with Local Government 16
Defining Local Workforce Housing 17
Chapter 2: Housing Market Demand 18
ACS 2017 DEMOGRAPHICS 18
Race/Ethnicity 19
Demographics 20
Income 21
Labor Force 22
Labor Dynamics 22
ESRI 2018-2023 Socio Economic Estimates/Projections 23
ESRI EMPLOYMENT/BUSINESSES 23
Housing Characteristics 24
Age of Housing Stock 25
Number of Bedrooms 26
Household by Tenure 26
Housing Values 27

Household Income 28
Housing Affordability 28
Chapter 3: Housing Supply 30
St. Petersburg Housing Metrics....30
2019 MLS Housing Data 31
Rental Market 32
Rent Summary....36
Chapter 4: St. Petersburg's Workforce/Attainable Housing Needs 37
Workforce Housing Needs 37
Ownership 37
Renter Households....37
Defining the workforce housing gap....38
Relationship Between Job Growth And Population Growth....38
Demand....38
Housing Affordability 38
Identifying Existing Occupations and Wages 39
Adjustment from Employees to Employee Households 40
Ownership Housing Supply 41
GAP Analysis....41
Chapter 5 Linkage Fee Analysis 42
Linkage Fee Nexus....42
Residential Linkage/Impact Fees....42
Income and Household Size Assumptions....42
Current Housing Costs 42
Housing Affordability Gap....43
Ownership Housing Affordability Gap/Linkage Fee....43
Rental/Owner Housing Affordability Gap....44
Nonresidential Linkage Fee....46
Nonresident Nexus Study 46
Nonresidential Affordability/Linkage Analysis 47
Analysis Approach and Framework 47
Adjustment for Commute Relationship....58
Total linkage costs 59
Straight Workforce Housing Permit Fee....62
Chapter 6: Linkage Fee Impact on Development 63
Pro forma Analysis 63
Description of Prototypes Used In The Analysis....63
Financial Analysis....66
Exemptions....67
Potential Workforce Housing Impact Fee Revenue 67
Alternative to Fee Payment....68
Appendix....69
Developer Fee Comparison 70

TAMPA DEVELOPER AND MOBILITY FEES....79
TAMPA MOBILITY FEE....81
PINELLAS COUNTY DEVELOPER AND MOBILITY FEES....82
MOBILITY FEE....86
CLEARWATER DEVELOPER AND MOBILITY FEES....87
HILLSBOROUGH COUNTY DEVELOPER AND MOBILITY FEES....94
HILLSBOROUGH COUNTY MOBILITY FEE....98
WORKFORCE HOUSING EXAMPLES....99

CONTRACTUAL UNDERSTANDING

Strategic Planning Group, Inc. (SPG) entered an agreement with the City of St. Petersburg (Client), to prepare a Workforce/Attainable Housing study for the City. The scope of work detailed the following tasks:

(1) Housing Market Affordability Gap Analysis to include:
- (a) Household incomes and affordable payments
- (b) Current market conditions in relation to household incomes
- (c) Document the need for affordable housing

(2) Development Feasibility
- (a) Develop sample pro-formas for residential and non-residential development to determine developer profit under current market conditions. Pro-formas should include current City of St. Petersburg permitting and impact fee costs.
- (b) Compare City of St. Petersburg permitting and impact fee costs to surrounding communities to determine any competitive disadvantage that could be created by an affordable housing linkage fee

(3) Nexus Analysis and Maximum Justifiable Linkage Fees
- (a) Provide a legally defensible basis/nexus for the adoption of a residential and non-residential linkage fee ordinance by demonstrating the link, if any, between future development and an increasing need for new units of affordable housing
- (b) Provide maximum justifiable linkage fee for residential development on a per square foot basis based on nexus to affordable housing need created
- (c) Provide a recommended linkage fee for residential development on a per square foot basis based on nexus to affordable housing need created and adjusted for market conditions, permitting cost and developer profit
- (d) Provide maximum justifiable linkage fee for non-residential development on a per square foot basis based on nexus to affordable housing need created
- (e) Provide a recommended linkage fee for non-residential development on a per square foot basis based on nexus to affordable housing need created and adjusted for market conditions, permitting cost and developer profit
- (f) Provide an analysis of revenues produced at varying amounts of residential and non-residential linkage fees, and provide a calculative basis for the analysis

GENERAL LIMITING CONDITIONS

SPG does not warrant this report for use other than by the City of St. Petersburg, Florida, and assumes no responsibility for secondary use of this study or information contained herein by third parties. Although data and other information used in this study and analysis is believed to be factual, evaluations and projections are subject to a number of variables and unforeseen factors such as major economic changes or shifts in the local, regional, national or global economies. Accordingly, while the forecasts and projections have been prepared in accordance with acceptable techniques and consistent with available information, SPG cannot guarantee their attainment. We wish to note, however, that the analysis and conclusions represent the best judgment of the consultant, based on information compiled and evaluated within the scope of the Agreement with the Client for this project.

The use of the words “forecast” or “projection” within the report relates to broad expectations of future events or market conditions and the quantification of estimates or assumptions and is not considered a “forecast” or “projection” as defined by the American Institute of Certified Public Accountants.

EXECUTIVE SUMMARY

The City of St. Petersburg retained Strategic Planning Group, Inc. to prepare an Attainable/Workforce Housing Program based on the City's specific socio-economic metrics (demographics, household income, etc.). This report utilizes a number of data sources including; US Census Bureau; American Community Survey 2013-2017; University of Florida Bureau of Business Research; Pinellas County Appraiser Office; Pinellas County Realtor MLS and special proprietary computer program runs from REIS and from ESRI.

DEMOGRAPHICS

The University of Florida, Bureau of Business Research (BEBR) estimated that the City had a population of 266,076 as of April 2018 an increase of 21,307 since 2010 (or 2,131persons per year). Data from the US Census (American Community Survey) estimated the City's July 1, 2018 resident population at 265,098[1]. According to the 2017 ACS[2], the City had a median age of 42.6 with 21.5 percent of the population aged 62 or more.

HOUSEHOLD INCOME

St. Petersburg is one of Pinellas County's 24 cities. St. Petersburg's median household income was estimated at $55,134 in 2017 based on the latest Bureau of Census, American Community Survey (ACS) data. It should be noted that the City's Housing & Community Development Department is required to use the HUD 2019 Tampa/St. Petersburg/Clearwater Metropolitan Statistical Area **(MSA**) median family income (MFI) limits adjusted by the number of persons in the family during the administration of the City's Entitlement Grant Programs (which for a 4 person family is $66,900). This Nexus Study relies on the use of the 2017 ACS median household data[3] for the **City of St. Petersburg**. The 2017 median household data for the City was inflated to 2019 using the same methods as used by HUD which is $57, 700 as of 2019.

LABOR DYNAMICS

Based on Census data, the City of St. Petersburg had 113,598[4] jobs within its boundaries. Of that number, 37,757 jobs (33.2%) were held by City residents. The other 75,841 workers resided outside of the city (66.8 percent).

HOUSING CHARACTERISTICS

The number of housing units in St. Petersburg, as reported by the American Community Survey 2013-2017[5], was estimated to be 131,356 units in 2017. Approximately 18 percent of the City's housing inventory is vacant of which most are held for seasonal use. It is estimated that 56 percent of the total housing units in the City were single-family detached units. Multi-family housing of five or more units accounted for 21 percent of the total units of which multi-family housing of 20 units or more accounted for 17 percent of the housing stock.

HOUSEHOLD BY TENURE

Slightly more than 58 percent of the City's occupied housing is owner occupied (62,296 units) and 42 percent is renter occupied (44,981).

[1] UF BEBR estimated the City's 2018 at 266,076
[2] American Community Survey 5 year 2013-2017
[3] Median household income includes both family and nonfamily households and therefore is lower than family income.
[4] Onthemap (Census) for 2015, latest data available
[5] The 2013-2017 ACS data was released in December 2018 and is the latest data available

Household Size

According to the ACS 2017, housing tenure within the City by household size indicates approximately 74 percent of the occupied housing units are made up of one and two person households. Conversely, the number of owner occupied units with four or more person households' account for 12 percent of the occupied units.

Housing Values

The ACS 2017 reports that the City's median value of owner occupied units was $165,000 It should be noted that this is what homeowners assumed their homes were valued at as opposed to what actual sales were in 2017. The median monthly housing cost for households was $1,010. There was only a slight difference in median monthly housing costs between owner occupied households ($1,004) and renter occupied households ($1,015).

Local Multiple Listing Service data indicates, that for the first two months of 2019, the median combined average sales price for a single family and townhouse/condominium homes was $249,188, an increase of 82 percent over 2014 median sales prices. The median price for a single family home was $235,515, an increase of 69 percent over 2014's median sales price while townhouse/condominium median sales price was $280,000, an increase of 123 percent since 2014. It should be noted that the 2014 sale prices reflect the low end of Florida's housing crash (recession).

Housing Supply

St. Petersburg had 8,884 residential sales based on MLS data in 2018, averaging 740 residential sales monthly. Median sales price of all residential properties as reported by MLS was $220,000 at the end of 2018.

January/February 2019 MLS data shows that there were 1,369 single family homes sales, with 599 sales of less than $200,000 or 44 percent of all sales. There were 837 townhomes and condominiums sold during the same time period of which 54 percent sold for under $200,000.

Housing Costs

The U.S. Department of Housing and Urban Development (HUD) suggests that housing costs should not exceed 30 percent of total monthly household income. Based on the 2017 ACS estimates, 34 percent of homeowners paid 30 percent or more of their household income for housing while over 52 percent of renters in the City paid over 30 percent or more for housing.

Affordable Housing Need

As shown in ES Figure 1 on the next page there is a definite need for affordable housing within St. Petersburg. Based on 2017 Census data, 33 percent of owner occupied housing with a mortgage are considered to be cost burdened. It is interesting to note that 17 percent of households with no mortgage are also cost burdened.

The affordable housing need is greatest for rental housing. Again based on Census data (2017), 52 percent of all rental housing is cost burdened.

Figure ES 1: St. Petersburg Affordable Housing Needs (2017)

Source: US Census Bureau, American Community Survey, 2013-2017

Adjusting the City's 2017 median "family household" income ($75,582) to $79,100 for 2019, a family could afford to pay $1,681 for rent or afford a home priced $357,400. A median income family could afford the median asking price for single and multifamily housing based on MLS data. It should be noted that only 53 percent of the City's households are defined as "family households".

This report defines workforce housing as those households with household incomes ranging from 60 percent of the City's "median household income" to 120 percent of the City's "median household income" which is estimated at $57,700. It should be noted that HUD metrics for affordable housing are based on the Tampa-St. Petersburg-Clearwater MSA median family income of $66,900 to set income limits which is significantly lower than the City's median family income of $79,100.

As shown on the next page, a household with a median household income (family and non-family households)[6] can afford $1,443[7] rent or afford to purchase a home, assuming a down payment of 10 percent, priced at $229,369. A household earning only 60% of the City's median household income can afford $866 rent or a $123,859 home assuming good credit and little debt which is significantly lower than the current real estate market.

The analysis shows a Single Family GAP of $6,146 while most income groups could afford a Townhouse/Condominium based on Multiple Listing Service (MLS) data for 2019. Using 2019 rental asking rates for a 2 bedroom apartment of $1,987 per month, a median household renter would have a $544 GAP, or a GAP of $327 using the effective rental rate.[8]

[6] In 2019 dollars
[7] Assuming utilities of 15%
[8] Effective rental rates reflect incentives that maybe available to a renter i.e. free month rent, etc.

Table ES 1: St. Petersburg Median Household Income Affordability Calculator

AFFORDABILITY MODEL

Household GAP 2019

Median SF Sales Price: $235,515 - $229,369 ($6,146)
Median TH/CD Listing Price: $183,775 - $229,369 (+$45,594)
Median Rental 2Br: $1,987 - $1,443 ($544) (327)

Affordability Calculator
Median Household Income 2018:

Downpayment	10%		Utilities	15%
Cost Burden	30%		Tax & Ins	20%
Interest Rate	4.25%		Other Debt	12%

Income Category	Median Income (%)	Household Income	Monthly Rent	Monthly Payment	Payment - Tax & Ins	Amt of Mortgage	Home Price
Very Low	50%	$28,850	$721	$635	$508	$103,216	$103,216
Very Low	60%	$34,620	$866	$762	$609	$123,859	$123,859
Low	80%	$46,160	$1,154	$1,016	$812	$165,145	$183,495
Median	100%	$57,700	$1,443	$1,269	$1,016	$206,432	$229,369
Moderate	120%	$69,240	$1,731	$1,523	$1,219	$247,718	$275,242

Assumes .0464 Consumer Price Index (CPI)

Source: Strategic Planning Group, Inc.

Barriers to Workforce/Attainable Housing

Increasing land prices and construction costs have collectively impacted the residential development community's ability to provide workforce/attainable housing in both the City and County.

Linkage Fees

Linkage fees are a means for local government to collect monies to help support affordable/workforce housing. These fees, collected from market rate residential development and non-residential development, are placed in a trust fund to provide for the construction and maintenance of affordable residential units.

Under Florida law, there must be a rational relationship between the linkage/mitigation fee imposed and the impact of new construction on the need for affordable workforce housing.

At both the national and local level, governments are being forced to determine the impacts that new market rate residential and non-residential developments create and the need for housing that is affordable to the workforce, as a legal basis for establishing a workforce housing mitigation program.

A Nexus study provides the required information for the workforce housing need created by new developments and provides statistical support for the fee calculation. The fee is typically calculated on a square foot basis or a per unit basis for residential.

Linkage Fee

Residential

The proposed maximum residential impact fee is based on the construction of a new two bedroom apartment as explained further in the report. The combined affordability GAP 0-120% AMI is -$41.56 per square foot. If the impact fee was based only on moderate household income (80-120% AMI) the impact fee would be $13.98 per square foot.

Table ES 2: Summary of the Proposed Maximum Residential Impact Fee

Residential	Median Household Income PSF
GAP	($41.56)
GAP (60-120%)	($16.02)
GAP (80-120%)	($13.98)

Note: see table 40 in the report

Nonresident

The following tables summarize the potential impact fees to various types of development. Table ES 3 shows the maximum possible fees based on new residential construction required to house additional employees.

Table ES 3: Summary Nonresidential Linkage Fee Based on New Construction Data

	Industrial	Commercial	Office	Hotel	Extended Stay Hotel
Rental					
Very low income	-$10.45	-$11.98	-$32.44	-$121.83	-$1.82
Low income	-$15.54	-$50.41	-$21.40	-$8.24	-$2.22
Moderate income	-$2.46	-$1.65	-$6.15	-$1.75	-$0.08
Total	**-$28.45**	**-$64.05**	**-$59.99**	**-$131.82**	**-$4.12**

Note: see table 63 in the report

The St. Petersburg housing market is very active and balanced and provides another source of workforce housing. Based on Multiple Listing Service (MLS) data for St. Petersburg, Table ES 4 shows the maximum possible linkage fees based on averaging Townhome and Single Family sales.

Table ES 4: Summary Nonresidential Linkage Fee based on MLS Data

	Industrial	Commercial	Office	Hotel	Extended Stay Hotel
Townhome					
Very low income	-$3.33	-$3.82	-$10.34	-$38.84	-$0.58
Low income	-$0.03	-$0.09	-$0.04	-$0.02	$0.00
Moderate income	$4.77	$3.21	$11.92	$3.40	$0.15
Total	$1.41	-$0.70	$1.53	-$35.46	-$0.43
Single Family					
Very low income	-$5.79	-$6.63	-$17.96	-$67.45	-$1.01
Low income	-$5.26	-$17.06	-$7.24	-$2.79	-$0.75
Moderate income	$2.07	$1.39	$5.18	$1.47	$0.07
Total	-$8.97	-$22.30	-$20.03	-$68.76	-$1.69
Combined					
Very low income	-$4.56	-$5.22	-$14.15	-$53.14	-$0.79
Low income	-$2.64	-$8.58	-$3.64	-$1.40	-$0.38
Moderate income	$3.42	$2.30	$8.55	$2.44	$0.11
Total	-$3.78	-$11.50	-$9.25	-$52.11	-$1.06

Note: see table 65 in the report

Maximum Recommended Nonresidential Linkage Fees

The linkage fees shown in ES 5 (Table 66 presented later in the report) are a realistic assessment of St. Petersburg attainable/workforce housing market. They should be seen as a beginning point rather than the final fee structure. Most, if not all governmental entities adjusted the final fees to reflect local economic and political conditions. Should the City adopt linkage/impact fees, those fees should be subject to CPI increases.

Table ES 5: Summary Nonresidential Linkage Fee based on Average MLS and New Construction Data

	Industrial	Commercial	Office	Hotel	Extended Stay Hotel
New Construction					
Very low income	-$10.45	-$11.98	-$32.44	-$121.83	-$1.82
Low income	-$15.54	-$50.41	-$21.40	-$8.24	-$2.22
Moderate income	-$2.46	-$1.65	-$6.15	-$1.75	-$0.08
Total	-$28.45	-$64.05	-$59.99	-$131.82	-$4.12
MLS Pricing					
Very low income	-$4.56	-$5.22	-$14.15	-$53.14	-$0.79
Low income	-$2.64	-$8.58	-$3.64	-$1.40	-$0.38
Moderate income	$3.42	$2.30	$8.55	$2.44	$0.11
Total	-$3.78	-$11.50	-$9.25	-$52.11	-$1.06
Combined					
Very low income	-$7.50	-$8.60	-$23.30	-$87.48	-$1.31
Low income	-$9.09	-$29.50	-$12.52	-$4.82	-$1.30
Moderate income	$0.48	$0.32	$1.20	$0.34	$0.02
Total	-$16.11	-$37.77	-$34.62	-$91.97	-$2.59

Note: see table 66 in the report

Typically, communities do not impose maximum linkage fees because there are other tools communities can use to increase the supply of affordable housing, and the linkage fee becomes one source of funding among several to subsidize attainable and workforce development. For example, the City of St. Petersburg uses the following funding sources to assist developers with the construction and preservation of attainable and workforce units: State Housing Initiative Partnership (SHIP), HOME Investment Partnership (HOME), Penny for Pinellas revenue, City owned land, South St. Petersburg Tax Increment Financing (TIF) revenue and Floor Area Ratio (FAR) bonus revenue.

In addition, St. Petersburg has several land use incentives in place to encourage the construction of attainable and workforce housing, including: Workforce Density Bonus Units, Accessory Dwelling Units, reduced parking requirements, reduced design requirements, and expedited permitting.

The following shows the resources available to augment a Linkage Fee for the production of affordable housing should the program be implemented during FY 2019-2020:

HOME Investment Partnership Funding **$740,277**
Funding is provided for Purchase Assistance, Multi-family Development, and Habitat for Humanity

South St. Petersburg Community Development Area (SSCRA-TIF) **$1,738,264**
Funding is for Purchase Assistance, Affordable Housing Property Site Acquisition, Affordable Residential Property Improvement Grant, Affordable Housing Redevelopment Loan Program, Affordable Single Family Façade Improvement Program, and Homeownership Counseling

State Housing Initiatives Partnership Program (SHIP) **$815,389**
Funding is provided for Purchase Assistance, Multi-Family Housing Development, and Homeownership Counseling.

Housing Capital Improvement Program (HCIP) **$250,000**
Funding can be used to assist affordable/workforce housing programs – sidewalk reimbursement for single family homes in the SSCRA, demolition/maintenance of property acquired with Penny and subsidy funding for multi-family projects.

Community Housing Development Funding (Pinellas County HFA) **$219,229**
Funding results from program income which is allocated to affordable multi-family developments in the City.

Workforce Housing Density Bonus (to be included with HCIP) **$40,000**
Funding available to assist with the development of multi-family housing

Penny Funding **$1,700,000**
Funding enables the City to acquire land for affordable multi-family development that is placed in a land trust.

Total Sources of Funding **$5,503,159**

CHAPTER 1: WORKFORCE/ATTAINABLE HOUSING

OVERVIEW

Like other areas of the United States that have experienced rapid growth and rising home prices, Pinellas County and the City of St. Petersburg have reached the point where "affordability" of housing has become a critical "regional" issue. Many residents and organizations indicated workforce/attainable housing as a possible "critical concern" and a future detriment to economic development in Pinellas County. Thus, the following study was commissioned to dimension supply and demand of workforce/attainable housing.

THE NEED FOR WORKFORCE/ATTAINABLE HOUSING

The "American Dream" for every family is to have a comfortable home to rent or buy in a safe neighborhood that is available within the family budget and that is reasonably close to the wage earner's place of employment. Unfortunately, for many families throughout Pinellas County, it is not currently possible to fulfill that dream, because they are unable to find adequate housing that they can afford even given the historically low-mortgage interest rates.

Influenced by many factors including changes in demographic trends, income growth and housing construction costs, the need for workforce/attainable housing has reached what some feel is crisis proportion in Pinellas County and the Tampa/St. Petersburg region. The steepest decline in home ownership nationwide has been the 25-34 year old age group. Recent census data shows that for the first time there are more young adults living in their parents' home than in other types of housing. The members of this group are the most likely to be first time homebuyers. Illustrating that home ownership is not only tenure; it is a way of life. Community stability and a sense of neighborhood are corollaries of home ownership that are important both for individuals and for Pinellas County and the City of St. Petersburg.

Nationwide major demographic changes continue to result in more households, smaller households[9], an increased elderly population, and other changes to household composition. The new, dominant configurations of household growth are divided in the following way: a) 48 percent married couple families, and b) 52 percent single parent families and non-family households based on the 2010 US Census and the American Community Survey, 2013-2017 (latest data available). The housing needs of these different groups, many of whom account for a large share of low and moderate income households, are currently not being met by the private sector. The normal filtration process, in which existing housing filters down to households at a lower economic level or to the poor, has been greatly constrained by the increasing number of smaller households that have formed as well as competition from the baby-boom generation who are aging in place.

WHAT IS WORKFORCE/ATTAINABLE HOUSING

What is attainable housing? The term often appears in the media without definition - attainable to whom? There are persons for whom virtually any housing is attainable, and still others for whom almost nothing is attainable. Thus, "attainable" describes a relationship between two variables - the income of consumers (buyers and renters) and the cost (price) of the product (houses and apartments). Significant changes in either of these two variables can produce or lose attainable housing.

[9] Under the U.S. Census Bureau definition, family households consist of two or more individuals who are related by birth, marriage, or adoption, although they also may include other unrelated people. Nonfamily households consist of people who live alone or who share their residence with unrelated individuals.

"Attainable housing" is important not only to those who cannot afford market rate housing, but also to those communities that do not have a sufficient supply of attainable housing to support a vibrant and growing economy. New employees, for example, cannot be attracted to growing businesses where available housing is beyond their reach. This does not include a new national trend that has recently impacted many communities nationally, namely communities that cannot house their own municipal employees for lack of attainable housing.

The term is also used to mean housing that the private market does not produce on its own; i.e., housing that requires some form of subsidy, in the case of rental housing, to the tenant, developer or owner, and in the case of homeownership, to the buyer and/or developer. Whether, and to what extent a subsidy is required is a function of the disparity between the two variables mentioned above, and this varies by markets in which the housing is to be provided.

Thus, to determine the extent to which attainable workforce housing is needed in St. Petersburg, it is imperative to study the relationship between these variables, individual/household income and product prices. These are key components in examining the demand supply equation for any given market area.

DEFINITION

Federal government guidelines, primarily those developed by the U.S. Department of Housing and Urban Development (HUD), attainable housing cost to an owner or renter should not exceed any more than 30 percent of the household's gross monthly income for housing costs, including utilities. HUD determined the median family income for Pinellas County at $66,900 for 2019. Based on American Community Survey (ACS) data, the City of St. Petersburg had a median family income of $75,582 and a median household income of $55,134 in 2017. SPG estimates that for 2019 median family income is $79,100 and median household income is $57,700.

There are state and federal income guidelines that serve as thresholds for various housing programs. Income limits are set in accordance with federal statutes that use four person income limits as a starting point.

Federal guidelines generally define very low income as less than 30 percent of the local Area Median Income (AMI), low income as greater than 30 percent but no more than 50 percent AMI, and moderate income as greater than 50 percent but no more than 80 percent AMI. When used by the federal government, "low and moderate income" refers to all households with income at or below 80 percent AMI.

The State of Florida uses a different definition that includes very low income as a household that does not exceed 50 percent AMI, low income as a household income that does not exceed 80 percent, AMI and moderate income as a household income that does not exceed 120 percent AMI.

Most federal and state housing assistance programs are oriented to households earning less than 80 percent AMI.

Workforce housing, on the other hand, is usually defined as households earning between 80 percent AMI and 120 percent AMI. The definition of attainable workforce housing has been modified by communities throughout the United States to include an upper 140 percent median family income bracket, as well as, a cost burden as high as 40 percent.

To determine whether and to what extent attainable housing is needed, the relationship between these variables - individual incomes and product prices needs analysis.

Affordability – A Bad Name

There seems to be a national trend for communities to look at attainable housing developments as "Public Housing" which it is not. Increasingly, the communities have attempted to rename the concept and redirect or re-educate the public as to its nature. A number of communities now refer to it as "contemporary attainable housing" or "moderate priced dwelling units" or even "workforce housing" to more adequately reflect those who need this type of housing. The following narrative is an attempt to redefine the concept and its need.

Workforce Housing

Today's workforce housing provides a stepping-stone for young families, a smaller, more manageable home for seniors, or creates housing for the city's workforce. Workforce housing focuses on providing homes for public employees, teachers, public safety personnel and employees of small and large businesses in the city. Most communities that define "workforce housing" use HUD's moderate income level of 80 percent-120 percent of the Area's Median Income (AMI).

Workforce housing helps businesses remain in the city and county and helps public employees live closer to their jobs. Workforce housing can be ownership or rental, a two-family house, accessory apartment, townhouse or typical market-rate apartment unit.

The Florida Housing Coalition in its 2019 Housing Matters Report notes that with passage of Florida's Sadowski Act state and local housing trust funds are projected to have the following economic impact on the State of Florida:

- 30,871 jobs
- $4.4 billion in total economic output
- $1.1 billion in labor income

Workforce Housing – An Effective Private/Public Partnership with Local Government

Workforce housing is developed by private developers, often non-profits, many of which are local community or faith based organizations using a combination of rental income, private financing, income from sales and government subsidies. Other workforce housing is developed by the private sector through inclusionary zoning. Funding and technical assistance are also available from private lenders and the sale of ownership units. Other communities have created numerous other tools to assist in the production of workforce housing including: "New Homes Construction Funds", "New Homes Land Acquisition Funds" and Inclusionary Zoning to assist with the development of workforce housing. Over the past decade, many communities in Florida and throughout the nation have shown that partnerships among local government, non-profit housing developers, community leaders and private financial institutions can create attractive, successful workforce housing developments that not only serve residents, but are an asset to the broader community.

In addition to helping residents, workforce housing benefits the wider community in significant ways:

- Providing housing for the local workforce
- Revitalizing distressed areas
- Directing economic benefits to the local community, such as increased jobs and sales taxes
- Reducing long distance commuter traffic and improving air quality
- Promoting economic integration while building community
- Social impacts including improved community health and education

Defining Local Workforce Housing

The costs of rental and owner occupied housing in Pinellas County have increased in recent years, but to determine the relative affordability of housing first requires a definition of "Workforce" housing. The concept of what is workforce housing is relative. A family or individual earning $100,000 a year might find that at $700,000 their "dream" home is unattainable; nevertheless, safe, adequate housing is available at their current income level.

Affordability becomes a problem when a family at any income level, but especially those earning at the median household income or less, does not have the opportunity to purchase or rent, decent and safe housing. For this study, workforce affordability is defined as: housing costs (rental or ownership) for households earning between 80 and 120 percent of the City's median household income as defined by HUD (estimated at $55,134 for 2017)[10]. For example, a household earning 80 percent of the median 2019 household income ($57,700) could purchase a home valued at $208,600[11]. A renter household making 80 percent of the city median household income could theoretically afford a gross rent of $981 which includes utilities.

The following discussion is an examination of numerous other factors that influence the City's overall demand for housing and its current and projected inventory or supply.

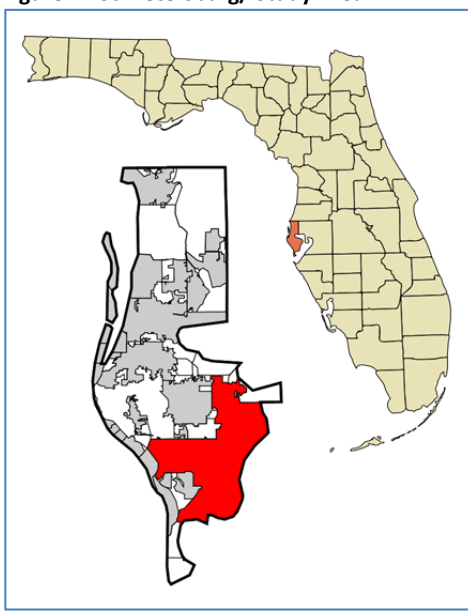
[10] ACS 2013-2017

[11] Assuming a 4.25 percent, 30 year mortgage, 10% down payment

CHAPTER 2: HOUSING MARKET DEMAND

The City of St. Petersburg lies within Pinellas County and is part of the four county, Tampa-St. Petersburg-Clearwater Metropolitan Statistical Area (MSA). The St. Petersburg Study Area is shown in Figure 1.

Figure 1: St. Petersburg/ Study Area



Source: By Arkyan https://commons.wikimedia.org/w/index.php?curid=2687602

The City of St. Petersburg is the largest of the County's 24 cities.

Table 1 shows population trends for City of St. Petersburg. As shown, the majority of the City's growth occurred prior to 1990. For the most part the City is built-out and growth will be the result of redevelopment and an increase in density.

Table 1: Population Trends, 1890- 2018

Historical population			
Census	Pop.	%±	Annual Gain
1890	273	—	
1900	1,575	476.90%	130
1910	4,127	162.00%	255
1920	14,237	245.00%	1,011
1930	40,425	183.90%	2,619
1940	60,812	50.40%	2,039
1950	96,738	59.10%	3,593
1960	181,298	87.40%	8,456
1970	216,159	19.20%	3,486
1980	238,647	10.40%	2,249
1990	238,629	0.00%	-2
2000	248,232	4.00%	960
2010	244,769	−1.4%	-346
Est. 2018	**266,076**	**8.70%**	**2,131**

Source: Wikipedia, University of Florida (BEBR); US Census; Strategic Planning Group, Inc., 2019.

The primary source of demographic, housing and income data is derived from the U.S. Census Bureau's American Community Survey (ACS). The U.S. Census recommends that a five-year time series be used for analysis purposes due to small scale surveys used to collect data (especially in smaller areas); therefore the bulk of the census data used in this report relies on the five year 2013-2017 data[12]. SPG also used ESRI Business data for 2018.

ACS 2017 DEMOGRAPHICS

The US Census estimated that the City had a 2017 population 256, 301[13]. Approximately 21.5 percent of the City's population were 62 years or older.

[12] 5-year ACS 2013-17

[13] Census data released on May 29, 2019, estimate the City's population at 265,098

Table 2: St. Petersburg Demographics

Subject	St. Petersburg city, Florida			
	Estimate	Margin of Error	Percent	Percent Margin of Error
AGE				
Total population	256,031	+/-49	256,031	(X)
5 to 9 years	12,506	+/-789	4.90%	+/-0.3
10 to 14 years	13,140	+/-841	5.10%	+/-0.3
15 to 19 years	13,375	+/-679	5.20%	+/-0.3
20 to 24 years	16,968	+/-945	6.60%	+/-0.4
25 to 34 years	36,613	+/-1,321	14.30%	+/-0.5
35 to 44 years	30,948	+/-1,001	12.10%	+/-0.4
45 to 54 years	37,640	+/-1,171	14.70%	+/-0.5
55 to 59 years	19,810	+/-789	7.70%	+/-0.3
60 to 64 years	17,366	+/-954	6.80%	+/-0.4
65 to 74 years	24,657	+/-914	9.60%	+/-0.4
75 to 84 years	13,856	+/-748	5.40%	+/-0.3
85 years and over	6,735	+/-610	2.60%	+/-0.2

Source: U.S. Census American Community Survey (2013-2017), 2019

Race/Ethnicity

The City comprises a diverse racial composition. The City's White population comprised 72 percent of the City's population followed by African American at 25 percent and Asian at 4 percent.

Table 3: St. Petersburg Racial Composition, 2017

Subject	St. Petersburg city, Florida			
	Estimate	Margin of Error	Percent	Percent Margin of Error
SEX AND AGE				
Race alone or in combination with one or more other				
Total population	256,031	+/-49	256,031	(X)
White	184,282	+/-2,107	72.00%	+/-0.8
Black or African American	63,550	+/-1,850	24.80%	+/-0.7
American Indian and Alaska Native	1,991	+/-351	0.80%	+/-0.1
Asian	10,501	+/-1,060	4.10%	+/-0.4
Native Hawaiian and Other Pacific Islander	248	+/-173	0.10%	+/-0.1
Some other race	3,955	+/-893	1.50%	+/-0.3

Source: U.S. Census American Community Survey (2013-2017), 2019

The City had a small but growing Latino population which was estimated to account for almost eight percent of the City's population in 2017.

Table 4: St. Petersburg Ethnicity, 2017

Subject	St. Petersburg city, Florida			
	Estimate	Margin of Error	Percent	Percent Margin of Error
SEX AND AGE				
HISPANIC OR LATINO AND RACE				
Total population	256,031	+/-49	256,031	(X)
Hispanic or Latino (of any race)	19,555	+/-1,456	7.60%	+/-0.6
Mexican	3,490	+/-688	1.40%	+/-0.3
Puerto Rican	5,989	+/-1,148	2.30%	+/-0.4
Cuban	3,327	+/-635	1.30%	+/-0.2
Other Hispanic or Latino	6,749	+/-745	2.60%	+/-0.3
Not Hispanic or Latino	236,476	+/-1,458	92.40%	+/-0.6

Source: U.S. Census American Community Survey (2013-2017), 2019

DEMOGRAPHICS

The City is estimated to have a resident population of 265,098 as of July 1, 2019[14] and increase of 21,307 since 2010 (or 2,131 persons per year) and the largest growth since the 1980s. Data from the US Census (American Community Survey) estimated the City's 2017 resident population 256,031 in 2017. According to the 2017 ACS[15], the City's had a median age of 42.6 with 21.5 percent of the population aged 62 or more.

Table 5: Resident Age, ACS 2017

Subject	St. Petersburg city, Florida			
	Estimate	Margin of Error	Percent	Percent Margin of Error
SEX AND AGE				
Median age (years)	42.6	+/-0.6	(X)	(X)
Under 18 years	46,186	+/-1,169	18.00%	+/-0.5
16 years and over	215,092	+/-1,190	84.00%	+/-0.5
18 years and over	209,845	+/-1,170	82.00%	+/-0.5
21 years and over	201,050	+/-1,304	78.50%	+/-0.5
62 years and over	55,141	+/-1,043	21.50%	+/-0.4
65 years and over	45,248	+/-950	17.70%	+/-0.4

Source: U.S. Census American Community Survey (2013-2017), 2019

St. Petersburg is demographically comprised primarily of a White population which represents 74 percent of the City's population with a growing Hispanic population which accounts for 28.8 percent of the population according to the U.S. Census (Hispanics are defined by the Census as either Black or White according to ACS 2017 data).

[14] The University of Florida, Bureau of Business Research (BEBR) estimated that the City's had a population of 266,076 as of April 1, 2018

[15] American Community Survey 5 year 2012-2017

Table 6: St. Petersburg Race/Ethnicity, ACS 2017

Subject	St. Petersburg city, Florida			
	Estimate	Margin of Error	Percent	Percent Margin of Error
SEX AND AGE				
HISPANIC OR LATINO AND RACE				
Total population	256,031	+/-49	256,031	(X)
Hispanic or Latino (of any race)	19,555	+/-1,456	7.60%	+/-0.6
Mexican	3,490	+/-688	1.40%	+/-0.3
Puerto Rican	5,989	+/-1,148	2.30%	+/-0.4
Cuban	3,327	+/-635	1.30%	+/-0.2
Other Hispanic or Latino	6,749	+/-745	2.60%	+/-0.3
Not Hispanic or Latino	236,476	+/-1,458	92.40%	+/-0.6
White alone	161,439	+/-2,024	63.10%	+/-0.8
Black or African American alone	57,914	+/-1,816	22.60%	+/-0.7
American Indian and Alaska Native alone	474	+/-156	0.20%	+/-0.1
Asian alone	8,438	+/-931	3.30%	+/-0.4
Native Hawaiian and Other Pacific Islander alone	126	+/-86	0.00%	+/-0.1
Some other race alone	1,347	+/-652	0.50%	+/-0.3
Two or more races	6,738	+/-917	2.60%	+/-0.4

Source: U.S. Census American Community Survey (2013-2017), 2019

INCOME

Based on Census data, the City's median household income was $55,134[16] in 2017. Median income ranged from $85,853 for married families to $37,353 for nonfamily households.

Table 7: St. Petersburg Household Income by Type of Household, 2017

Subject	St. Petersburg city, Florida							
	Households		Families		Married-couple families		Nonfamily households	
	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error
Total	109,834	+/-3,550	56,876	+/-2,334	40,657	+/-2,218	52,958	+/-3,494
Less than $10,000	6.30%	+/-1.0	3.40%	+/-1.2	2.70%	+/-1.4	9.60%	+/-1.7
$10,000 to $14,999	4.90%	+/-1.3	2.00%	+/-1.0	0.70%	+/-0.6	8.40%	+/-2.3
$15,000 to $24,999	11.50%	+/-1.7	7.80%	+/-2.0	4.00%	+/-1.4	15.90%	+/-2.6
$25,000 to $34,999	9.50%	+/-1.4	8.10%	+/-1.9	6.90%	+/-2.1	11.30%	+/-2.3
$35,000 to $49,999	12.70%	+/-1.6	11.30%	+/-2.2	8.90%	+/-2.2	14.40%	+/-2.4
$50,000 to $74,999	19.10%	+/-2.2	16.60%	+/-2.7	14.90%	+/-2.7	20.70%	+/-3.3
$75,000 to $99,999	13.40%	+/-2.0	18.50%	+/-2.7	21.80%	+/-3.1	8.60%	+/-1.8
$100,000 to $149,999	11.70%	+/-1.4	16.30%	+/-2.4	19.40%	+/-3.1	6.20%	+/-1.5
$150,000 to $199,999	4.80%	+/-1.0	6.30%	+/-1.4	8.20%	+/-1.7	2.30%	+/-1.1
$200,000 or more	6.20%	+/-1.1	9.60%	+/-1.8	12.60%	+/-2.4	2.60%	+/-0.9
Median income (dollars)	$55,134	+/-2,688	$75,582	+/-3,471	$85,853	+/-3,267	$37,353	+/-3,724
Mean income (dollars)	$80,310	+/-4,334	$103,097	+/-8,133	N	N	$54,117	+/-4,110

Source: U.S. Census American Community Survey (2017), 2019

Family income is directly related to the number of wage earners in the household. It ranges from $53,329 for one earner households to $109,165 for three or more wage earners. Forty percent of the City's working households have one wage earner and 60 percent have over two wage earners. The median income for a two wage earner household was $92,221 in 2017.

[16] These figures are based on 1 year ACS estimates. SPG used the one year estimate for income due to the impacts that the recession had on the 2013-2017 trends.

Table 8: Number of Wage Earners. 2017

Subject	St. Petersburg city, Florida					
	Number		Percent Distribution		Median income (dollars)	
	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error
FAMILY INCOME BY NUMBER OF EARNERS						
No earners	11,553	+/-1,558	20.30%	+/-2.4	$49,181	+/-10,867
1 earner	18,424	+/-2,131	32.40%	+/-3.3	$53,329	+/-7,345
2 earners	22,222	+/-1,754	39.10%	+/-3.2	$92,221	+/-5,789
3 or more earners	4,677	+/-953	8.20%	+/-1.7	$109,165	+/-13,246

Source: U.S. Census American Community Survey (2013-2017), 2019

The City's median household income was estimated at $55,134 but ranged from $85,853 for married households to $37,353 for nonfamily households, in 2017.

Labor Force

American Community Survey data shows that the City had 215,092 residents aged 16 years and older of which 63.1 percent were in the labor force as of 2017.

Table 9: Employment Status, 2017

Subject	St. Petersburg city, Florida							
	Total		Labor Force		Employment/Population		Unemployment rate	
	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error
Population 16 years and over	215,092	+/-1,190	63.10%	+/-0.8	58.70%	+/-0.9	6.50%	+/-0.6
AGE								
16 to 19 years	10,499	+/-624	37.30%	+/-4.1	28.80%	+/-3.7	22.30%	+/-5.1
20 to 24 years	16,968	+/-945	72.30%	+/-3.3	62.10%	+/-3.7	12.80%	+/-2.9
25 to 29 years	18,503	+/-902	83.30%	+/-2.7	77.50%	+/-2.9	5.80%	+/-1.7
30 to 34 years	18,110	+/-841	83.70%	+/-2.2	78.40%	+/-2.6	5.90%	+/-1.5
35 to 44 years	30,948	+/-1,001	84.80%	+/-1.5	79.90%	+/-1.7	5.40%	+/-1.1
45 to 54 years	37,640	+/-1,171	82.30%	+/-1.4	77.50%	+/-1.7	5.50%	+/-0.9
55 to 59 years	19,810	+/-789	71.30%	+/-2.5	67.70%	+/-2.5	5.00%	+/-1.2
60 to 64 years	17,366	+/-954	56.40%	+/-2.6	53.80%	+/-2.6	4.70%	+/-1.1
65 to 74 years	24,657	+/-914	26.40%	+/-1.9	25.20%	+/-2.0	4.50%	+/-1.6
75 years and over	20,591	+/-861	6.80%	+/-0.9	6.60%	+/-0.9	2.30%	+/-2.2

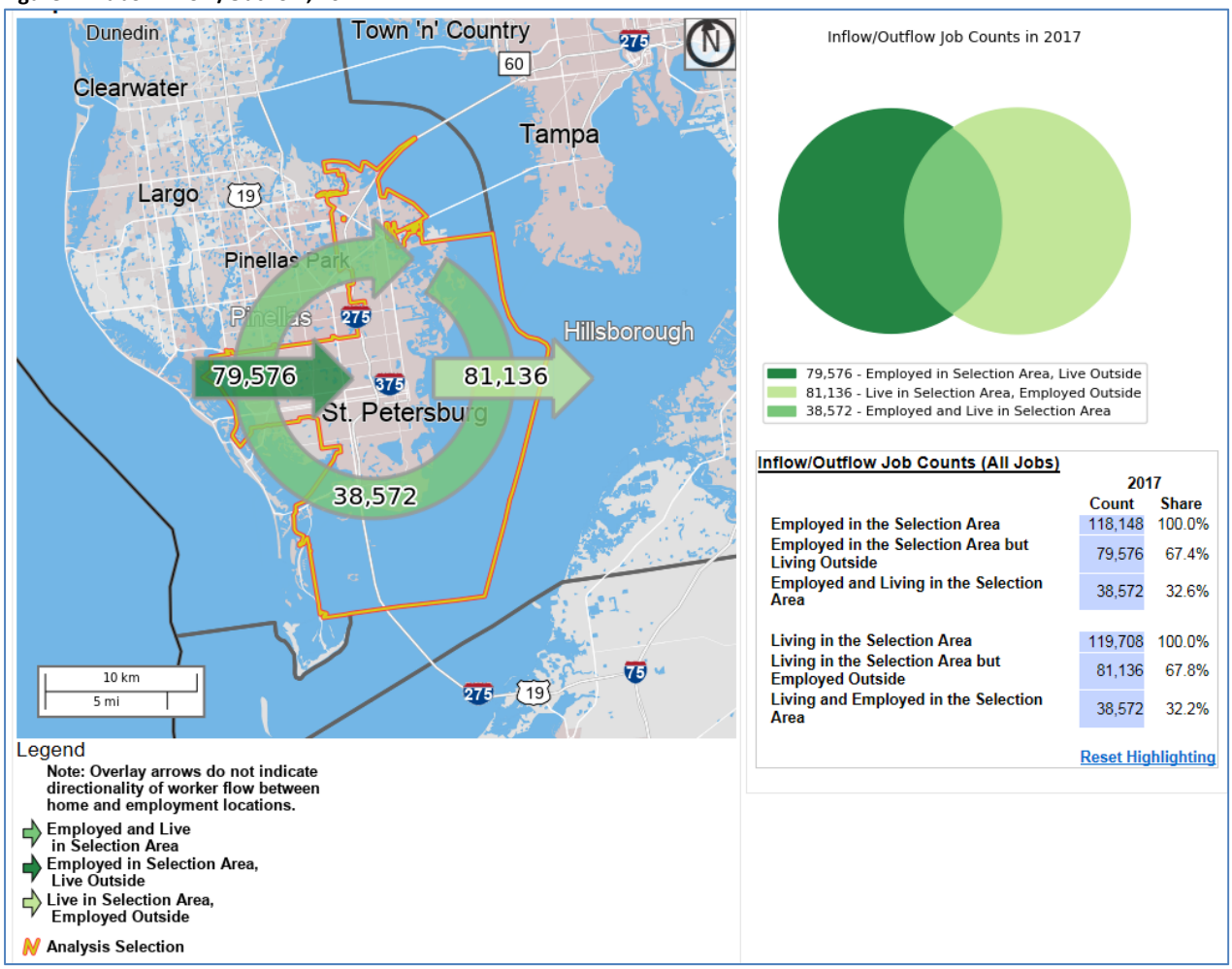
Source: U.S. Census American Community Survey (2013-2017), 2019

Labor Dynamics[17]

Based on Census data, the City of St. Petersburg had 113,598 jobs located within its boundaries. Of that number, 37,757 jobs (33.2%) were held by City residents. The other 75,841 workers resided outside of the city (66.8%) as shown in Figure 2. Slightly more than 67 percent of City residents leave the City every day to work.

[17] This is the latest Labor Dynamics available from the US Census

Figure 2: Labor Inflow/Outflow, 2017



ESRI 2018-2023 Socio Economic Estimates/Projections

ESRI estimated that the City had a population of 260,094 in 2018[18] and projected a 2023 population of 271,211, a net gain of 11,117 full time residents. ESRI estimated that the City had a daytime population of 265,931 comprised of 136,334 workers and 129,597 residents.

ESRI EMPLOYMENT/BUSINESSES

As shown below, the Retail sector is the largest job generator (17.9%) in the City followed by Health care/Social services (15.0%), Utilities (13.0%), Transportation/Warehousing (11.0), Finance/Insurance (10.8%), and Professional services (7.0%).

[18] Approximately 0.019% lower than latest Census estimates

Table 10: St. Petersburg Businesses and Employment

by NAICS Codes	Businesses Number	Businesses Percent	Employees Number	Employees Percent
Agriculture, Forestry, Fishing & Hunting	6	0.1%	38	0.0%
Mining	9	0.1%	58	0.0%
Utilities	6	0.1%	1,667	1.3%
Construction	460	5.0%	2,669	2.0%
Manufacturing	232	2.5%	5,975	4.5%
Wholesale Trade	174	1.9%	3,708	2.8%
Retail Trade	1,172	12.8%	23,727	17.9%
Motor Vehicle & Parts Dealers	132	1.4%	1,319	1.0%
Furniture & Home Furnishings Stores	77	0.8%	405	0.3%
Electronics & Appliance Stores	58	0.6%	1,271	1.0%
Bldg Material & Garden Equipment & Supplies Dealers	73	0.8%	1,160	0.9%
Food & Beverage Stores	152	1.7%	2,251	1.7%
Health & Personal Care Stores	145	1.6%	1,461	1.1%
Gasoline Stations	44	0.5%	184	0.1%
Clothing & Clothing Accessories Stores	158	1.7%	1,081	0.8%
Sport Goods, Hobby, Book, & Music Stores	69	0.8%	414	0.3%
General Merchandise Stores	59	0.6%	1,936	1.5%
Miscellaneous Store Retailers	191	2.1%	1,218	0.9%
Nonstore Retailers	14	0.2%	11,027	8.3%
Transportation & Warehousing	113	1.2%	1,438	1.1%
Information	193	2.1%	6,201	4.7%
Finance & Insurance	612	6.7%	14,325	10.8%
Central Bank/Credit Intermediation & Related Activities	184	2.0%	2,812	2.1%
Securities, Commodity Contracts & Other Financial	156	1.7%	6,778	5.1%
Insurance Carriers & Related Activities; Funds, Trusts	272	3.0%	4,735	3.6%
Real Estate, Rental & Leasing	553	6.0%	3,317	2.5%
Professional, Scientific & Tech Services	1,111	12.1%	9,329	7.0%
Legal Services	414	4.5%	2,295	1.7%
Management of Companies & Enterprises	21	0.2%	208	0.2%
Administrative & Support & Waste Management &	353	3.8%	2,264	1.7%
Educational Services	202	2.2%	7,422	5.6%
Health Care & Social Assistance	1,011	11.0%	19,896	15.0%
Arts, Entertainment & Recreation	220	2.4%	2,743	2.1%
Accommodation & Food Services	626	6.8%	10,719	8.1%
Accommodation	82	0.9%	1,980	1.5%
Food Services & Drinking Places	544	5.9%	8,739	6.6%
Other Services (except Public Administration)	1,173	12.8%	7,981	6.0%
Automotive Repair & Maintenance	139	1.5%	875	0.7%
Public Administration	181	2.0%	6,382	4.8%
Unclassified Establishments	762	8.3%	2,855	2.1%
Total	**9,190**	**100.0%**	**132,922**	**100.0%**

Source: Copyright 2018 Infogroup, Inc. All rights reserved. Esri Total Residential Population forecasts for 2018.

HOUSING CHARACTERISTICS

The number of housing units in the City, as reported by the American Community Survey 2013-2017[19], was estimated to be 131,356 units in 2017. Approximately 18 percent of the City's housing inventory is vacant; most of which are held for seasonal use. Table 8 summarizes housing occupancy in St. Petersburg for 2017.

[19] The 2013-2017 ACS data was released in December 2018 and is the latest data available.

Table 11: Housing Occupancy

Subject	St. Petersburg city, Florida			
HOUSING OCCUPANCY	Estimate	Margin of Error	Percent	Percent Margin of Error
Total housing units	131,356	+/-1,353	131,356	(X)
Occupied housing units	107,277	+/-1,246	81.70%	+/-0.7
Vacant housing units	24,079	+/-998	18.30%	+/-0.7
Homeowner vacancy rate	2.4	+/-0.5	(X)	(X)
Rental vacancy rate	8.4	+/-1.2	(X)	(X)

Source: U.S. Census American Community Survey (5 year 2013-2017), 2019

It is estimated that 56 percent of the total housing units in the City were single family detached units and 2.4 percent were single family attached. Multi-family housing of two to four units accounted for 7.4 percent of the total units and multi-family housing of 20 units or more accounted for nearly 17 percent of the housing stock. The City is estimated to contain 3.2 percent mobile homes.

Table 12: Housing Occupancy, 2017

Subject	St. Petersburg city, Florida			
HOUSING OCCUPANCY	Estimate	Margin of Error	Percent	Percent Margin of Error
UNITS IN STRUCTURE				
Total housing units	131,356	+/-1,353	131,356	(X)
1-unit, detached	73,887	+/-1,147	56.20%	+/-0.7
1-unit, attached	3,178	+/-289	2.40%	+/-0.2
2 units	3,980	+/-481	3.00%	+/-0.4
3 or 4 units	5,828	+/-461	4.40%	+/-0.3
5 to 9 units	7,573	+/-615	5.80%	+/-0.5
10 to 19 units	10,586	+/-732	8.10%	+/-0.6
20 or more units	21,923	+/-846	16.70%	+/-0.6
Mobile home	4,170	+/-393	3.20%	+/-0.3
Boat, RV, van, etc.	231	+/-140	0.20%	+/-0.1

Source: U.S. Census American Community Survey (5 year 2013-2017), 2019

AGE OF HOUSING STOCK

Based on Census data, approximately 76 percent of the City's housing stock is now approaching 40 years of age and not built to current standards (utilities, insulation, etc.).

Table 13: Housing by Age

Subject	St. Petersburg city, Florida			
HOUSING OCCUPANCY	Estimate	Margin of Error	Percent	Percent Margin of Error
YEAR STRUCTURE BUILT				
Total housing units	131,356	+/-1,353	131,356	(X)
Built 2014 or later	1,049	+/-205	0.80%	+/-0.2
Built 2010 to 2013	1,315	+/-210	1.00%	+/-0.2
Built 2000 to 2009	8,254	+/-558	6.30%	+/-0.4
Built 1990 to 1999	8,129	+/-582	6.20%	+/-0.4
Built 1980 to 1989	13,269	+/-801	10.10%	+/-0.6
Built 1970 to 1979	26,568	+/-987	20.20%	+/-0.8
Built 1960 to 1969	23,496	+/-933	17.90%	+/-0.6
Built 1950 to 1959	29,294	+/-873	22.30%	+/-0.6
Built 1940 to 1949	6,712	+/-593	5.10%	+/-0.4
Built 1939 or earlier	13,270	+/-575	10.10%	+/-0.4

Source: U.S. Census American Community Survey (2013-2017), 2019

Number of Bedrooms

The majority of residential units within the City have two or less bedrooms (61.7%). Two and three bedroom configurations account for approximately 71 percent of the City's housing stock.

Table 14: Number of Bedrooms

Subject	St. Petersburg city, Florida			
HOUSING OCCUPANCY	Estimate	Margin of Error	Percent	Percent Margin of Error
BEDROOMS				
Total housing units	131,356	+/-1,353	131,356	(X)
No bedroom	5,338	+/-520	4.10%	+/-0.4
1 bedroom	21,356	+/-1,087	16.30%	+/-0.8
2 bedrooms	54,251	+/-1,274	41.30%	+/-0.9
3 bedrooms	38,811	+/-1,089	29.50%	+/-0.8
4 bedrooms	10,125	+/-644	7.70%	+/-0.5
5 or more bedrooms	1,475	+/-223	1.10%	+/-0.2

Source: U.S. Census American Community Survey (2013-2017), 2019

Household by Tenure

Approximately 58 percent of the City's occupied housing is owner occupied (62,296 units) and 42 percent is renter occupied (44,981). The average household size for owner occupied homes was 2.38 and was 2.26 for renters.

Table 15: Household Tenure, 2017

Subject	St. Petersburg city, Florida			
HOUSING TENURE	Estimate	Margin of Error	Percent	Percent Margin of Error
Occupied housing units	107,277	+/-1,246	107,277	(X)
Owner-occupied	62,296	+/-1,268	58.10%	+/-0.9
Renter-occupied	44,981	+/-1,019	41.90%	+/-0.9
Average household size of owner-occupied	2.38	+/-0.04	(X)	(X)
Average household size of renter-occupied	2.26	+/-0.05	(X)	(X)

Source: U.S. Census American Community Survey (5-year 2013-2017), 2019

HOUSING VALUES

The ACS 2017 reports that the City's median value of owner occupied units was $165,000. This modest value largely reflects the large amount of older housing in the City. It should be noted that these values are what homeowners assumed their homes were valued at, as opposed to what actual sales were in 2017.

Table 16: Owner Occupied Housing Values, 2017

Subject	St. Petersburg city, Florida			
	Estimate	Margin of Error	Percent	Percent Margin of Error
HOUSING VALUE				
Owner-occupied units	62,296	+/-1,268	62,296	(X)
Less than $50,000	5,532	+/-534	8.90%	+/-0.9
$50,000 to $99,999	10,720	+/-682	17.20%	+/-1.0
$100,000 to $149,999	10,975	+/-711	17.60%	+/-1.1
$150,000 to $199,999	10,506	+/-678	16.90%	+/-1.0
$200,000 to $299,999	10,968	+/-628	17.60%	+/-1.0
$300,000 to $499,999	8,077	+/-446	13.00%	+/-0.7
$500,000 to $999,999	4,124	+/-334	6.60%	+/-0.5
$1,000,000 or more	1,394	+/-214	2.20%	+/-0.3
Median (dollars)	**$165,000**	**+/-2,453**	(X)	(X)

Source: U.S. Census American Community Survey (2013-2017), 2019

Family households comprise 53 percent of City's households, while 47 percent are nonfamily households. Married couples account for 35.5 percent of the City's households[20].

Table 17: Households by Type, 2017

HOUSEHOLD TYPE (INCLUDING LIVING ALONE) AND AGE OF	Occupied housing units		Percent occupied		Owner-occupied housing		Percent owner-occupied		Renter-occupied housing		Percent renter-occupied	
	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error
Family households	57,253	+/-1,154	53.40%	+/-1.0	38,273	+/-1,059	61.40%	+/-1.2	18,980	+/-873	42.20%	+/-1.6
Married-couple family	38,114	+/-1,065	35.50%	+/-1.0	29,649	+/-940	47.60%	+/-1.2	8,465	+/-649	18.80%	+/-1.4
Householder 15 to 34 years	4,391	+/-429	4.10%	+/-0.4	2,119	+/-296	3.40%	+/-0.5	2,272	+/-353	5.10%	+/-0.7
Householder 35 to 64 years	23,644	+/-866	22.00%	+/-0.8	18,462	+/-783	29.60%	+/-1.0	5,182	+/-482	11.50%	+/-1.1
Householder 65 years and over	10,079	+/-460	9.40%	+/-0.4	9,068	+/-406	14.60%	+/-0.7	1,011	+/-232	2.20%	+/-0.5
Other family	19,139	+/-864	17.80%	+/-0.8	8,624	+/-543	13.80%	+/-0.8	10,515	+/-727	23.40%	+/-1.5
Male householder, no wife present	4,699	+/-468	4.40%	+/-0.4	2,328	+/-310	3.70%	+/-0.5	2,371	+/-376	5.30%	+/-0.8
Householder 15 to 34 years	989	+/-244	0.90%	+/-0.2	332	+/-148	0.50%	+/-0.2	657	+/-173	1.50%	+/-0.4
Householder 35 to 64 years	2,991	+/-378	2.80%	+/-0.4	1,561	+/-256	2.50%	+/-0.4	1,430	+/-274	3.20%	+/-0.6
Householder 65 years and over	719	+/-231	0.70%	+/-0.2	435	+/-136	0.70%	+/-0.2	284	+/-155	0.60%	+/-0.3
Female householder, no husband	14,440	+/-749	13.50%	+/-0.7	6,296	+/-530	10.10%	+/-0.8	8,144	+/-589	18.10%	+/-1.2
Householder 15 to 34 years	3,167	+/-396	3.00%	+/-0.4	326	+/-111	0.50%	+/-0.2	2,841	+/-348	6.30%	+/-0.8
Householder 35 to 64 years	8,770	+/-681	8.20%	+/-0.6	3,873	+/-471	6.20%	+/-0.7	4,897	+/-524	10.90%	+/-1.1
Householder 65 years and over	2,503	+/-303	2.30%	+/-0.3	2,097	+/-284	3.40%	+/-0.5	406	+/-131	0.90%	+/-0.3
Nonfamily households	50,024	+/-1,310	46.60%	+/-1.0	24,023	+/-945	38.60%	+/-1.2	26,001	+/-855	57.80%	+/-1.6
Householder living alone	40,662	+/-1,245	37.90%	+/-1.0	20,005	+/-880	32.10%	+/-1.2	20,657	+/-789	45.90%	+/-1.6
Householder 15 to 34 years	6,744	+/-563	6.30%	+/-0.5	1,047	+/-182	1.70%	+/-0.3	5,697	+/-524	12.70%	+/-1.1
Householder 35 to 64 years	19,647	+/-959	18.30%	+/-0.8	9,394	+/-625	15.10%	+/-0.9	10,253	+/-620	22.80%	+/-1.4
Householder 65 years and over	14,271	+/-781	13.30%	+/-0.7	9,564	+/-622	15.40%	+/-0.9	4,707	+/-387	10.50%	+/-0.9
Householder not living alone	9,362	+/-594	8.70%	+/-0.6	4,018	+/-400	6.40%	+/-0.6	5,344	+/-461	11.90%	+/-1.0
Householder 15 to 34 years	3,633	+/-311	3.40%	+/-0.3	643	+/-153	1.00%	+/-0.2	2,990	+/-308	6.60%	+/-0.7
Householder 35 to 64 years	4,599	+/-397	4.30%	+/-0.4	2,467	+/-297	4.00%	+/-0.5	2,132	+/-304	4.70%	+/-0.7
Householder 65 years and over	1,130	+/-186	1.10%	+/-0.2	908	+/-160	1.50%	+/-0.3	222	+/-106	0.50%	+/-0.2

Source: U.S. Census American Community Survey (2013-2017), 2019

[20] American Community Survey (2013-2017), 2019

HOUSEHOLD INCOME

St. Petersburg's median occupied household income was estimated at $50,622 in 2017[21]. Owner occupied household median income was $62,889 and renter occupied median household income was $36,743.

Table 18: Median Household Income, 2017

Subject	St. Petersburg city, Florida											
	Occupied housing units		Percent occupied housing units		Owner-occupied housing units		Percent owner-occupied housing units		Renter-occupied housing units		Percent renter-occupied housing units	
	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error
Occupied housing units	107,277	+/-1,246	107,277	+/-1,246	62,296	+/-1,268	62,296	+/-1,268	44,981	+/-1,019	44,981	+/-1,019
HOUSEHOLD INCOME IN THE PAST 12 MONTHS (IN 2017 INFLATION-ADJUSTED DOLLARS)												
Less than $5,000	4,763	+/-530	4.40%	+/-0.5	1,530	+/-218	2.50%	+/-0.3	3,233	+/-478	7.20%	+/-1.0
$5,000 to $9,999	3,707	+/-405	3.50%	+/-0.4	1,239	+/-233	2.00%	+/-0.4	2,468	+/-300	5.50%	+/-0.6
$10,000 to $14,999	5,875	+/-570	5.50%	+/-0.5	2,727	+/-369	4.40%	+/-0.6	3,148	+/-474	7.00%	+/-1.0
$15,000 to $19,999	6,220	+/-594	5.80%	+/-0.5	2,790	+/-381	4.50%	+/-0.6	3,430	+/-420	7.60%	+/-0.9
$20,000 to $24,999	5,829	+/-462	5.40%	+/-0.4	2,545	+/-285	4.10%	+/-0.4	3,284	+/-365	7.30%	+/-0.9
$25,000 to $34,999	11,120	+/-630	10.40%	+/-0.6	5,459	+/-453	8.80%	+/-0.7	5,661	+/-425	12.60%	+/-0.9
$35,000 to $49,999	15,389	+/-827	14.30%	+/-0.7	8,121	+/-490	13.00%	+/-0.7	7,268	+/-662	16.20%	+/-1.4
$50,000 to $74,999	19,456	+/-960	18.10%	+/-0.9	11,595	+/-644	18.60%	+/-0.9	7,861	+/-669	17.50%	+/-1.5
$75,000 to $99,999	13,116	+/-659	12.20%	+/-0.6	9,251	+/-492	14.90%	+/-0.8	3,865	+/-473	8.60%	+/-1.0
$100,000 to $149,999	12,803	+/-688	11.90%	+/-0.6	9,301	+/-642	14.90%	+/-0.9	3,502	+/-437	7.80%	+/-1.0
$150,000 or more	8,999	+/-574	8.40%	+/-0.5	7,738	+/-509	12.40%	+/-0.8	1,261	+/-231	2.80%	+/-0.5
Median household income (dollars)	**$50,622**	**+/-897**	**$50,622**	**+/-897**	**$62,889**	**+/-1,767**	**$62,889**	**+/-1,767**	**$36,743**	**+/-873**	**$36,743**	**+/-873**

Source: U.S. Census American Community Survey (2013-2017), 2019

The median monthly household housing cost was $1,010. There was not a significantly difference between owner occupied median housing costs ($1,010) and renter occupied housing costs ($1,015).

Table 19: Monthly Housing Costs, 2017

Subject	St. Petersburg city, Florida											
	Occupied housing units		Percent occupied housing units		Owner-occupied housing units		Percent owner-occupied housing units		Renter-occupied housing units		Percent renter-occupied housing units	
MONTHLY HOUSING COSTS	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error
Less than $300	6,528	+/-479	6.10%	+/-0.4	5,480	+/-451	8.80%	+/-0.7	1,048	+/-173	2.30%	+/-0.4
$300 to $499	9,869	+/-545	9.20%	+/-0.5	8,452	+/-446	13.60%	+/-0.7	1,417	+/-282	3.20%	+/-0.6
$500 to $799	19,632	+/-892	18.30%	+/-0.8	10,369	+/-572	16.60%	+/-0.8	9,263	+/-654	20.60%	+/-1.3
$800 to $999	15,797	+/-816	14.70%	+/-0.7	6,677	+/-533	10.70%	+/-0.8	9,120	+/-592	20.30%	+/-1.3
$1,000 to $1,499	29,806	+/-873	27.80%	+/-0.8	14,166	+/-720	22.70%	+/-1.0	15,640	+/-754	34.80%	+/-1.6
$1,500 to $1,999	13,157	+/-834	12.30%	+/-0.8	8,529	+/-627	13.70%	+/-0.9	4,628	+/-470	10.30%	+/-1.0
$2,000 to $2,499	4,827	+/-385	4.50%	+/-0.4	3,718	+/-321	6.00%	+/-0.5	1,109	+/-246	2.50%	+/-0.5
$2,500 to $2,999	2,216	+/-232	2.10%	+/-0.2	1,936	+/-211	3.10%	+/-0.3	280	+/-105	0.60%	+/-0.2
$3,000 or more	3,308	+/-372	3.10%	+/-0.3	2,969	+/-323	4.80%	+/-0.5	339	+/-120	0.80%	+/-0.3
No cash rent	2,137	+/-327	2.00%	+/-0.3	(X)	(X)	(X)	(X)	2,137	+/-327	4.80%	+/-0.7
Median (dollars)	**$1,010**	**+/-14**	**$1,010**	**+/-14**	**$1,005**	**+/-22**	**$1,005**	**+/-22**	**$1,015**	**+/-17**	**$1,015**	**+/-17**

Source: U.S. Census American Community Survey (5-year 2013-2017), 2019

HOUSING AFFORDABILITY

The U.S. Department of Housing and Urban Development (HUD) defines affordability as housing costs of 30 percent or less of total monthly household income including utilities. Based on the 2017 ACS estimates, 34.2 percent of homeowners in the City "with a mortgage" paid 30 percent or more of their income on housing of which 26.5 percent paid over 35 percent or more.

[21] 2017 American Community Survey

Table 20: Owner Affordability

Subject	St. Petersburg city, Florida			
SELECTED MONTHLY OWNER COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME	Estimate	Margin of Error	Percent	Percent Margin of Error
Housing units with a mortgage (excluding units where SMOCAPI cannot be computed)	37,268	+/-996	37,268	(X)
Less than 20.0 percent	14,795	+/-677	39.70%	+/-1.7
20.0 to 24.9 percent	5,517	+/-454	14.80%	+/-1.1
25.0 to 29.9 percent	4,211	+/-433	11.30%	+/-1.1
30.0 to 34.9 percent	2,882	+/-338	7.70%	+/-0.9
35.0 percent or more	9,863	+/-630	26.50%	+/-1.3

Source: U.S. Census American Community Survey (5 year 2013-2017), 2019

For renters, the median monthly housing rent was reported to be $1,015.

Table 21: Gross Rents

Subject	St. Petersburg city, Florida			
GROSS RENT	Estimate	Margin of Error	Percent	Percent Margin of Error
Occupied units paying rent	42,844	+/-963	42,844	(X)
Less than $500	2,465	+/-310	5.80%	+/-0.7
$500 to $999	18,383	+/-852	42.90%	+/-1.6
$1,000 to $1,499	15,640	+/-754	36.50%	+/-1.7
$1,500 to $1,999	4,628	+/-470	10.80%	+/-1.1
$2,000 to $2,499	1,109	+/-246	2.60%	+/-0.6
$2,500 to $2,999	280	+/-105	0.70%	+/-0.2
$3,000 or more	339	+/-120	0.80%	+/-0.3
Median (dollars)	**$1,015**	**+/-17**	**(X)**	**(X)**

Source: U.S. Census American Community Survey (5 year 2013-2017), 2019

Slightly over 52 percent of renters in the City paid 30 percent or more of their income on housing while 43.4 percent paid 35 percent or more for rent, clearly indicating an affordability problem.

Table 22: Renter Affordability

Subject	St. Petersburg city, Florida			
GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME (GRAPI)	Estimate	Margin of Error	Percent	Percent Margin of Error
Occupied units paying rent (excluding units where GRAPI cannot be computed)	41,450	+/-958	41,450	(X)
Less than 15.0 percent	4,351	+/-485	10.50%	+/-1.1
15.0 to 19.9 percent	5,199	+/-481	12.50%	+/-1.2
20.0 to 24.9 percent	5,423	+/-522	13.10%	+/-1.2
25.0 to 29.9 percent	4,839	+/-550	11.70%	+/-1.3
30.0 to 34.9 percent	3,646	+/-465	8.80%	+/-1.1
35.0 percent or more	17,992	+/-836	43.40%	+/-1.8
Not computed	3,531	+/-478	(X)	(X)

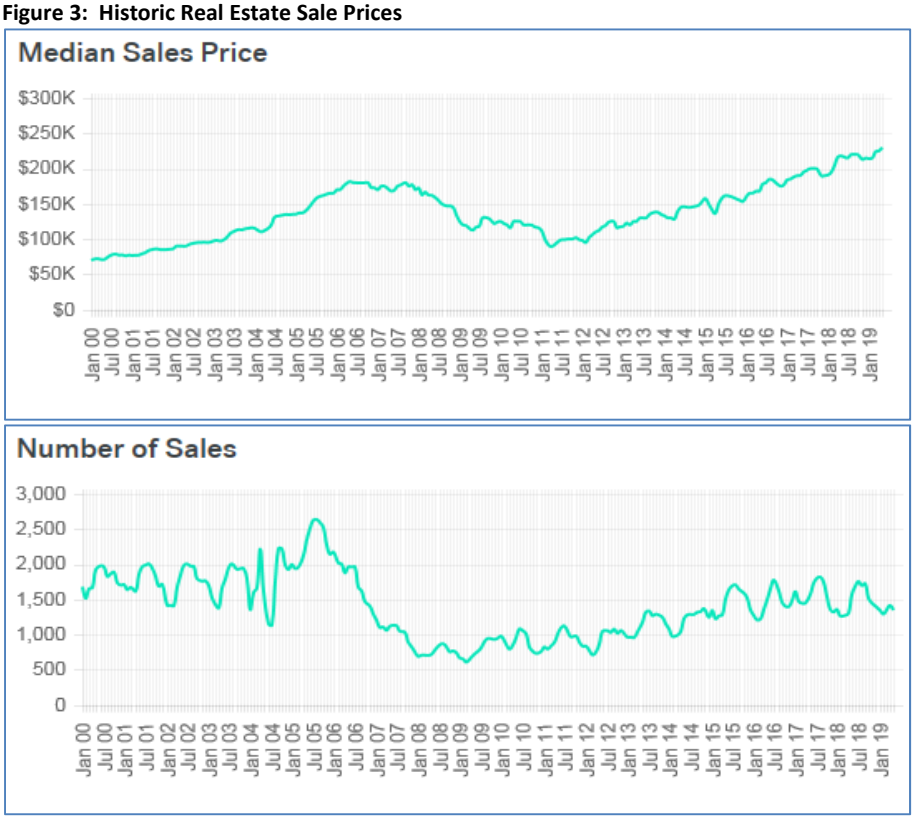
Source: U.S. Census American Community Survey (5 year 2013-2017), 2019

CHAPTER 3: HOUSING SUPPLY

ST. PETERSBURG HOUSING METRICS

St. Petersburg real estate market has fully recovered from the "great recession" with housing prices exceeding the peak 2006 housing boom, although the number of sales is still 50 percent of the City's high during 2006.

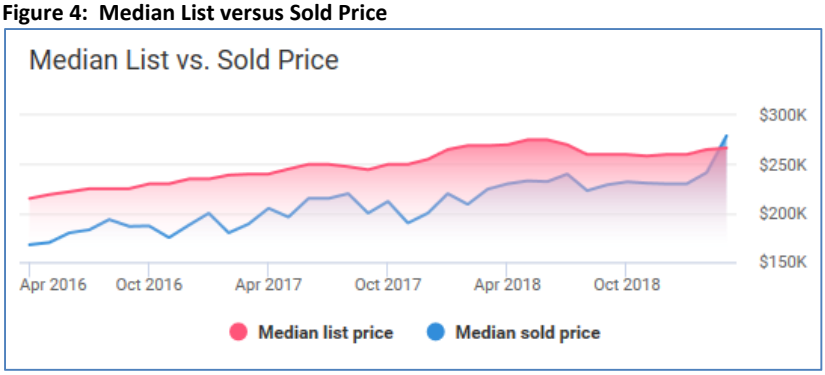
Figure 3: Historic Real Estate Sale Prices



Source: Trulia.com, 2019

Based on an analysis of Realtor.com data, St. Petersburg has a very active and balanced residential market. As of the end of May 2019, there are 3,755 homes for sale in St. Petersburg, 242 of which were newly listed. Additionally, there are 736 rentals, with a range of $675 to $15K per month.

Figure 4: Median List versus Sold Price



Source: Trulia.com, 2019

Homes for sale in the City have a median listing price of $266,500 and a price per square foot of $206 as of May 2019[22]. There are 3,755 active homes for sale in the City which spend an average of 74 days on the market, as of December, 2018[23].

Figure 5: Home Values, 2019

$266.5K	$206	$279K
Median Listing Home Price	Median Listing Home Price/Sq Ft	Median Sold Home Price

Source: Realtor.com

2019 MLS Housing Data

Strategic Planning Group, Inc. also analyzed Multiple Listing Service (MLS) data as reported by the Pinellas Realtor Organization (part of Florida Realtors) to determine local market conditions.

Based on MLS data[24], median single family sales price as of February 2019 was $235,515, a 2.8 percent increase over 2018 (YoY). Townhouse and condominium sales price was $280,000, a 52.4 percent increase YoY.

Table 23: MLS Sales Metrics, 2014-2019

Median Sales Price						
	Combined		Single Family		Townhouse/Condo	
2014	$137,000		$139,000		$125,650	
2015	$148,000	8.0%	$150,700	8.4%	$126,000	0.3%
2016	$172,400	16.5%	$179,000	18.8%	$147,500	17.1%
2017	$195,000	13.1%	$200,000	11.7%	$175,000	18.6%
2018	$220,000	12.8%	$229,000	14.5%	$183,775	5.0%
2019 (Jan -Feb)	$249,188	13.3%	$235,515	2.8%	$280,000	52.4%

Source: Realtors of Pinellas, 2019

The City has averaged approximately 5,800 single family sales per year for the last two years, with the largest number of sales in the $200,000 - $249,999 range.

[22] Realtor.com, May 24, 2019

[21,24] MLS of the Pinellas Board of Realtors, 2019

Table 24: MLS Sales Metrics, 2017-2018

Close Sales Price - Single Family Homes	2014	2015	% Change	2016	% Change	2017	% Change	2018	% Change	2019 (Jan - Feb)
Less than $50,000	1,096	1,203	9.8%	969	-19.5%	818	-15.6%	823	0.6%	216
$50,000 - $99,999	687	866	26.1%	645	-25.5%	438	-32.1%	323	-26.3%	72
$100,000 - $149,999	693	1,120	61.6%	1,124	0.4%	817	-27.3%	550	-32.7%	122
$150,000 - $199,999	277	477	72.2%	637	33.5%	775	21.7%	833	7.5%	189
$200,000 - $249,999	443	820	85.1%	989	20.6%	1,139	15.2%	1,091	-4.2%	235
$250,000 - $299,999	161	307	90.7%	451	46.9%	486	7.8%	583	20.0%	135
$300,000 - $399,999	235	331	40.9%	468	41.4%	521	11.3%	650	24.8%	141
$400,000 - $599,999	198	342	72.7%	414	21.1%	419	1.2%	526	25.5%	130
$600,000 - $999,999	144	211	46.5%	246	16.6%	293	19.1%	315	7.5%	89
$1,000,000 or more	39	70	79.5%	90	28.6%	113	25.6%	142	25.7%	40
Total	3,973	5,747		6,033		5,819		5,836		1,369

Source: Realtors of Pinellas, 2019

St. Petersburg has had an active townhouse/condominium market over the last several years, averaging approximately 3,000 sales per year.

Table 25: MLS Sales Metrics, 2017-2018

Close Sales Price - Townhouse/Condos	2014	2015	% Change	2016	% Change	2017	% Change	2018	% Change	2019 (Jan - Feb)
Less than $50,000	945	1,202	27.2%	992	-17.5%	889	-10.4%	769	-13.5%	194
$50,000 - $99,999	286	438	53.1%	505	15.3%	548	8.5%	564	2.9%	126
$100,000 - $149,999	224	273	21.9%	278	1.8%	357	28.4%	335	-6.2%	82
$150,000 - $199,999	102	158	54.9%	195	23.4%	229	17.4%	205	-10.5%	47
$200,000 - $249,999	144	220	52.8%	229	4.1%	259	13.1%	272	5.0%	76
$250,000 - $299,999	89	136	52.8%	133	-2.2%	161	21.1%	162	0.6%	56
$300,000 - $399,999	110	235	113.6%	238	1.3%	286	20.2%	280	-2.1%	63
$400,000 - $599,999	89	114	28.1%	132	15.8%	239	81.1%	239	0.0%	60
$600,000 - $999,999	49	60	22.4%	67	11.7%	121	80.6%	145	19.8%	67
$1,000,000 or more	22	36	63.6%	32	-11.1%	63	96.9%	77	22.2%	66
Total	2,060	2,872		2,801		3,152		3,048		837

Source: Realtors of Pinellas, 2019

Rental Market

As reported by US Census Bureau's American Community Survey, renters of all types of housing in St. Petersburg have significantly lower household incomes than overall occupied households. In 2017 the median renter household income was $36,743 and inflated to 2019 is $38,463. According to HUD standards the median rental household can only afford to spend $962 a month for rent and utilities.

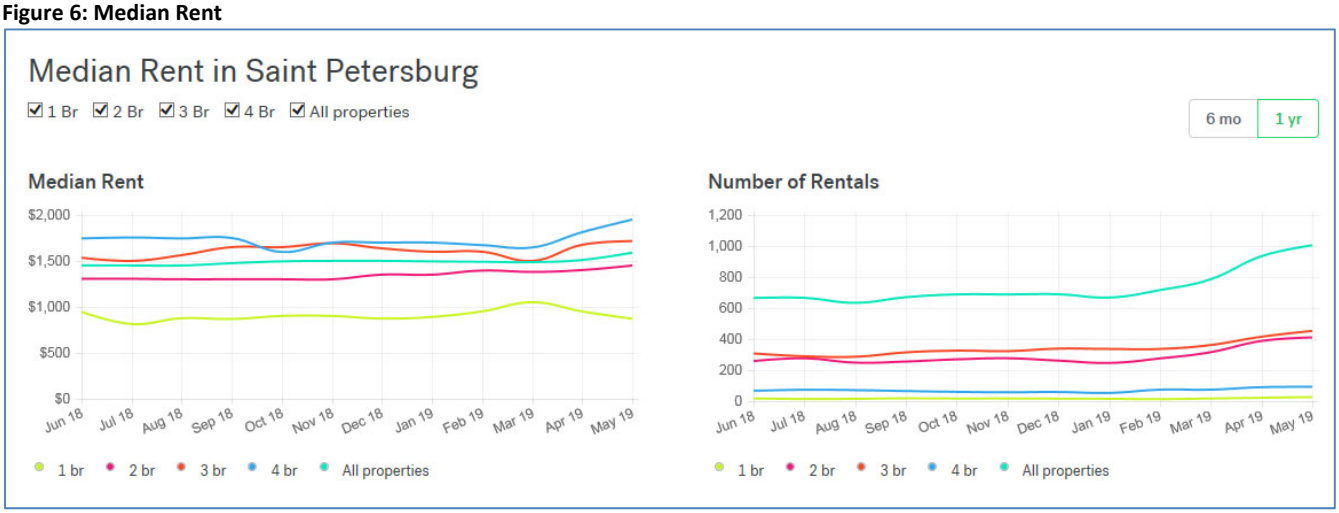
Table 26: St. Petersburg Rental Household Income

Subject	St. Petersburg city, Florida						
	Occupied housing units		Renter-occupied housing		Percent renter-occupied housing		
	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Cumulative Estimate	Margin of Error
Occupied housing units	107,277	+/-1,246	44,981	+/-1,019	44,981		+/-1,019
HOUSEHOLD INCOME IN THE PAST 12 MONTHS (IN 2017 INFLATION-							
Less than $5,000	4,763	+/-530	3,233	+/-478	7.20%	7.20%	+/-1.0
$5,000 to $9,999	3,707	+/-405	2,468	+/-300	5.50%	12.70%	+/-0.6
$10,000 to $14,999	5,875	+/-570	3,148	+/-474	7.00%	19.70%	+/-1.0
$15,000 to $19,999	6,220	+/-594	3,430	+/-420	7.60%	27.30%	+/-0.9
$20,000 to $24,999	5,829	+/-462	3,284	+/-365	7.30%	34.60%	+/-0.9
$25,000 to $34,999	11,120	+/-630	5,661	+/-425	12.60%	47.20%	+/-0.9
$35,000 to $49,999	15,389	+/-827	7,268	+/-662	16.20%	63.40%	+/-1.4
$50,000 to $74,999	19,456	+/-960	7,861	+/-669	17.50%	80.90%	+/-1.5
$75,000 to $99,999	13,116	+/-659	3,865	+/-473	8.60%	89.50%	+/-1.0
$100,000 to $149,999	12,803	+/-688	3,502	+/-437	7.80%	97.30%	+/-1.0
$150,000 or more	8,999	+/-574	1,261	+/-231	2.80%	100.10%	+/-0.5
Median household income (dollars)	$50,622	+/-897	$36,743	+/-873	$36,743	$36,743	+/-873

Source: U.S. Census American Community Survey (5 year 2013-2017), 2019

Based on data from Trulia.com, St. Petersburg median rent as of May 2019 was $1,590 based on 1,005 rentals (single family and apartments).

Figure 6: Median Rent



Source: Trulia.com

Apartment Market

Strategic Planning Group, Inc. commissioned REIS for a competitive apartment analysis of the St. Petersburg market. Based on REIS 4th Quarter 2018 apartment data, the asking rent range from $814 to $2,785. Vacancy rates are directly related to rents and range from 0 to 21.6 percent.

Table 27: REIS Comparable Apartment Metrics, 2019

	LOW	MEAN	MEDIAN	HIGH
Current Asking Rent/Unit	$814	$1,668	$1,138	$2,785
Current Effective Rent/Unit	$725	$1,486	$1,014	$2,481
Current Vacancy Rate	0.0%	5.9%	2.3%	21.6%
Property Size (units)	43	211	175	477
Year Built	1945	1997	1976	2018
	STUDIO	**1BR**	**2BR**	**3BR**
Current Asking Rent/Unit	$1,222	$1,489	$1,987	$1,726
Current Effective Rent/Unit	$1,089	$1,326	$1,770	$1,537
Unit Size (SF)	528	724	1,051	1,178
Units	20	102	85	4
Current Asking Rent/SF	$2.30	$2.03	$1.85	$1.45

Source: Reis, Inc. 2019

Asking rents by bedroom type range from $1,222 to $1,987 and range in size form 528 sq. ft. to 1,178 sq. ft.

The following table compares recent comparative rent metrics for the St. Petersburg submarket. Data, for the final two quarters of 2018, show that the immediate area comparables have low vacancy rates and effective rent growth rates, which are higher than the overall region.

Table 28: Apartment Performance Metrics (Asking and Effective Rent Growth Rates)

	QUARTERLY			ANNUALIZED		
	4Q 2018	3Q 2018	YTD	1 YEAR	3 YEAR	5 YEAR
Comp Group	9.9%	2.0%	2.4%	10.0%	12.6%	12.5%
Central St. Pete	11.1%	2.8%	2.6%	11.0%	11.3%	9.1%
Tampa-St. Petersburg	1.4%	1.5%	1.3%	5.4%	5.1%	4.6%
EFFECTIVE RENT GROWTH RATES						
	QUARTERLY			ANNUALIZED		
	4Q 2018	3Q 2018	YTD	1 YEAR	3 YEAR	5 YEAR
Comp Group	23.4%†	2.3%	5.6%	24.3%†	23.4%†	22.3%†
Central St. Pete	9.7%	3.1%	2.5%	10.2%	10.0%	7.2%
Tampa-St. Petersburg	1.3%	1.5%	1.3%	5.3%	4.7%	4.5%

*Historical trends include only properties in the Comp Group that have at least five full years of history; aggregated data on rents and vacancies displayed in other tables may therefore not match precisely.

Source: Reis, Inc. 2019

Since 2017, the overall rental market has been stable, with an asking rent of approximately $1,660 per unit and a declining vacancy rate of 5.9 percent at the end of April 2019.

Table 29: Apartment Performance Metrics (Asking and Effective Rent Growth Rates)

Year	Month/Qtr	Asking Rent (per Unit)	Asking Rent Pct Change	Vacancy Rate	Vacancy Change (BPS)
2017	4	$1,488	-1.1%	8.6%	-20
2018	1	$1,466	-1.5%	8.6%	0
2018	2	$1,461	-0.3%	8.1%	-50
2018	3	$1,490	2.0%	5.7%	-240
2018	4	$1,637	9.9%	6.7%	100
2019	Mar	$1,664	0.3%	6.1%	-20
2019	Apr	$1,668	0.3%	5.9%	-20

Historical trends include only properties in the Comp Group that have at least five full years of history; aggregated data on rents and vacancies displayed in other tables may therefore not match precisely.

Source: Reis, Inc. 2019

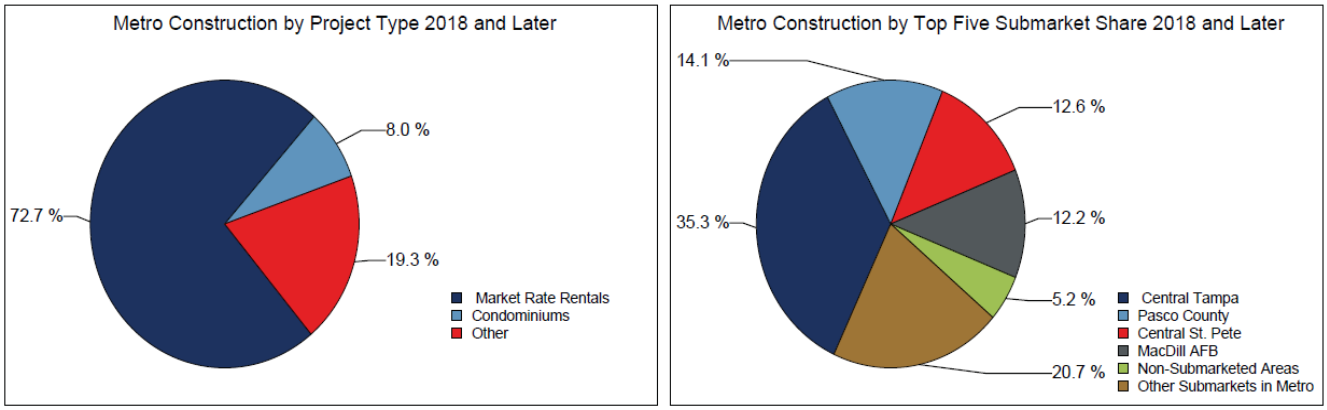
The City has several apartments/condominiums planned, based on Reis, Inc. data, as shown below:

Table 30: Completed and Planned Apartments

	Completed Units		Units Under Construction		Totals	Planned	Proposed	Totals
	2018	YTD 2019	2019	2020 and Later	2018 and Later			
Market Rate Rentals	4,816	1,050	3,566	2,198	11,630	8,284	4,095	12,379
Condominiums	285	0	0	119	404	2,142	90	2,232
Other	635	154	53	249	1,091	5,174	101	5,275
Totals	5,736	1,204	3,619	2,566	13,125	15,600	4,286	19,886

Source: Reis, Inc. 2019

Figure 7: Type of Rental Projects and Submarket Areas



Includes all recently completed, under construction, planned, and proposed properties from the table above. Note that some verified listings for planned and proposed properties do not yet have a firm completion date.

Source: Reis, Inc. 2019

Based on REIS data, the City of St. Petersburg comprises two submarkets: Central St. Petersburg and North St. Petersburg. As shown below most of the apartment activity is found in Central St. Petersburg.

Table 31: Pinellas County Apartment Market

	1. Completed			2. Under Construction			3. Planned/Proposed			
Submarket	Apartment	Condo	Other	Apartment	Condo	Other	Apartment	Condo	Other	Grand Total
Pinellas Beaches	0	0	0	0	104	28	593	87	0	812
Central St. Pete	1,016	253	0	578	0	103	2,200	20	0	4,170
North St. Pete	0	0	130	0	0	0	198	0	0	328
Largo	258	0	92	0	0	0	0	0	224	574
Pinellas Park	241	0	6	274	0	0	112	0	0	633
Clearwater	0	0	0	339	0	0	177	0	0	516
North Pinellas	675	0	56	0	0	36	374	0	130	1,271
North Hillsborough	612	0	0	218	0	0	0	0	0	830
Westshore	182	0	0	323	0	0	322	0	0	827
Sulphur Springs	81	0	56	0	0	0	0	0	0	137
University South	38	0	0	0	0	0	114	0	0	152
Temple Terrace	0	0	24	0	0	24	0	0	0	48
Central Tampa	1,322	0	291	896	0	43	4,942	557	3,586	11,637
Brandon/Plant City	240	0	0	0	0	0	236	0	225	701
MacDill AFB	0	32	0	1,239	15	68	1,109	1,568	0	4,031
Pasco County	835	0	30	1,373	0	0	1,390	0	1,016	4,644
Non-Submarketed Areas	366	0	104	524	0	0	612	0	94	1,700

Source: Reis, Inc. 2019

Rent Summary

The median asking rent for all rentals including single family homes as reported by Trulia ($1,590) would require a household income of $64,000; the latter of which is significantly higher than St. Petersburg's median household income of $57,700[25].

Using SPG's Affordability Model, a St. Petersburg "median household" could afford a monthly rent of $1,443 or a $229,400 home, assuming a 10 percent down payment and other debt of 12 percent as shown below.

Table 32: Median Household Rent/Owner Affordability, 2019

Affordability Calculator Median Household Income 2019:							
Downpayment	10%		**Utilities**	15%			
Cost Burden	30%		**Tax & Ins**	20%			
Interest Rate	4.25%		**Other Debt**	12%			
Income Category	Median Income (%)	Household Income	Monthly Rent	Monthly Payment	Payment - Tax & Ins	Amt of Mortgage	Home Price
Very Low	50%	$28,850	$721	$635	$508	$103,216	$103,216
Very Low	60%	$34,620	$866	$762	$609	$123,859	$123,859
Low	80%	$46,160	$1,154	$1,016	$812	$165,145	$183,495
Median	100%	$57,700	$1,443	$1,269	$1,016	$206,432	$229,369
Moderate	120%	$69,240	$1,731	$1,523	$1,219	$247,718	$275,242

[25] Estimated by SPG using HUD methodology (2017 inflated by 4.68 percent based on BLS data)

CHAPTER 4: ST. PETERSBURG'S WORKFORCE/ATTAINABLE HOUSING NEEDS

WORKFORCE HOUSING NEEDS

One of the major issues in defining workforce housing is determining what income group or cohort to use within the analysis. As previously discussed workforce housing is usually defined as 81 percent to 120 percent or 140 percent AMI. The problem encountered is that HUD defines AMI in terms of "family income" which no longer represents the majority of households and which is usually considerably higher than the overall median household income for an area. Furthermore, most federal and state programs limit assistance to households at or below 80 percent median family income. By using HUD's AMI figure, which most, if not all communities do as required by HUD, the affordability issue is understated.
The other main issue in defining attainable and workforce housing is the difference in housing costs between ownership and rental households.

OWNERSHIP

HUD defines attainable as households paying 30 percent or less of their income on housing although; in recent years many lending institutions had increased this level to 40 percent as an acceptable cost burden. It is difficult to accurately define affordability for homeowners using this definition for a host of reasons. First, most homeowners tend to maximize their monthly payments (subject to financing) in order to buy the most they can afford. This is due to the fact that housing is perceived as a long term investment as well as a potential tax deduction. Mortgage originators tend to use the 28/36 rule when qualifying for a loan. Housing expenses should not exceed 28 percent (includes HOA, home insurance and property taxes) as well as not exceeding 36 percent of total gross income which includes housing expenses as well as credit cards and other debt.

Older households, especially those that have recently moved into the area, may perceive the local housing market as a bargain compared to other parts of the county. If they have sold their previous residence for a large profit, they tend to over invest by building or purchasing a larger home with more amenities than their previous residence. Some may even have the money to pay cash but choose to take out a mortgage.

The last major problem with ownership affordability is the definition of "income" verses wealth, which is partially addressed above. One major group, senior citizens (65 years and older) fall into this cohort. In many cases, the elderly have limited income (defined as living at or below the poverty line, see discussion below) yet have sizeable wealth. The relatively new use of reverse mortgages is an attempt to deal with part of this issue.

Finally, those that currently own housing have for the most part reached the "American Dream". A number of issues; demographics, ethnicity, tighter credit controls, future job changes, student debt, changing beliefs about housing being a good investment, etc. have a significant percentage of households seeking rental housing (both single family and apartments).

RENTER HOUSEHOLDS

Renter households are a good indicator of affordability. Historically, for most Americans, the ultimate "dream" was homeownership; therefore if all could "afford" and qualify for ownership, the rental market would be expected to be limited. Traditionally, the main reasons for rental housing were recent migration to the area, new household formation usually caused by separation or divorce, and new younger aged

households (couples or unrelated individuals). However, due to a host of financial reasons including high priced housing, many households cannot afford nor desire ownership. These factors include: lack of income, lack of credit, and/or insufficient down payment, or no longer see homeownership as a means of wealth creation.

Defining the Workforce Housing Gap

This section describes the methodology used to define the workforce housing needs within Pinellas County. This first component of SPG workforce housing methodology is the relationship between job growth and population growth in order to calculate household income by income range.

Relationship Between Job Growth And Population Growth

The social issue driving this analysis has been the growth in moderate income households. Growth in Pinellas County is driven by both new employment in and adjacent to the county and city as well as retirement. New job growth is based on the foundation of existing residents. Most non-retirement people coming to the area would not come if they could not expect to find employment. Those born in the local area would not stay without jobs. Simply stated, if a region of the country does not maintain job growth, there will be out migration to regions where job growth is occurring. While employment generation is important to the growth of Pinellas County and the City, the region is attractive to retirees and foreigners who buy and rent residential units.

Demand

The analysis is comprised of several steps used to convert new employment into households and income categories to determine gaps in housing affordability at different income levels.

A housing affordability calculation based upon HUD defined income categories ranging from low to moderate income was utilized to determine rent and mortgage/home prices supportable for each income category. Major assumptions in this calculation are a down payment of 10 to 20 percent, cost burden of 30 percent, taxes and insurance (including flood) of 20 percent, utilities costs at 15 percent, and a mortgage interest rate of 4.25 percent. For the most part it assumes 12 percent of other debt (car, credit card, etc. payments).

Housing Affordability

Housing is primarily a function of the private market and is influenced by economic factors such as financial feasibility and profitability. Government has played an increasing role in housing in response to the failure of the private market to provide housing that is affordable to certain households. Affordable workforce housing is housing that does not financially cost burden a family and that is safe and in decent condition. Federal government guidelines, primarily those developed by the U.S. Department of Housing and Urban Development (HUD), define affordable housing as costing an owner or renter no more than 30% of the household's gross monthly income for housing costs, including utilities. The relationship between housing cost and income determines how affordable a community is to live in. If the housing prices are high and incomes are low, it is more likely that people will experience difficulty in affording housing and they are more likely to spend greater than 30% of their incomes on housing.

St. Petersburg is one of Pinellas County's moderately priced cities. As shown earlier, the City's median family income was estimated to be $75,582 in 2017, with median household income of $55,134 and non-family median income of $37,353.

Table 33: Median Income by Type of Household, 2017

Subject	St. Petersburg			
	Households	Families	Married-couple families	Nonfamily households
	Estimate	Estimate	Estimate	Estimate
Median income (dollars)	$55,134	$75,582	$85,853	$37,353
Mean income (dollars)	$80,310	$103,397	N	$54,117

Source: US Census American Community Survey 2013-2017, 2019

Using the City's median household income of $57,700[26], a St. Petersburg median income household can afford $1,443 for rent or a maximum of $229,400[27] for a single family home. The median MLS single family sale price was $235,515 in 2019 and $280,000[28] for a townhome/condominium; therefore a single family home is not affordable to a median income household, nor could it afford a median priced townhome/condominium nor the asking apartment rent for a two bedroom apartment, $1,987.

Table 34: Housing Affordability, 2019 (Median Household Income)

Affordability Calculator Median Household Income 2019:							
Downpayment	10%		**Utilities**	15%			
Cost Burden	30%		**Tax & Ins**	20%			
Interest Rate	4.25%		**Other Debt**	12%			
Income Category	Median Income (%)	Household Income	Monthly Rent	Monthly Payment	Payment - Tax & Ins	Amt of Mortgage	Home Price
Very Low	50%	$28,850	$721	$635	$508	$103,216	$103,216
Very Low	60%	$34,620	$866	$762	$609	$123,859	$123,859
Low	80%	$46,160	$1,154	$1,016	$812	$165,145	$183,495
Median	100%	$57,700	$1,443	$1,269	$1,016	$206,432	$229,369
Moderate	120%	$69,240	$1,731	$1,523	$1,219	$247,718	$275,242

Source: Strategic Planning Group, Inc., 2019

In analyzing affordability, it must be remembered that household income is not typically the same thing as a single wage income. Today, most households represent two or more wage earners.

Identifying Existing Occupations and Wages

During this step SPG collected data from the Florida Department of Labor, U.S. Department of Labor as well as the City on occupational employment and wages for St. Petersburg/Pinellas County. These jobs were then identified on a per capita basis in order to translate the type of occupations created by an increase in future population growth in the City. As shown below, 48 percent of the MSA's occupations have an entry wage of less than $12 per hour. Slightly over 25 percent have an entry salary of less than $10 per hour or an annual wage of less than $16,600.

[26] 2013-2017 ACS inflated by 1.0468 to obtain 2019 estimate
[27] MLS data for February 2019
[28] ibid

Table 35: County Wage Levels for Selected Occupations, 2018

Occupational Code	Title	2018 Employment	Hourly Wage (2018 wage estimates in dollars) Mean	Median	Entry**	Exp***
35-3022	Counter Attendants, Cafeteria, Food Concession, and Coffee Shop	6,670	9.57	9.13	8.78	9.96
35-2011	Cooks, Fast Food	1,090	10.91	10.26	8.83	11.94
39-3031	Ushers, Lobby Attendants, and Ticket Takers	1,790	11.04	9.46	8.84	12.14
35-9011	Dining Room and Cafeteria Attendants and Bartender Helpers	3,920	9.97	9.39	8.85	10.53
35-3011	Bartenders	8,450	10.91	9.26	8.86	11.93
35-3041	Food Servers, Nonrestaurant	2,390	9.74	9.25	8.87	10.18
53-3041	Taxi Drivers and Chauffeurs	1,270	11.08	10.55	8.87	12.18
35-3031	Waiters and Waitresses	28,020	12.46	9.39	8.88	14.24
39-9011	Childcare Workers	4,410	11.10	9.91	8.90	12.20
39-9099	Personal Care and Service Workers, All Other	800	11.83	10.29	8.90	13.29
41-9011	Demonstrators and Product Promoters	760	13.64	11.95	8.93	15.99
53-3031	Driver/Sales Workers	3,840	11.84	9.75	8.93	13.30
39-2021	Nonfarm Animal Caretakers	1,670	11.46	10.80	8.94	12.72
41-2011	Cashiers	32,680	10.53	10.06	8.97	11.31
53-6021	Parking Lot Attendants	2,510	10.32	9.54	8.97	11.00
39-5012	Hairdressers, Hairstylists, and Cosmetologists	4,530	15.26	12.34	8.98	18.40
41-9041	Telemarketers	2,650	12.12	10.57	8.98	13.69
39-3091	Amusement and Recreation Attendants	4,400	10.10	9.44	9.00	10.65
53-7064	Packers and Packagers, Hand	4,750	10.72	9.87	9.00	11.58
51-9199	Production Workers, All Other	1,530	12.85	11.62	9.02	14.76
41-2031	Retail Salespersons	42,550	12.90	11.14	9.03	14.83
35-9021	Dishwashers	5,560	10.56	10.27	9.11	11.28
39-9021	Personal Care Aides	5,980	10.86	10.25	9.13	11.72
31-9096	Veterinary Assistants and Laboratory Animal Caretakers	1,130	11.68	11.02	9.13	12.96
35-9031	Hosts and Hostesses, Restaurant, Lounge, and Coffee Shop	4,400	11.85	10.90	9.16	13.19
41-2022	Parts Salespersons	2,710	13.39	11.95	9.33	15.42
51-6011	Laundry and Dry-Cleaning Workers	2,100	10.97	10.72	9.39	11.76
37-2012	Maids and Housekeeping Cleaners	9,070	11.30	10.77	9.44	12.22
41-2021	Counter and Rental Clerks	4,050	13.38	11.66	9.45	15.35
35-2015	Cooks, Short Order	1,410	14.88	12.83	9.49	17.58
43-9051	Mail Clerks and Mail Machine Operators, Except Postal Service	1,110	13.09	12.21	9.56	14.86
35-2021	Food Preparation Workers	7,010	11.64	11.21	9.66	12.63
33-9032	Security Guards	11,400	14.81	11.60	9.66	17.38
51-3011	Bakers	1,020	14.25	13.21	9.80	16.48
53-3033	Light Truck or Delivery Services Drivers	7,200	16.80	14.52	9.80	20.30
51-9111	Packaging and Filling Machine Operators and Tenders	3,970	13.01	12.12	9.80	14.61
51-2028	Electrical, electronic, and electromechanical assemblers, except coil winders, tapers, and finishers	2,500	15.25	14.16	9.81	17.97
25-2011	Preschool Teachers, Except Special Education	3,980	12.44	11.98	9.95	13.68
31-1011	Home Health Aides	3,860	11.20	10.96	10.00	11.80
39-9032	Recreation Workers	3,110	13.60	11.94	10.01	15.40
37-2011	Janitors and Cleaners, Except Maids and Housekeeping Cleaners	16,170	13.95	11.80	10.03	15.91
43-5081	Stock Clerks and Order Fillers	19,710	12.68	11.74	10.04	13.99
27-1026	Merchandise Displayers and Window Trimmers	1,470	15.96	13.69	10.05	18.92
43-9061	Office Clerks, General	27,580	16.00	14.39	10.08	18.96
43-4081	Hotel, Motel, and Resort Desk Clerks	1,830	11.64	11.25	10.12	12.40
51-2098	Assemblers and fabricators, all other, including team assemblers	9,050	14.34	13.64	10.15	16.43
51-9198	Helpers--Production Workers	1,580	13.65	13.26	10.15	15.40
53-7062	Laborers and Freight, Stock, and Material Movers, Hand	16,620	13.74	12.55	10.25	15.48
43-4111	Interviewers, Except Eligibility and Loan	2,700	16.47	16.00	10.29	19.56
43-4171	Receptionists and Information Clerks	12,900	13.53	13.10	10.30	15.15
43-9021	Data Entry Keyers	2,440	15.08	14.10	10.32	17.46
37-3011	Landscaping and Groundskeeping Workers	8,850	13.33	12.68	10.37	14.82
35-2014	Cooks, Restaurant	12,750	12.62	12.41	10.45	13.71
41-9099	Sales and Related Workers, All Other	1,120	18.35	14.29	10.45	22.30
43-4181	Reservation and Transportation Ticket Agents and Travel Clerks	1,950	18.14	14.85	10.49	21.97
53-3022	Bus Drivers, School or Special Client	3,110	13.78	13.56	10.52	15.41
35-2012	Cooks, Institution and Cafeteria	1,980	13.07	12.89	10.55	14.34
25-3021	Self-Enrichment Education Teachers	4,810	21.53	17.01	10.58	27.00
51-6031	Sewing Machine Operators	1,000	13.44	12.90	10.58	14.87
47-2051	Cement Masons and Concrete Finishers	2,130	16.48	16.53	10.61	19.42
47-2061	Construction Laborers	9,110	14.58	13.99	10.63	16.55
37-2021	Pest Control Workers	1,890	17.71	18.17	10.71	21.20
31-9011	Massage Therapists	1,440	20.86	17.41	10.91	25.83
35-1012	First-Line Supervisors of Food Preparation and Serving Workers	9,130	18.56	15.15	10.96	22.36
47-2181	Roofers	3,390	15.89	16.20	11.01	18.33
43-5071	Shipping, Receiving, and Traffic Clerks	4,640	15.63	14.45	11.09	17.89
31-1014	Nursing Assistants	14,740	13.41	13.16	11.13	14.55
43-4071	File Clerks	1,620	15.28	15.04	11.28	17.28
29-2052	Pharmacy Technicians	5,330	15.16	14.86	11.34	17.07
51-5112	Printing Press Operators	2,190	16.24	14.94	11.34	18.68
43-4051	Customer Service Representatives	52,010	16.27	15.21	11.39	18.71
39-9031	Fitness Trainers and Aerobics Instructors	2,720	20.67	18.58	11.40	25.30
51-9061	Inspectors, Testers, Sorters, Samplers, and Weighers	2,690	18.44	16.92	11.57	21.87
35-1011	Chefs and Head Cooks	1,740	21.42	16.74	11.59	26.33
47-3013	Helpers--Electricians	1,330	15.50	14.99	11.65	17.43
43-6014	Secretaries and Administrative Assistants, Except Legal, Medical,	21,050	16.90	16.43	11.72	19.48
29-2041	Emergency Medical Technicians and Paramedics	2,050	17.14	16.35	11.75	19.83
51-3021	Butchers and Meat Cutters	1,380	15.44	15.50	11.79	17.26
31-9094	Medical Transcriptionists	1,120	19.00	19.00	11.86	22.56
49-9071	Maintenance and Repair Workers, General	11,980	17.32	16.42	11.89	20.04

Source: Florida Department of Economic Development, 2019

ADJUSTMENT FROM EMPLOYEES TO EMPLOYEE HOUSEHOLDS

This step recognizes that there is, on average, more than one worker per household. As mentioned, a single wage earner does not represent the typical household. Therefore, SPG for purposes of comparison combined several job categories into two wage earner families to show the impact that more than one wage earner has on affordability. Selected household wage configurations are shown in Table 35.

Table 36 illustrates the impact of two wage earners on overall household income. Based on census data, slightly over 41 percent of households have two or more wage earners or 60 percent per working household. Furthermore, women's median income is only 63-80 percent of male median income.

Table 36: Selected Employees Pinellas County Household Wage Configurations

1 Worker Households		2-Worker Households	
Occupation	Avg. Wage/Yr.	Occupation	Avg. Wage/Yr.
Cashier	$19,600	Retail/Retail	$39,200
Retail Sales	$21,600	Electrician/Retail Sales	$53,400
Office Clerks	$29,800	Community Health Worker/Laborer	$60,100
Secretary	$33,800	Office Clerk/Retail Sales	$63,600
Electrician	$41,600	Firefighter/Secretary	$100,400
Teacher	$49,500	Civil Engineer/Teacher	$122,500
Fire Fighter	$66,600		
Registered Nurse	$68,000		
Police Officer	$70,000		
Civil Engineer	$72,966		

Source: Florida Department of Economic Opportunity, 2019

Ownership Housing Supply

In evaluating the supply of ownership housing within Pinellas County, SPG used MLS property sales and listings data. MLS data in general does not include all residential home sales for a given period. Some properties may be listed by an alternative service, never listed, and sold by owner/developer and not listed. In general, total MLS listings represent between 60 to 80 percent of the total real estate transactions in any given market.

MLS residential sales for 2018 showed that 17 percent of single family sales exceeded $400,000[29], with 141 units selling for over $1 million. While this exceeds the affordability of median income households, the City had 43 percent of its single family and 61 percent of its condo/townhouse sales for $200,000 or less.

GAP Analysis

Based on ACS data, 42.6 percent of owner occupied households spend over 30 percent of their income on housing (34 percent spend 35 percent or more). Approximately 52 percent of renter households spend over 30 percent for housing and 43.5 percent spend over 35 percent or more.

The ACS reported that the median ownership monthly cost was $1,150 in 2017, while gross monthly median rent was $1,224. REIS reports a median asking apartment rent of $1,138 in 2018. Households earning 80 percent of the City's median income can afford to pay $1,154[30] monthly for rent or afford an $185,500 townhouse/condominium. A 2019 median income household ($57,700[31]) can afford a monthly rental of approximately $1,443[32] or can afford a $229,400 priced home. As reported by the Census, MLS and REIS data, there is currently a significant workforce housing GAP especially for a 2 bedroom apartment.

[29] See Table 21.
[30] Does not include utilities
[31] ACS median of $55,134 inflated by 1.0468%
[32] As reported by REIS the asking rent for a 2 bedroom apartment is $1,987

CHAPTER 5 LINKAGE FEE ANALYSIS

LINKAGE FEE NEXUS

Linkage fees are a means for local government to collect monies to help support affordable/workforce housing. These fees, collected from market rate residential development and non-residential development, are placed in a trust fund to provide for the construction and maintenance of affordable residential units.

Under Florida law, there must be a rational relationship between the linkage/mitigation fee imposed and the impact of new construction on the need for affordable/workforce housing. The State of Florida has acknowledged that the need for affordable housing is a basic public need. The 1985 Growth Management Act (Chapter 163) requires every local government in the state adopt a housing element that addresses adequate and affordable housing for all of its current and anticipated populations, therefore establishing a nexus. Other Florida statues defining affordable housing needs include Chapter 187.201 and Chapter 125.01055. In addition to housing as a public need, studies show that households require the need for a whole range of public and private sector services that account for most of the job creation in any community including teachers, fire and crime prevention, grocers, hair salons, healthcare, restaurant workers, etc.[33] Lastly, especially in a built out city like St. Petersburg, new housing can result in the demolition or redevelopment of existing affordable housing into market grade housing thereby eliminating existing affordable housing stock.

Local governments must determine the need new market rate residential and non-residential developments create for housing that is affordable to the workforce, as a legal basis for establishing a workforce housing mitigation program.

RESIDENTIAL LINKAGE/IMPACT FEES

A key component of the analysis is the size of the affordability gap between what households can afford and the cost of producing additional housing. The analysis is conducted for 60 percent to 120 percent of median income. The analysis is also conducted for rental housing, as well as ownership housing from each of the three income categories.

INCOME AND HOUSEHOLD SIZE ASSUMPTIONS

This study uses St. Petersburg median household income to establish housing affordability gaps. The top income of the qualifying range in each category has been used to determine maximum housing costs in this analysis. The upper limit of households in the 80 percent of median category will be 120 percent of median, or the top end of the range.

CURRENT HOUSING COSTS

Current housing costs include the costs of existing homes in the market either for rent or for sale, as well as the costs associated with the development of new housing stock, either condominiums or townhomes. For purposes of this analysis, actual market information was developed for both rental housing units available in the area and recent home sales prices were obtained from MLS data.

SPG purchased an apartment survey for St. Petersburg, which comprised mostly mid-rise apartments, to identify current monthly rents. Asking rents for a studio was $1,222 and a 1-bedroom unit was $1,489 a

[33] Households spend a portion of their wages at the local grocery store, or shopping mall, which illustrates induced effects.

month. The average asking price for a 2-bedroom unit was $1,987 per month and the three bedrooms averaged $2,785 a month (Table 37).

Table 37: Market Rents

Comparable Group Summary Stats*	Low	Mean	Median	High
Current Asking Rent/Unit ($)	$814	$1,668	$1,138	$2,785
Current Vacancy Rate (%)	0.0	5.9	2.3	21.6
Property Size (units)	43	211	175	477
Year Built	1945	1997	1976	2018
	Studio	**1BR**	**2BR**	**3BR**
Current Asking Rent/Unit ($)	$1,222	$1,489	$1,987	$1,726
Unit Size (SF)	528	724	1,051	1,178
Units	20	102	85	4
Current Asking Rent/SF	$2.30	$2.03	$1.85	$1.45

Source: REIS, Inc., 2019

Housing Affordability Gap

Affordability gaps, or the needed subsidy amount, are calculated for each of the income tiers. Then the affordability gaps (which is the difference between total development cost and unit value based on the affordable rent or sales price) are multiplied by the number of households in each income tier to produce the total nexus cost (i.e. mitigation costs).

Ownership Housing Affordability Gap/Linkage Fee

This analysis determines the maximum purchase price for single family and townhouse/condominiums units for each of the income categories. SPG analyzed the affordability of townhomes/condominiums and single family homes based on household income categories based on St. Petersburg household income distribution metrics as well as income metrics. It should be noted that the MLS data used in this part of the analysis appears to be largely resales rather than new construction.

SPG's affordability analysis using the City income metrics shows that households earning 80 percent or more of the City's median household income can afford the sales price of existing condominium/townhomes, while households earning 120 percent or more can afford a single family MLS listed homes. Households earning the City's median household income can afford a townhouse/condominium but not a single family home.[34]

Table 38, utilizes MLS 2019 single family data for January and February. The townhouse/condominium prices use MLS 2018 year end data due to an anomaly with the 2019 data. It should be noted that MLS represents all home sales regardless of age. Because of the City's aging housing stock, the median MLS sale price is significantly lower than the cost of new housing.

[34] Assuming good credit and low debt

Table 38: Employee Household Affordability based on St. Petersburg Household Income Metrics

St. Petersburg	Income Targe % AMI	Annual HH Income	Maximum Sales Price	Median Value (2018)	Affordability Gap per Unit
Affordable Units					
CondominiumTownhomes (Based on Current MLS Data)				**$183,775**	
Very Low Income (50% of AMI)	50%	$28,850	$103,216		($80,559)
Very Low Income (60% of AMI)	60%	$34,620	$123,859		($59,916)
Low Income (80% of AMI)	80%	$46,160	$183,495		($280)
Moderate Income (120% of AMI)	120%	$69,240	$275,242		$91,467
Median Income		$57,700	$229,369		$45,594
Single Family Units (Based on Current MLS Data)				**$235,515**	
Very Low Income (50% of AMI)	50%	$28,850	$103,216		($132,299)
Very Low Income (60% of AMI)	60%	$34,620	$123,859		($111,656)
Low Income (80% of AMI)	80%	$46,160	$183,495		($52,020)
Moderate Income (120% of AMI)	120%	$69,240	$275,242		$39,727
Median Income		**$57,700**	$229,369		($6,146)

AMI - Area Median Income for as published by HUD/ACS.

Notes: Ongoing Expenses are based on estimates of utilities, homeowner association dues, property taxes, etc. based on unit value.

Annual debt service assumes a 30 year mortgage at 4.25%, 12% other debt, with a 10% down payment.

Source:Pinellas Realtors, 2018/19 data

RENTAL/OWNER HOUSING AFFORDABILITY GAP

As mentioned, the above referenced prices are mainly derived from existing housing stock. In order to gauge the affordability SPG analyzed apartments as a prototype for residential.

Using existing rent for a two bedroom apartment[35] of $1,987 would result in average market value of $275,123 per unit. As shown in Table 39, none of the households earning 120% of the City's median household income could afford existing two bedroom rents.

Table 39: Current Apartment Rent Feasibility (2 Bedroom) based on St. Petersburg Household Income Ranges

(St. Petersburg Median Household Income) Apartment Project		Monthly Rent *	Annual Rent	Less Operating Expenses	NOI	Average Market Value	Affordable Gap per Unit	Average Unit Size	Commute Factor Linkage Fee
Market Rental Rates		$1,987	$23,844	$5,961	$17,883	$275,123		900	33%
Affordable Gap - Apartment Units									
Very Low Income (50% of AMI)		$721	$8,657	$5,961	$2,696	$41,479	($233,644)	(259.60)	(85.67)
Very Low Income (60% of AMI)		$866	$10,389	$5,961	$4,428	$68,116	($207,007)	(230.01)	(75.90)
Low Income (80% of AMI)		$1,154	$13,851	$5,961	$7,890	$121,391	($153,732)	(170.81)	(56.37)
Moderate Income (120% of AMI)		$1,731	$20,777	$5,961	$14,816	$227,941	($47,182)	(52.42)	(17.30)
Median Income		$962	$11,543	$5,961	$5,582	$85,875	($189,248)	(712.85)	(235.24)
GAP based on 60%-120%								(453.25)	(149.57)
GAP based on 80 - 120%								(223.24)	(73.67)
Based on ACS MHI inflated to 2019	**$57,700**								
Monthly rent does not include utilities. Operating Expenses are based on average operating expenses from similar size apartment projects.								25%	
Net Opearating Income (NOI) is capitalized at 6.5% to derive Average Market Value.									
Affordability Gap is the difference between value supported market rents and value supported at affordable income rent levels.									

SPG also developed a pro form analysis to determine the rental affordability of constructing a moderate two bedroom apartment as shown in Table 40. The affordability gap based on the following pro forma analysis for new moderate priced two bedroom apartments. Based on the analysis a household earning over 120 percent of the City's median household income ($57,700) can afford an existing two bedroom

[35] Table 27

apartment. However, families earning 120 percent, or less, of the City's median family income cannot afford to rent a newly constructed two bedroom apartment. Table 40 also indicates that there is a $41.56 PSF GAP in funding apartments for new employees earning 120 percent or less of the City's median household income. If one was only seeking funding for supplying moderate income housing[36] the GAP is $13.98. It should be noted that these GAPs or linkage costs are considered the maximum allowable and is not a recommended residential linkage fee.

Based on the City's median household income of $57,700, no households could afford renting a new two bedroom apartment.

Table 40: Residential GAP/Linkage Median Household Income Analysis

Affordability GAP Analysis	Based on St. Petersburg Income				
Apartments Based on St. Petersburg Median Household Income	**Market Grade**	**VLI (50%) Income**	**VLI (60%)**	**Low Income (60% -80)**	**Moderate Income (80%-120%)**
Land	9	9	9	9	9
Density/Acres	38	38	38	38	38
Units	327	327	327	327	327
Gross Unit Size	944	944	944	944	944
Unit Size	850	850	850	850	850
Average Bedroom	2	2	2	2	2
Person Per Per Bedroom	2	2	2	2	2
Cost Assumptions					
Land	$6,020,000	$6,020,000	$6,020,000	$6,020,000	$6,020,000
Land/Acre	$602,000	$602,000	$602,000	$602,000	$602,000
Land Per Unit	$18,421	$18,421	$18,421	$18,421	$18,421
Direct Costs	$44,444,800	$44,444,800	$44,444,800	$44,444,800	$44,444,800
Direct Construction Cost/Net SF	$160	$160	$160	$160	$160
Direct Construction Costs/Unit	$136,000	$136,000	$136,000	$136,000	$136,000
Indirect Costs as % of Direct costs	25%	25%	25%	25%	25%
Indirect Costs/Unit	$34,000	$34,000	$34,000	$34,000	$34,000
Profit Margin	12%	12%	12%	12%	12%
Profit	$22,611	$22,611	$22,611	$22,611	$22,611
Total Cost (includes parking)	**$211,032**	**$211,032**	**$211,032**	**$211,032**	**$211,032**
Cost PSF	**$248**	**$248**	**$248**	**$248**	**$248**
Maximum Supported Apartment/Price		50%	60%	80%	120%
Income Available /Year (Median Household Income); 5 % Vacancy Rate	$19,893	$6,991	$8,389	$11,185	$16,778
Less Operating Expenses	25%	25%	25%	25%	25%
Less Operating Expense per Unit	$4,973	$4,973	$4,973	$4,973	$4,973
Net Operating Income (NOI)	**$14,920**	**$2,017**	**$3,416**	**$6,212**	**$11,804**
Capitalization Rate	6.0%	6.0%	6.0%	6.0%	6.0%
Total Supportable Unit Value	$248,663	$33,623	$56,925	$103,530	$196,738
GAP	$37,631	($177,408)	($154,106)	($107,502)	($14,293)
GAP PSF	$44	($209)	($181)	($126)	($17)
Percent Employees		37%	3%	32%	13%
Total GAP PSF		($77.42)	($6.17)	($40.22)	($2.15)
Commute Adjustment (33%)		($25.55)	($2.04)	($13.27)	($0.71)
Rental GAP					($41.56)
GAP 60-120					($16.02)
GAP 80-120					($13.98)

[36] Household income of 80-120% AMI

NONRESIDENTIAL LINKAGE FEE

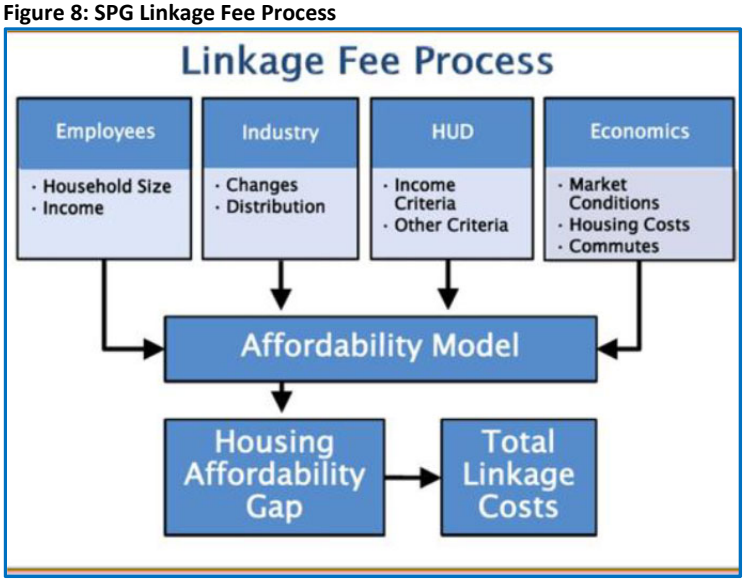
In cities like St. Petersburg that are experiencing growth, commercial development (usually office or retail space) often outpaces workforce housing production. This can create a jobs-housing imbalance, meaning there are not enough places for workers to live in the vicinity of their jobs. A jobs-housing imbalance drives up prices in the local housing market, and also leads to long commutes and traffic congestion as workers live farther from jobs, which affects the entire region. Linkage programs seek to correct this imbalance by tying the construction and maintenance of the affordable housing stock to commercial growth.

NONRESIDENT NEXUS STUDY

A Nexus study provides the required information for the workforce housing need created by new developments and provides statistical support for the fee calculation. The fee is typically calculated on a square foot basis or a per unit basis for residential.

The following diagram illustrates SPG Linkage Fee methodology.

Figure 8: SPG Linkage Fee Process



As discussed earlier, 32.9 percent of St. Petersburg resident workers actually worked within the City in 2015. Based on 2015 Census data[37], 75,841 employees worked within the City but resided elsewhere. This labor dynamic is not only based on housing costs and availability but is also influenced by other household earners work locations, quality schools, amenities, community services, etc.

To analyze the linkage between salaries and housing, SPG conducted a Nexus study using Pinellas 2018 wage data and translated wage to household income.

[37] ibid

NONRESIDENTIAL AFFORDABILITY/LINKAGE ANALYSIS

This section presents a summary of the analysis of the linkage between four types of workplace uses and the estimated number of worker households in the income categories that will, on average, be employed.

ANALYSIS APPROACH AND FRAMEWORK

The microanalysis is used to examine the employment associated with the development of 100,000 square foot building modules. Through a series of linkage steps, the number of employees is converted to households and housing units by affordability level. The findings are expressed in terms of numbers of households related to building area. In the final step, the numbers of households are converted back to the per-square-foot level.

The building types or land-use activities addressed in the analysis include industrial, commercial (including retail and other services), office and hotel. The income category addressed in the analysis, as defined by HUD, is Moderate Income (60 to 120 percent of median income).

Analysis Steps

The linkage analysis is comprised of several steps used to convert new employment into household and income categories to determine gaps in housing affordability at different income levels. The following is a description of each step of the analysis.

Step 1 – Estimate of Total Employees

Table 41 identifies the total number of direct employees who will work at or in the building type being analyzed. Employment density factors are used to make the conversion. The density factors used in this analysis are as follows:

- Office - 300 square feet per employee. Average office density has been decreasing from 350 square feet lower per employee to 200-300 square feet and depending on the character of the office activity (i.e., corporate headquarters versus back office).
    - ✓ Office includes the following NAICS industries: 51-55 and 62

- Commercial - 450 square feet per employee. This designation covers a wide range of land uses from restaurants and banks to other forms of retail outlets. The average number of employees per type of use also ranges broadly from a low employee count for discount stores to a high number of employees for a sit-down restaurant.
    - ✓ Commercial includes the following NAICS industries: 44-45 and 81

- Industrial – 800-1,450 square feet per employee. Industrial land uses include manufacturing, warehouses and industrial parks. Typically, industrial uses have the lowest employee count per square foot of building area.
    - ✓ Industrial includes the following NAICS industries: 31-33, 42,56, and 48-49

- Hotel/Food Services – 300-1,000 square feet per employee. This rate covers a cross section of hotel types from lower service hotels which would include food services where rooms may be smaller than 500 square feet to higher-service convention hotels where average room size (inclusive of the meeting space, etc.) is larger, but the number of employees per room is higher.
    - ✓ Hotel includes NAICS 72

- Extended/Limited Service Hotel 8,000 square feet per employee. Extended stay lodging is a subsector of hotels, but operates more as an apartment complex offering lodging services. Typically, this type of operation has only four to five full time equivalent employees. The extended stay facility does not offer any food or beverage services. The typical studio unit size ranges from 300 to 350 square feet.
    - ✓ Hotel includes NAICS 721

All density factors are averages and individual uses can be expected to be fairly divergent from the average occasionally. As mentioned, for ease of analysis and comparison purposes, this analysis is based on prototype buildings of 100,000 square feet in size. This size of building has been used in order to count jobs and housing units in whole numbers that can be readily understood. At the conclusion of the analysis, the findings are divided by building size to express the linkages per square foot, which are very small fractions of housing units.

Table 41: Estimate of Total New Employees in Prototype Building, 100,000 Sq. Ft.

	Industrial	Commercial	Office	Hotel	Limited Service /Estended Stay Lodging
Employees/1,000 SF	1.25	2.0	3.3	3.3	0.1
Space per Employee	800	450	300	300	8,000
Employees per Prototype	125	220	333	330	12.5

Source: ITE and Strategic Planning Group, Inc., 2019

Based on the density factors outlined above, the number of employees in the prototype 100,000 square foot building is as follows: office will house 330 employees, commercial 220 employees, industrial 125 employees, hotel/food services 330 employees and limited service hotel 12.5 employees.

Step 2 – Adjustment for Changing Industries

This step is an adjustment to take into account any declines, changes and shifts within all sectors of the economy and to recognize that new space is not 100 percent equivalent to net new employees. For this analysis, a 5 percent adjustment is utilized to recognize the possibility of future declines and other adjustments (Table 42).

Table 42: Estimate of Employees after Adjustment

	Industrial	Commercial	Office	Hotel	Extended Stay Lodging
Number of Employees	125	220	333	330	13
Adjustment Factor	6	11	17	17	1
Employees after Adjustment	119	209	317	314	12

Note: This adjustment is to take into account any declines, changes and shifts within all sectors of the economy and to recognize that new space is not 100% equivalent to net new employees.

Source: Strategic Planning Group, Inc., 2019

Step 3 – Industry Distribution of Employees

The distribution of employees is the first step in arriving at household income levels. The industry groupings were developed from the Quarterly Census of Employment and Wages (QCEW), also known as the ES-202 (Table 43).

- Industrial land uses were adjusted to reflect the types of industry classifications associated with this type of land use. These industries represent the workers associated with all types of manufacturing activities, the wholesale trade sector, the administration and support of waste management and remediation services, as well as the transportation and warehousing of products. Manufacturing represents 41 percent of this sector and Administration and Waste Services represents 35 percent of this sector, a major user of industrial space.

- Commercial land uses represent a very broad group of categories, primarily led by the retail trade comprising 80.6 percent of all uses. Also included in this land use category are other services which represent 19.4 percent.

- Office building industrial mix was adjusted to reflect the types of activities attracted to office space workers in the City. These industries represent a broad mix of professional service activities, including architecture and engineering, computer and mathematical, legal, management, business and financial operations, healthcare, and sales. The category also includes finance, insurance, and real estate type activities. Healthcare related activities represent 46.1 percent of this sector, while finance, insurance and real estate represent 13.6 percent and professional, scientific and technical services represent 19.6 percent.

- Hotel land use includes full service and limited service hotel accommodations with and without food services. Limited service or extended stay hotels have a minimum of employees.

Table 43: Industrial Distribution of Employees in Pinellas County by Land Use Category

Industry Title	NAICS Code	Total Wages	Average Employment	Percent Land Use	Annual Wage
Total, All Industries	10	$5,257,348,154	393,736		$53,408
Office					
Information	51	$106,158,438	6,549	4.1%	$64,836
Finance and Insurance	52	$514,774,260	21,642	13.6%	$95,144
Real Estate and Rental and Leasing	53	$124,471,872	10,577	6.7%	$47,072
Professional and Technical Services	54	$573,207,919	31,176	19.6%	$73,544
Management of Companies and Enterprises	55	$469,515,150	15,685	9.9%	$119,740
Health Care and Social Assistance	62	$1,001,865,873	73,234	46.1%	$54,720
			158,863	100%	
Hotel					
Accommodation and Food Services	72	$262,218,544	48,900	100%	$21,448
Industrial					
Manufacturing	31-33	$586,886,589	32,892	41.0%	$71,372
Wholesale Trade	42	$261,800,052	13,565	16.9%	$77,200
Administrative and Waste Services	56	$242,705,653	28,146	35.1%	$34,492
Transportation and Warehousing	48-49	$68,747,423	5,552	6.9%	$49,528
			80,155		
Commercial					
Retail Trade	44-45	$452,213,531	54,879	80.6%	$32,960
Other Services, Except Public Administration	81	$122,410,078	13,238	19.4%	$36,988

Source: Strategic Planning Group, Inc., 2019

In this step, employment is translated to income based on Pinellas County wage and salary information for each building type. The wage and salary information provide the income inputs to the Attainable Housing Model. Workers identified in the earlier steps as being wholesale/retail warehouse workers versus workers in a retail establishment or office workers are analyzed separately.

Step 4 – Adjustment from Employees to Employee Households

This step (Table 44) converts the number of employees to the number of employee households by land-use type that will work in the building type being analyzed. This step recognizes that there is, on average, more than one worker per household thus, the number of housing units in demand for new workers must be reduced. The workers/worker household ratio has eliminated from the equation all non-working households, such as retired persons, students, and those on public assistance. This step in the analysis calculates the number of employee households for each size of household based on the number of employed.

Table 44: Convert New Employees to Land Uses

Industry Title	NAICS Code	Monthly Employment	%	Annual Wage
Office		**317**		
Information	51	13	4.12%	$64,836
Finance and Insurance	52	43	13.62%	$95,144
Real Estate and Rental and Leasing	53	21	6.66%	$47,072
Professional and Technical Services	54	62	19.62%	$73,544
Management of Companies and Enterprises	55	31	9.87%	$119,740
Health Care and Social Assistance	62	146	46.10%	$54,720
		317		
Hotel				
Accommodation and Food Services	72	**314**		$21,448
Limited Service	72	**13**		$21,448
Industrial		**119**		
Manufacturing	31-33	49	41.04%	$71,372
Wholesale Trade	42	20	16.92%	$77,200
Administrative and Waste Services	56	42	35.11%	$34,492
Transportation and Warehousing	48-49	8	6.93%	$49,528
		119		
Commercial		**209**		
Retail Trade	44-45	168	80.57%	$32,960
Other Services, Except Public Administration	81	41	19.43%	$36,988
		209		

Step 5 – Estimates of Employee Households Meeting the Lower Income Definitions

In this step, the analysis calculates the number of employee households that fall into each income category for each size household. Individual employee by industry sector was used to calculate the number of households that fall into these income categories by assuming that multiple earner households are, on average, formed of individuals falling within the same income categories.

Table 45: Adjustment from Employee to Employee Households – Industrial (Manufacturing NAICS 31-33)

Occupation title	Employment	Percent of total employment	Median hourly wage	Median Annual	Household Income Factor	Estimate Household Income
All Occupations	**49**	**100.00%**	**$19.36**	**$30,976**	**1.6**	**$49,562**
Food Preparation and Serving Related Occupations	0	0.51%	$11.12	$17,792	1.6	$28,467
Personal Care and Service Occupations	0	0.02%	$11.74	$18,784	1.6	$30,054
Building and Grounds Cleaning and Maintenance Occupations	0	0.52%	$13.16	$21,056	1.6	$33,690
Farming, Fishing, and Forestry Occupations	0	0.26%	$13.26	$21,216	1.6	$33,946
Transportation and Material Moving Occupations	4	7.87%	$15.31	$24,496	1.6	$39,194
Production Occupations	25	51.33%	$16.92	$27,072	1.6	$43,315
Protective Service Occupations	0	0.11%	$17.74	$28,384	1.6	$45,414
Office and Administrative Support Occupations	4	9.02%	$18.12	$28,992	1.6	$46,387
Healthcare Support Occupations	0	0.01%	$19.37	$30,992	1.6	$49,587
Construction and Extraction Occupations	1	1.55%	$22.75	$36,400	1.6	$58,240
Arts, Design, Entertainment, Sports, and Media Occupations	0	0.70%	$23.45	$37,520	1.6	$60,032
Installation, Maintenance, and Repair Occupations	2	5.07%	$23.91	$38,256	1.6	$61,210
Education, Training, and Library Occupations	0	0.01%	$25.79	$41,264	1.6	$66,022
Community and Social Service Occupations	0	0	$26.12	$41,792	1.6	$66,867
Sales and Related Occupations	2	3.28%	$26.96	$43,136	1.6	$69,018
Life, Physical, and Social Science Occupations	0	0.98%	$29.55	$47,280	1.6	$75,648
Healthcare Practitioners and Technical Occupations	0	0.21%	$32.08	$51,328	1.6	$82,125
Business and Financial Operations Occupations	2	3.94%	$33.07	$52,912	1.6	$84,659
Architecture and Engineering Occupations	3	6.53%	$38.10	$60,960	1.6	$97,536
Computer and Mathematical Occupations	1	2.38%	$45.36	$72,576	1.6	$116,122
Management Occupations	3	5.64%	$56.13	$89,808	1.6	$143,693
Legal Occupations	0	0.06%	$65.59	$104,944	1.6	$167,910

Note: due to rounding the calculations may not equal the total figure.

Table 46: Wholesale Trade (NAICS 42)

Occupation title	Employment	Percent of total employment	Median hourly wage	Median Annual Wage	Household Income Factor	Estimate Household Income
All Occupations	**20**	**100.00%**	**$20.63**	**$33,008**	**1.6**	**$52,813**
Food Preparation and Serving Related Occupations	0	0.14%	$11.07	$17,712	1.6	$28,339
Farming, Fishing, and Forestry Occupations	0	0.76%	$12.11	$19,376	1.6	$31,002
Personal Care and Service Occupations	0	0.03%	$12.32	$19,712	1.6	$31,539
Building and Grounds Cleaning and Maintenance Occupations	0	0.46%	$13.09	$20,944	1.6	$33,510
Protective Service Occupations	0	0.07%	$13.86	$22,176	1.6	$35,482
Healthcare Support Occupations	0	0.03%	$15.51	$24,816	1.6	$39,706
Transportation and Material Moving Occupations	4	20.25%	$15.62	$24,992	1.6	$39,987
Production Occupations	1	5.47%	$15.75	$25,200	1.6	$40,320
Office and Administrative Support Occupations	4	22.36%	$17.06	$27,296	1.6	$43,674
Arts, Design, Entertainment, Sports, and Media Occupations	0	1.26%	$19.05	$30,480	1.6	$48,768
Construction and Extraction Occupations	0	0.45%	$21.03	$33,648	1.6	$53,837
Installation, Maintenance, and Repair Occupations	1	6.57%	$21.94	$35,104	1.6	$56,166
Healthcare Practitioners and Technical Occupations	0	0.47%	$24.51	$39,216	1.6	$62,746
Education, Training, and Library Occupations	0	0.01%	$25.91	$41,456	1.6	$66,330
Sales and Related Occupations	5	24.80%	$27.05	$43,280	1.6	$69,248
Community and Social Service Occupations	0	0.01%	$28.58	$45,728	1.6	$73,165
Life, Physical, and Social Science Occupations	0	0.25%	$30.31	$48,496	1.6	$77,594
Business and Financial Operations Occupations	1	5.07%	$30.51	$48,816	1.6	$78,106
Computer and Mathematical Occupations	1	3.00%	$37.85	$60,560	1.6	$96,896
Architecture and Engineering Occupations	0	1.09%	$38.09	$60,944	1.6	$97,510
Legal Occupations	0	0.07%	$46.32	$74,112	1.6	$118,579
Management Occupations	1	7.36%	$54.60	$87,360	1.6	$139,776

Note: due to rounding the calculations may not equal the total figure.

Table 47 Administration and Waste Services (NAICS 56)

Occupation title	Employment	Percent of total employment	Median hourly wage	Average Annual Household	Household Income Factor	Estimate Household Income
All Occupations	**42**	**100.00%**	**$14.28**	**$22,848**	**1.6**	**$36,557**
Personal Care and Service Occupations	0	0.95%	$11.22	$17,952	1.6	$28,723
Food Preparation and Serving Related Occupations	0	1.11%	$11.44	$18,304	1.6	$29,286
Production Occupations	4	8.93%	$12.14	$19,424	1.6	$31,078
Farming, Fishing, and Forestry Occupations	0	0.17%	$12.19	$19,504	1.6	$31,206
Transportation and Material Moving Occupations	5	12.60%	$12.23	$19,568	1.6	$31,309
Building and Grounds Cleaning and Maintenance Occupations	9	20.97%	$12.25	$19,600	1.6	$31,360
Protective Service Occupations	4	8.85%	$12.55	$20,080	1.6	$32,128
Education, Training, and Library Occupations	0	0.84%	$12.90	$20,640	1.6	$33,024
Healthcare Support Occupations	0	1.12%	$13.70	$21,920	1.6	$35,072
Office and Administrative Support Occupations	8	20.31%	$15.06	$24,096	1.6	$38,554
Sales and Related Occupations	2	5.45%	$15.27	$24,432	1.6	$39,091
Construction and Extraction Occupations	1	2.61%	$17.99	$28,784	1.6	$46,054
Installation, Maintenance, and Repair Occupations	1	2.67%	$20.07	$32,112	1.6	$51,379
Community and Social Service Occupations	0	0.20%	$20.18	$32,288	1.6	$51,661
Arts, Design, Entertainment, Sports, and Media Occupations	0	0.59%	$24.23	$38,768	1.6	$62,029
Life, Physical, and Social Science Occupations	0	0.33%	$27.61	$44,176	1.6	$70,682
Healthcare Practitioners and Technical Occupations	1	1.66%	$28.06	$44,896	1.6	$71,834
Business and Financial Operations Occupations	2	4.07%	$28.98	$46,368	1.6	$74,189
Legal Occupations	0	0.25%	$31.67	$50,672	1.6	$81,075
Architecture and Engineering Occupations	0	0.83%	$35.75	$57,200	1.6	$91,520
Computer and Mathematical Occupations	1	2.38%	$36.77	$58,832	1.6	$94,131
Management Occupations	1	3.12%	$47.58	$76,128	1.6	$121,805

Note: due to rounding the calculations may not equal the total figure.

Table 48: Transportation and Warehousing (NAICS 48-49)

Occupation title	Employment	Percent of total employment	Median hourly wage	Average Median Wage	Household Income Factor	Estimate Household Income
All Occupations	**8**	**100.00%**	**$19.69**	**$31,504**	**1.6**	**$50,406**
Community and Social Service Occupations	0	0	0	0	1.6	$0
Personal Care and Service Occupations	0	0.30%	$11.53	18,448	1.6	$29,517
Food Preparation and Serving Related Occupations	0	0.15%	$12.56	20,096	1.6	$32,154
Protective Service Occupations	0	0.73%	$13.54	21,664	1.6	$34,662
Farming, Fishing, and Forestry Occupations	0	0.05%	$14.17	22,672	1.6	$36,275
Building and Grounds Cleaning and Maintenance Occupations	0	0.61%	$16.89	27,024	1.6	$43,238
Transportation and Material Moving Occupations	5	58.56%	$18.44	29,504	1.6	$47,206
Office and Administrative Support Occupations	2	24.91%	$19.79	31,664	1.6	$50,662
Production Occupations	0	1.31%	$20.43	32,688	1.6	$52,301
Arts, Design, Entertainment, Sports, and Media Occupations	0	0.08%	$23.71	37,936	1.6	$60,698
Sales and Related Occupations	0	1.19%	$25.34	40,544	1.6	$64,870
Installation, Maintenance, and Repair Occupations	0	5.59%	$25.95	41,520	1.6	$66,432
Construction and Extraction Occupations	0	0.60%	$27.59	44,144	1.6	$70,630
Education, Training, and Library Occupations	0	0.01%	$28.64	45,824	1.6	$73,318
Healthcare Practitioners and Technical Occupations	0	0.12%	$28.75	46,000	1.6	$73,600
Business and Financial Operations Occupations	0	1.79%	$30.89	49,424	1.6	$79,078
Life, Physical, and Social Science Occupations	0	0.03%	$36.25	58,000	1.6	$92,800
Architecture and Engineering Occupations	0	0.47%	$36.42	58,272	1.6	$93,235
Computer and Mathematical Occupations	0	0.50%	$36.83	58,928	1.6	$94,285
Management Occupations	0	2.92%	$44.65	71,440	1.6	$114,304
Legal Occupations	0	0.03%	$60.77	97,232	1.6	$155,571

Note: due to rounding the calculations may not equal the total figure.

Table 49: Retail Trade (NAICS 44-45)

Occupation title	Employment	Percent of total employment	Median hourly wage	Annual median wage	Household Multiplier	Estimate Household Income
All Occupations	**168**	**100.00%**	**$11.96**	**$19,136**	**1.6**	**$30,618**
Personal Care and Service Occupations	1	0.47%	$10.53	$16,848	1.6	$26,957
Food Preparation and Serving Related Occupations	6	3.51%	$11.08	$17,728	1.6	$28,365
Sales and Related Occupations	92	54.48%	$11.20	$17,920	1.6	$28,672
Building and Grounds Cleaning and Maintenance Occupations	1	0.76%	$11.51	$18,416	1.6	$29,466
Transportation and Material Moving Occupations	11	6.75%	$11.82	$18,912	1.6	$30,259
Office and Administrative Support Occupations	30	17.69%	$12.42	$19,872	1.6	$31,795
Production Occupations	4	2.38%	$13.97	$22,352	1.6	$35,763
Arts, Design, Entertainment, Sports, and Media Occupations	1	0.78%	$14.25	$22,800	1.6	$36,480
Protective Service Occupations	1	0.38%	$14.53	$23,248	1.6	$37,197
Installation, Maintenance, and Repair Occupations	8	4.80%	$17.71	$28,336	1.6	$45,338
Construction and Extraction Occupations	0	0.23%	$18.36	$29,376	1.6	$47,002
Healthcare Practitioners and Technical Occupations	6	3.46%	$18.42	$29,472	1.6	$47,155
Business and Financial Operations Occupations	2	1.01%	$27.68	$44,288	1.6	$70,861
Computer and Mathematical Occupations	1	0.31%	$30.74	$49,184	1.6	$78,694
Management Occupations	4	2.55%	$37.75	$60,400	1.6	$96,640

Note: due to rounding the calculations may not equal the total figure.

Table 50: Other Services, Except Public Administration (NAICS 81)

Occupation title	Employment	Percent of total employment	Median hourly wage	Annual Median	Household Income Factor	Estimate Household Income
All Occupations	**41**	**100.00%**	**$15.03**	**$24,048**	**1.6**	**$38,477**
Protective Service Occupations	0	1.03%	$11.33	$18,128	1.6	$29,005
Transportation and Material Moving Occupations	4	9.88%	$11.36	$18,176	1.6	$29,082
Personal Care and Service Occupations	9	22.62%	$11.85	$18,960	1.6	$30,336
Production Occupations	3	6.76%	$12.14	$19,424	1.6	$31,078
Sales and Related Occupations	2	4.98%	$12.45	$19,920	1.6	$31,872
Farming, Fishing, and Forestry Occupations	0	0.07%	$14.66	$23,456	1.6	$37,530
Office and Administrative Support Occupations	6	14.52%	$15.12	$24,192	1.6	$38,707
Education, Training, and Library Occupations	1	1.69%	$15.57	$24,912	1.6	$39,859
Healthcare Support Occupations	1	1.44%	$17.81	$28,496	1.6	$45,594
Community and Social Service Occupations	1	2.79%	$18.05	$28,880	1.6	$46,208
Installation, Maintenance, and Repair Occupations	7	18.25%	$18.89	$30,224	1.6	$48,358
Construction and Extraction Occupations	0	0.31%	$23.65	$37,840	1.6	$60,544
Arts, Design, Entertainment, Sports, and Media Occupations	1	2.19%	$24.89	$39,824	1.6	$63,718
Healthcare Practitioners and Technical Occupations	0	0.33%	$26.20	$41,920	1.6	$67,072
Business and Financial Operations Occupations	3	6.23%	$28.43	$45,488	1.6	$72,781
Life, Physical, and Social Science Occupations	0	0.34%	$29.35	$46,960	1.6	$75,136
Computer and Mathematical Occupations	0	0.88%	$33.52	$53,632	1.6	$85,811
Architecture and Engineering Occupations	0	0.21%	$36.53	$58,448	1.6	$93,517
Management Occupations	2	5.27%	$42.90	$68,640	1.6	$109,824
Legal Occupations	0	0.21%	$44.30	$70,880	1.6	$113,408

Note: due to rounding the calculations may not equal the total figure.

Table 51: Information (NAICS 51)

Occupation title	Employment	Percent of total employment	Median hourly wage	Median Annual Wage	Household Income Factor	Estimate Household Income
All Occupations	**13**	**100.00%**	**$29.51**	**$47,216**	**1.6**	**$75,546**
Food Preparation and Serving Related Occupations	0	1.85%	$9.92	$15,872	1.6	$25,395
Personal Care and Service Occupations	0	2.54%	$10.11	$16,176	1.6	$25,882
Building and Grounds Cleaning and Maintenance Occupations	0	0.25%	$12.89	$20,624	1.6	$32,998
Transportation and Material Moving Occupations	0	1.51%	$13.95	$22,320	1.6	$35,712
Healthcare Support Occupations	0	0.02%	$14.94	$23,904	1.6	$38,246
Production Occupations	0	1.08%	$17.56	$28,096	1.6	$44,954
Office and Administrative Support Occupations	2	15.99%	$18.28	$29,248	1.6	$46,797
Protective Service Occupations	0	0.19%	$18.51	$29,616	1.6	$47,386
Education, Training, and Library Occupations	0	0.71%	$22.36	$35,776	1.6	$57,242
Community and Social Service Occupations	0	0.01%	$23.24	$37,184	1.6	$59,494
Sales and Related Occupations	1	11.53%	$25.38	$40,608	1.6	$64,973
Arts, Design, Entertainment, Sports, and Media Occupations	2	16.25%	$26.68	$42,688	1.6	$68,301
Installation, Maintenance, and Repair Occupations	1	9.36%	$28.30	$45,280	1.6	$72,448
Healthcare Practitioners and Technical Occupations	0	0.09%	$30.96	$49,536	1.6	$79,258
Construction and Extraction Occupations	0	0.39%	$31.37	$50,192	1.6	$80,307
Business and Financial Operations Occupations	1	8.31%	$37.35	$59,760	1.6	$95,616
Life, Physical, and Social Science Occupations	0	0.08%	$37.91	$60,656	1.6	$97,050
Architecture and Engineering Occupations	0	1.47%	$44.07	$70,512	1.6	$112,819
Computer and Mathematical Occupations	3	20.46%	$44.09	$70,544	1.6	$112,870
Legal Occupations	0	0.34%	$65.15	$104,240	1.6	$166,784
Management Occupations	**0.985435**	**0.0759**	**66.81**	**106896**	**1.60**	**171033.6**

Note: due to rounding the calculations may not equal the total figure.

Table 52: Finance and Insurance (NAICS 52)

Occupation title	Employment	Percent of total employment	Median hourly wage	Median Annual Wage	Household Income Factor	Estimate Household Income
All Occupations	**43**	**100.00%**	**$25.10**	**$40,160**	**1.6**	**$64,256**
Building and Grounds Cleaning and Maintenance Occupations	0	0.16%	$11.94	$19,104	1.6	$30,566
Food Preparation and Serving Related Occupations	0	0.01%	$13.75	$22,000	1.6	$35,200
Personal Care and Service Occupations	0	0.02%	$15.76	$25,216	1.6	$40,346
Transportation and Material Moving Occupations	0	0.04%	$16.46	$26,336	1.6	$42,138
Office and Administrative Support Occupations	18	42.11%	$17.43	$27,888	1.6	$44,621
Farming, Fishing, and Forestry Occupations	0	-7	$17.72	$28,352	1.6	$45,363
Healthcare Support Occupations	0	0.02%	$18.26	$29,216	1.6	$46,746
Installation, Maintenance, and Repair Occupations	0	0.19%	$20.87	$33,392	1.6	$53,427
Production Occupations	0	0.03%	$20.94	$33,504	1.6	$53,606
Protective Service Occupations	0	0.16%	$22.46	$35,936	1.6	$57,498
Community and Social Service Occupations	0	0.14%	$25.81	$41,296	1.6	$66,074
Sales and Related Occupations	6	15.02%	$26.03	$41,648	1.6	$66,637
Construction and Extraction Occupations	0	0.01%	$29.51	$47,216	1.6	$75,546
Arts, Design, Entertainment, Sports, and Media Occupations	0	0.31%	$31.39	$50,224	1.6	$80,358
Education, Training, and Library Occupations	0	0.01%	$32.89	$52,624	1.6	$84,198
Healthcare Practitioners and Technical Occupations	0	0.77%	$33.68	$53,888	1.6	$86,221
Business and Financial Operations Occupations	11	24.84%	$34.51	$55,216	1.6	$88,346
Legal Occupations	0	0.87%	$38.24	$61,184	1.6	$97,894
Life, Physical, and Social Science Occupations	0	0.05%	$39.51	$63,216	1.6	$101,146
Computer and Mathematical Occupations	3	6.81%	$43.76	$70,016	1.6	$112,026
Architecture and Engineering Occupations	0	0.07%	$46.43	$74,288	1.6	$118,861
Management Occupations	4	8.37%	$62.38	$99,808	1.6	$159,693

Note: due to rounding the calculations may not equal the total figure.

Table 53: Real Estate, Rental and Leasing (NAICS 53)

Occupation title	Employment	Percent of total employment	Median hourly wage	Annual Median Wage	Household Income Factor	Estimate Household Income
All Occupations	**21**	**100.00%**	**$17.71**	**$28,336**	**1.6**	**$45,338**
Food Preparation and Serving Related Occupations	0	0.81%	$11.24	$17,984	1.6	$28,774
Building and Grounds Cleaning and Maintenance Occupations	1	6.48%	$13.13	$21,008	1.6	$33,613
Transportation and Material Moving Occupations	1	6.88%	$13.28	$21,248	1.6	$33,997
Personal Care and Service Occupations	0	1.04%	$13.31	$21,296	1.6	$34,074
Farming, Fishing, and Forestry Occupations	0	0.03%	$14.37	$22,992	1.6	$36,787
Healthcare Support Occupations	0	0.04%	$15.35	$24,560	1.6	$39,296
Sales and Related Occupations	5	21.98%	$15.70	$25,120	1.6	$40,192
Production Occupations	0	0.53%	$16.06	$25,696	1.6	$41,114
Office and Administrative Support Occupations	4	20.86%	$16.41	$26,256	1.6	$42,010
Protective Service Occupations	0	1.36%	$16.53	$26,448	1.6	$42,317
Installation, Maintenance, and Repair Occupations	4	18.33%	$17.75	$28,400	1.6	$45,440
Education, Training, and Library Occupations	0	0.02%	$20.20	$32,320	1.6	$51,712
Arts, Design, Entertainment, Sports, and Media Occupations	0	0.99%	$20.93	$33,488	1.6	$53,581
Community and Social Service Occupations	0	0.09%	$21.02	$33,632	1.6	$53,811
Construction and Extraction Occupations	0	1.25%	$21.14	$33,824	1.6	$54,118
Healthcare Practitioners and Technical Occupations	0	0.26%	$24.50	$39,200	1.6	$62,720
Business and Financial Operations Occupations	1	5.76%	$29.86	$47,776	1.6	$76,442
Life, Physical, and Social Science Occupations	0	0	$30.41	$48,656	1.6	$77,850
Legal Occupations	0	0.36%	$33.58	$53,728	1.6	$85,965
Management Occupations	3	11.91%	$34.03	$54,448	1.6	$87,117
Computer and Mathematical Occupations	0	0.81%	$34.19	$54,704	1.6	$87,526
Architecture and Engineering Occupations	0	0.16%	$34.76	$55,616	1.6	$88,986

Note: due to rounding the calculations may not equal the total figure.

Table 54: Professional and Technical Services (NAICS 54)

Occupation title	Employment	Percent of total employment	Median hourly wage	Annual Median Wage	Household Income Factor	Estimate Household Income
All Occupations	**62**	**100.00%**	**$31.43**	**$50,288**	**1.6**	**$80,461**
Personal Care and Service Occupations	0	0.41%	$10.87	$17,392	1.6	$27,827
Food Preparation and Serving Related Occupations	0	0.10%	$11.17	$17,872	1.6	$28,595
Healthcare Support Occupations	1	0.94%	$12.55	$20,080	1.6	$32,128
Building and Grounds Cleaning and Maintenance Occupations	0	0.33%	$13.25	$21,200	1.6	$33,920
Transportation and Material Moving Occupations	1	0.81%	$14.73	$23,568	1.6	$37,709
Farming, Fishing, and Forestry Occupations	0	0.06%	$15.22	$24,352	1.6	$38,963
Office and Administrative Support Occupations	12	19.13%	$18.24	$29,184	1.6	$46,694
Production Occupations	1	1.50%	$18.85	$30,160	1.6	$48,256
Protective Service Occupations	0	0.17%	$18.99	$30,384	1.6	$48,614
Healthcare Practitioners and Technical Occupations	2	2.44%	$22.86	$36,576	1.6	$58,522
Installation, Maintenance, and Repair Occupations	1	0.86%	$23.75	$38,000	1.6	$60,800
Community and Social Service Occupations	0	0.12%	$25.65	$41,040	1.6	$65,664
Construction and Extraction Occupations	1	0.87%	$25.84	$41,344	1.6	$66,150
Arts, Design, Entertainment, Sports, and Media Occupations	3	4.08%	$26.59	$42,544	1.6	$68,070
Sales and Related Occupations	3	4.77%	$28.42	$45,472	1.6	$72,755
Education, Training, and Library Occupations	0	0.17%	$29.43	$47,088	1.6	$75,341
Life, Physical, and Social Science Occupations	2	3.61%	$32.18	$51,488	1.6	$82,381
Business and Financial Operations Occupations	9	15.23%	$34.29	$54,864	1.6	$87,782
Architecture and Engineering Occupations	6	10.44%	$36.82	$58,912	1.6	$94,259
Legal Occupations	5	7.53%	$37.00	$59,200	1.6	$94,720
Computer and Mathematical Occupations	11	17.30%	$42.34	$67,744	1.6	$108,390
Management Occupations	6	9.12%	$66.00	$105,600	1.6	$168,960

Note: due to rounding the calculations may not equal the total figure.

Table 55: Management of Companies and Enterprises (NAICS 55)

Occupation title	Employment	Percent of total employment	Median hourly wage	Annual Median Wage	Household Income Factor	Estimate Household Income
All Occupations	**31**	**100.00%**	**$32.06**	**$51,296**	**1.6**	**$82,074**
Building and Grounds Cleaning and Maintenance Occupations	0	0.46%	$12.74	$20,384	1.6	$32,614
Personal Care and Service Occupations	0	0.46%	$13.32	$21,312	1.6	$34,099
Food Preparation and Serving Related Occupations	0	0.51%	$14.45	$23,120	1.6	$36,992
Farming, Fishing, and Forestry Occupations	0	0.03%	$15.60	$24,960	1.6	$39,936
Healthcare Support Occupations	0	0.38%	$15.76	$25,216	1.6	$40,346
Transportation and Material Moving Occupations	1	2.25%	$16.63	$26,608	1.6	$42,573
Protective Service Occupations	0	0.44%	$17.99	$28,784	1.6	$46,054
Office and Administrative Support Occupations	8	24.90%	$19.37	$30,992	1.6	$49,587
Education, Training, and Library Occupations	0	0.25%	$20.07	$32,112	1.6	$51,379
Community and Social Service Occupations	0	0.93%	$20.31	$32,496	1.6	$51,994
Production Occupations	0	1.03%	$21.20	$33,920	1.6	$54,272
Installation, Maintenance, and Repair Occupations	1	1.86%	$23.45	$37,520	1.6	$60,032
Construction and Extraction Occupations	0	0.48%	$25.40	$40,640	1.6	$65,024
Sales and Related Occupations	1	4.48%	$28.91	$46,256	1.6	$74,010
Arts, Design, Entertainment, Sports, and Media Occupations	1	1.82%	$29.46	$47,136	1.6	$75,418
Healthcare Practitioners and Technical Occupations	1	1.64%	$32.11	$51,376	1.6	$82,202
Business and Financial Operations Occupations	7	22.55%	$34.94	$55,904	1.6	$89,446
Life, Physical, and Social Science Occupations	0	0.75%	$40.29	$64,464	1.6	$103,142
Computer and Mathematical Occupations	4	11.48%	$41.62	$66,592	1.6	$106,547
Architecture and Engineering Occupations	1	3.00%	$45.01	$72,016	1.6	$115,226
Legal Occupations	0	1.11%	$58.80	$94,080	1.6	$150,528
Management Occupations	6	19.17%	$62.89	$100,624	1.6	$160,998

Note: due to rounding the calculations may not equal the total figure.

Table 56: Health Care and Social Assistance (NAICS 62)

Occupation title	Employment	Percent of total employment	Median hourly wage	Annual Median Wage	Household Income Factor	Estimate Household Income
All Occupations	**146**	**100.00%**	**$18.16**	**$29,056**	**1.6**	**$46,490**
Personal Care and Service Occupations	19	12.87%	$11.18	$17,888	1.6	$28,621
Farming, Fishing, and Forestry Occupations	0	0.01%	$11.34	$18,144	1.6	$29,030
Food Preparation and Serving Related Occupations	4	2.62%	$11.58	$18,528	1.6	$29,645
Building and Grounds Cleaning and Maintenance Occupations	3	2.13%	$11.95	$19,120	1.6	$30,592
Production Occupations	1	0.42%	$12.22	$19,552	1.6	$31,283
Transportation and Material Moving Occupations	1	0.67%	$12.31	$19,696	1.6	$31,514
Education, Training, and Library Occupations	4	2.74%	$12.96	$20,736	1.6	$33,178
Healthcare Support Occupations	26	18.01%	$13.73	$21,968	1.6	$35,149
Protective Service Occupations	1	0.38%	$15.69	$25,104	1.6	$40,166
Sales and Related Occupations	1	0.38%	$16.46	$26,336	1.6	$42,138
Office and Administrative Support Occupations	20	13.92%	$16.63	$26,608	1.6	$42,573
Community and Social Service Occupations	8	5.47%	$18.76	$30,016	1.6	$48,026
Installation, Maintenance, and Repair Occupations	1	0.74%	$19.21	$30,736	1.6	$49,178
Arts, Design, Entertainment, Sports, and Media Occupations	0	0.18%	$23.49	$37,584	1.6	$60,134
Construction and Extraction Occupations	0	0.09%	$25.22	$40,352	1.6	$64,563
Business and Financial Operations Occupations	2	1.69%	$27.74	$44,384	1.6	$71,014
Healthcare Practitioners and Technical Occupations	48	32.98%	$32.00	$51,200	1.6	$81,920
Legal Occupations	0	0.03%	$33.12	$52,992	1.6	$84,787
Computer and Mathematical Occupations	1	0.67%	$33.47	$53,552	1.6	$85,683
Life, Physical, and Social Science Occupations	1	0.55%	$34.35	$54,960	1.6	$87,936
Architecture and Engineering Occupations	0	0.03%	$34.78	$55,648	1.6	$89,037
Management Occupations	5	3.43%	$41.87	$66,992	1.6	$107,187

Note: due to rounding the calculations may not equal the total figure.

Table 57: Accommodations (NAICS 72)

Occupation title (click on the occupation title to view its profile)	Employment	Percent of total employment	Median hourly wage	Annual Median Wage	Household Income Factor	Estimate Household Income
All Occupations	**314**	**100.00%**	**$10.57**	**$16,912**	**1.6**	**$27,059**
Transportation and Material Moving Occupations	6	2.06%	$9.78	$15,648	1.6	$25,037
Sales and Related Occupations	10	3.27%	$10.06	$16,096	1.6	$25,754
Food Preparation and Serving Related Occupations	251	80.05%	$10.35	$16,560	1.6	$26,496
Building and Grounds Cleaning and Maintenance Occupations	14	4.50%	$11.10	$17,760	1.6	$28,416
Personal Care and Service Occupations	4	1.20%	$11.16	$17,856	1.6	$28,570
Farming, Fishing, and Forestry Occupations	0	0.01%	$11.48	$18,368	1.6	$29,389
Production Occupations	2	0.73%	$11.81	$18,896	1.6	$30,234
Life, Physical, and Social Science Occupations	0	0	$12.09	$19,344	1.6	$30,950
Office and Administrative Support Occupations	11	3.42%	$12.30	$19,680	1.6	$31,488
Healthcare Support Occupations	0	0.07%	$13.08	$20,928	1.6	$33,485
Protective Service Occupations	2	0.60%	$13.26	$21,216	1.6	$33,946
Education, Training, and Library Occupations	0	0.01%	$14.85	$23,760	1.6	$38,016
Installation, Maintenance, and Repair Occupations	3	0.92%	$15.27	$24,432	1.6	$39,091
Arts, Design, Entertainment, Sports, and Media Occupations	0	0.13%	$17.81	$28,496	1.6	$45,594
Community and Social Service Occupations	0	0	$22.17	$35,472	1.6	$56,755
Construction and Extraction Occupations	0	0.04%	$23.04	$36,864	1.6	$58,982
Business and Financial Operations Occupations	1	0.40%	$23.83	$38,128	1.6	$61,005
Computer and Mathematical Occupations	0	0.03%	$25.76	$41,216	1.6	$65,946
Healthcare Practitioners and Technical Occupations	0	0.04%	$26.19	$41,904	1.6	$67,046
Management Occupations	8	2.52%	$26.67	$42,672	1.6	$68,275
Architecture and Engineering Occupations	0	0	$33.87	$54,192	1.6	$86,707
Legal Occupations	0	0	$51.95	$83,120	1.6	$132,992

Note: due to rounding the calculations may not equal the total figure.

Step 6 – Estimates of Households that meet HUD Income Criteria (Affordability Model)

For this step, an affordability model was developed to determine the affordability of households by HUD's income and levels. This step has been performed for each industry/land-use category and multiplied by the number of households demand by and type of land-use.

Table 58: Distribution of Employees by Income Group

Employment Category	VLI <50%	VLI 50-60%	VLI 60-80%	Work 120%	Above >120%
Office	38	33	67	63	115
Hotel/Food and Accommodation	268	0	26	18	2
Limited Service Hotel	4	0	7	1	0
Industrial	23	0	49	25	21
Commercial	26	0	159	17	7

The analysis adjusted employee and their wages into households by using a worker to household factor as shown below.

Table 59: Conversation of Jobs to Households

Employment Category	VLI <50%	VLI 50-60%	VLI 60-80%	Work 120%	Above >120%
Office	24	21	42	39	72
Hotel/Food and Accommodation	168	0	16	11	1
Limited Service	3	0	4	0	0
Industrial	14	0	31	16	13
Commercial	16	0	99	11	4
Workers Per Household	1.6	1.6	1.6	1.6	1.6

Table 60 shows the maximum household income for each income category.

Table 60: Summary of Household Income by Land Use

Households by Land Use	VLI <50%	VLI 50-60%	VLI 60-80%	Work 120%	Above >120%
Household Income (max)	$28,394	$34,073	$45,430	$68,146	>$78,800
Office	24	21	42	39	72
Hotel/Food and Accommodation	168	0	16	11	1
Limited Service Hotel	3	0	4	0	0
Industrial	14	0	31	16	13
Commercial (retail)	16	0	99	11	4
Total	225	21	193	77	91

ADJUSTMENT FOR COMMUTE RELATIONSHIP

Table 61 depicts the results of the analysis both before and after an adjustment for commute relationship. The American Community Survey (US Census) 2013-17 indicated that residents of St. Petersburg hold only 33 percent of the jobs in the City. Therefore the commute factor used in this analysis is 33 percent. The estimates of households for each income category in a 100,000 square foot prototype building are adjusted downwards by this commute factor.

Table 61: Worker Households Adjusted for Commute Factor

Before Commute Adjustment	Industrial	Commercial	Office	Hotel	Limited Service Hotel
Very Low	14	16	45	168	3
(Under 60% of Median Income)					
Low	31	99	42	16	4
(60% to 80% of Median Income)					
Moderate	16	11	39	11	1
(80% to 120% of Median Income)					
Total	61	126	126	195	9
After Commute Adjustment	33.0%				
Very Low	5	5	15	55	1
(Under 60% of Median Income)					
Low	10	33	14	5	1
(60% to 80% of Median Income)					
Moderate	5	4	13	4	0
(80% to 120% of Median Income)					
	20	42	42	64	2

Note: Residents of St. Petersburg hold 33.2% of the jobs in St. Petersburg. The estimates of households for each income category in a protypical 100,000 SF building are adjusted downwards by this commute factor.

TOTAL LINKAGE COSTS

Nonresidential Linkage Fees

The last step in the linkage fee analysis marries the findings on the numbers of households at each of the income ranges associated with the four types of buildings to the affordability gaps, or the costs of delivering housing in St. Petersburg. The number of households associated with each building type, by income category, and is indicated on the left side of the table, are drawn from the end of the previous section's analysis, still assuming 100,000 sq. ft. buildings. The affordability gaps are from the prior discussion. The commercial development linkage fee per square foot shows the results of the calculation which is the number of units times the affordability gap, divided by 100,000 sq. ft. to bring the conclusion back to the per square foot level.

The total linkage costs are calculated for the total impacts, as indicated in the upper portion of the table, and after an adjustment for the fact that only a share of the worker households will seek housing in St. Petersburg. The Census indicates that 33 percent of those who work in St. Petersburg also live in the City. Therefore, the commute factor used in this analysis is 33 percent.

Tables 62 and 63 summarizes what SPG calculates as the maximum linkage fees for the new development by development sector based on new construction.

Table 62: Linkage Fee Based on New Construction Data

Before Commute Adjustment	Industrial	Commercial	Office	Hotel	Limited Servi Hotel	Gap	Affordability Industrial	Commercial	Office	Hotel	Limited Service Hotel
Very Low	14	16	45	168	3	-$220,325	-$31.67	-$36.29	-$98.32	-$369.17	-$5.51
(Under 60% of Median Income)											
Low	31	99	42	16	4	-$153,732	-$47.08	-$152.77	-$64.86	-$24.98	-$6.73
(60% to 80% of Median Income)											
Moderate	16	11	39	11	1	-$47,182	-$7.45	-$5.01	-$18.63	-$5.31	-$0.24
(80% to 120% of Median Income)											
Total	61	126	126	195	7		-$86.20	-$194.08	-$181.80	-$399.46	-$12.47
After Commute Adjustment	33%						33%				
Very Low	5	5	15	55	1	-$220,325	-$10.45	-$11.98	-$32.44	-$121.83	-$1.82
(Under 60% of Median Income)											
Low	10	33	14	5	1	-$153,732	-$15.54	-$50.41	-$21.40	-$8.24	-$2.22
(60% to 80% of Median Income)											
Moderate	5	4	13	4	0	-$47,182	-$2.46	-$1.65	-$6.15	-$1.75	-$0.08
(80% to 120% of Median Income)											
Total	20	42	42	64	2		-28.45	-64.05	-59.99	-131.82	-4.12

Note: see table 39

Table 63: Summary Nonresidential Linkage Fee Based on New Construction Data

	Industrial	Commercial	Office	Hotel	Extended Stay Hotel
Rental					
Very low income	-$10.45	-$11.98	-$32.44	-$121.83	-$1.82
Low income	-$15.54	-$50.41	-$21.40	-$8.24	-$2.22
Moderate income	-$2.46	-$1.65	-$6.15	-$1.75	-$0.08
Total	**-$28.45**	**-$64.05**	**-$59.99**	**-$131.82**	**-$4.12**

Based on the methodology used in the analysis (Table 63), the Max attainable housing linkage fee (rounded to whole number) based on new housing costs are:

- an industrial land use the fee would be $28 per square foot of building area;

- a commercial land use the fee would be $64 per square foot of building area;
- an office land use the fee would be $60 per square foot of building area;
- a hotel the fee would be $132 per square foot of building area
- a limited or extended stay hotel fee would be $4 per square foot of building area

The numbers in Table 64 present the total jobs housing linkage costs per square foot of building area for each of the building types. These total commercial development linkage costs represent the ceiling for any requirements placed on new construction for attainable housing. The GAP analysis used 2018 MLS data. As shown in Table 64, only households earning less than 80 percent of St. Petersburg median household income have deficits (red). All other household income groups should be able to afford housing assuming good credit.

The totals are not the recommended linkage fees. They should be considered as the maximums established by this analysis, which impact fees may be set.

Table 64: Linkage Fee Based on MLS Data

Before Commute Adjustment	Industrial	Commercial	Office	Hotel	Limited Service Hotel	Gap	Affordability Industrial	Commercial	Office	Hotel	Limited Service Hotel
Condominiums/Townhouses											
Very Low	14	16	45	168	3	-$70,238	-$10.10	-$11.57	-$31.34	-$117.69	-$1.76
(under 60% of Median Income)											
Low	31	99	42	16	4	-$280	-$0.09	-$0.28	-$0.12	-$0.05	-$0.01
(60% to 80% of Median Income)											
Moderate	16	11	39	11	1	$91,467	$14.44	$9.72	$36.11	$10.29	$0.46
(80% to 120% of Median Income)											
Total	61	126	126	195	7		$4.26	-$2.13	$4.65	-$107.44	-$1.31
Single Family											
Very Low	14	16	45	168	3	-$121,978	-$17.53	-$20.09	-$54.43	-$204.38	-$3.05
(Under 60% of Median Income)											
Low	31	99	42	16	4	-$52,020	-$15.93	-$51.70	-$21.95	-$8.45	-$2.28
(60% to 80% of Median Income)											
Moderate	16	11	39	11	1	$39,727	$6.27	$4.22	$15.68	$4.47	$0.20
(80% to 120% of Median Income)											
Total	61	126	126	195	7		-$27.19	-$67.57	-$60.69	-$208.37	-$5.13
After Commute Adjustment	33%						33%				
Condominums											
Very Low	5	5	15	55	1	-$70,238	-$3.33	-$3.82	-$10.34	-$38.84	-$0.58
(Under 60% of Median Income)											
Low	10	33	14	5	1	-$280	-$0.03	-$0.09	-$0.04	-$0.02	$0.00
(60% to 80% of Median Income)											
Moderate	5	4	13	4	0	$91,467	$4.77	$3.21	$11.92	$3.40	$0.15
(80% to 120% of Median Income)											
Total	20	42	42	64	2		$1.41	-$0.70	$1.53	-$35.46	-$0.43
Single Family											
Very Low	5	5	15	55	1	-$121,978	-$5.79	-$6.63	-$17.96	-$67.45	-$1.01
(Under 60% of Median Income)											
Low	10	33	14	5	1	-$52,020	-$5.26	-$17.06	-$7.24	-$2.79	-$0.75
(60% to 80% of Median Income)											
Moderate	5	4	13	4	0	$39,727	$2.07	$1.39	$5.18	$1.47	$0.07
(80% to 120% of Median Income)											
Total	20	42	42	64	2		-$8.97	-$22.30	-$20.03	-$68.76	-$1.69

Table 65 averages the MLS townhome and single family fees assuming an equal distribution[38].

[38] The figures were added then divided by 2

Table 65: Summary Nonresidential Linkage Fee Based on MLS Data

	Industrial	Commercial	Office	Hotel	Extended Stay Hotel
Townhome					
Very low income	-$3.33	-$3.82	-$10.34	-$38.84	-$0.58
Low income	-$0.03	-$0.09	-$0.04	-$0.02	$0.00
Moderate income	$4.77	$3.21	$11.92	$3.40	$0.15
Total	$1.41	-$0.70	$1.53	-$35.46	-$0.43
Single Family					
Very low income	-$5.79	-$6.63	-$17.96	-$67.45	-$1.01
Low income	-$5.26	-$17.06	-$7.24	-$2.79	-$0.75
Moderate income	$2.07	$1.39	$5.18	$1.47	$0.07
Total	-$8.97	-$22.30	-$20.03	-$68.76	-$1.69
Combined					
Very low income	-$4.56	-$5.22	-$14.15	-$53.14	-$0.79
Low income	-$2.64	-$8.58	-$3.64	-$1.40	-$0.38
Moderate income	$3.42	$2.30	$8.55	$2.44	$0.11
Total	-$3.78	-$11.50	-$9.25	-$52.11	-$1.06

The Max attainable housing linkage fee based on MLS housing sales are:

- an industrial land use the fee would be $4 per square foot of building area;
- a commercial land use the fee would be $12 per square foot of building area;
- an office land use the fee would be $9 per square foot of building area;
- a hotel the fee would be $52 per square foot of building area
- a limited or extended stay hotel fee would be $1 per square foot of building area

Based on the analysis on nonresidential impacts using 2018 MLS data to define demand, only households having less than the median household income show a deficit. In averaging Townhome and Single Family linkages results in all land uses producing deficits.

The linkage fees shown in Table 66 are a realistic assessment of St. Petersburg attainable/workforce housing market. The combined linkage fee is based on the assumption that there is an equal distribution between new construction and existing housing[39]. They should be seen as a beginning point rather than the final fee structure. Most, if not all, governmental entities adjusted the final fees to reflect local economic and political conditions. Should the City adopt linkage/impact fees, those fees should be subject to CPI increases.

[39] Adds the MLS and New Construction fees divided by 2.

Table 66: Recommended Nonresidential Linkage Fee

	Industrial	Commercial	Office	Hotel	Extended Stay Hotel
New Construction					
Very low income	-$10.45	-$11.98	-$32.44	-$121.83	-$1.82
Low income	-$15.54	-$50.41	-$21.40	-$8.24	-$2.22
Moderate income	-$2.46	-$1.65	-$6.15	-$1.75	-$0.08
Total	-$28.45	-$64.05	-$59.99	-$131.82	-$4.12
MLS Pricing					
Very low income	-$4.56	-$5.22	-$14.15	-$53.14	-$0.79
Low income	-$2.64	-$8.58	-$3.64	-$1.40	-$0.38
Moderate income	$3.42	$2.30	$8.55	$2.44	$0.11
Total	-$3.78	-$11.50	-$9.25	-$52.11	-$1.06
Combined					
Very low income	-$7.50	-$8.60	-$23.30	-$87.48	-$1.31
Low income	-$9.09	-$29.50	-$12.52	-$4.82	-$1.30
Moderate income	$0.48	$0.32	$1.20	$0.34	$0.02
Total	-$16.11	-$37.77	-$34.62	-$91.97	-$2.59

The Max attainable housing linkage fee[40] based on averaging the new construction and MLS data are:

- Industrial land use fee would be $16 per square foot of building area;
- Commercial land use fee would be $38 per square foot of building area;
- Office land use fee would be $35 per square foot of building area;
- Hotel fee would be $92 per square foot of building area;
- Extended Stay Hotel fee would be $3 per square foot of building area.

As discussed in this report, additional funds may be available from other funding sources like CDBG, LIHTC, HOME, SHIP, Penny for Pinellas, etc., to offset the cost of providing workforce housing.

In addition to fees generated with a commercial development linkage fees, there are a number of programs focused on establishing an attainable workforce and attainable housing program including providing Accessory Dwelling Units, exemption or reduction of parking regulations, FAR, permits, etc.

Straight Workforce Housing Permit Fee

Winter Park was the first City in Florida to establish an attainable housing linkage fee that applied to all new construction (or major reconstruction) residential or commercial. The single fee ($1 per square foot) was treated like all other "permit fees" and the revenues placed in the City's Housing Trust Fund. The City of Jupiter recently enacted a linkage fee program using a single fee for residential and non-residential developments. SPG used this approach for the City of St. Petersburg, in its development financial pro forma analysis on new construction (or major redevelopment/rehabs).

[40] Rounded to whole dollars

The City of Denver uses both a straight Workforce Housing Fee as well as Workforce Housing Residential Incentives. It uses a mandatory workforce housing incentive program as well as a "workforce housing permit type of fee" approach.

The City of Boulder uses a host of attainable housing revenue sources including a Housing Excise Fee. The fee is $.23 per square foot for residential and $.51 for non-residential.

CHAPTER 6: LINKAGE FEE IMPACT ON DEVELOPMENT

PRO FORMA ANALYSIS

SPG prepared a financial feasibility analysis of the various development prototypes using a pro forma model that measures the return on cost (ROC) and return on equity (ROE). Discussions of the various metrics used are described below:

CAP Rate: The capitalization rate, often referred to as the "cap rate", is a fundamental concept used in the world of commercial real estate. It is the rate of return on a real estate investment property based on the income that the property is expected to generate. This metric is used to estimate the investor's potential return on an investment[41]. This analysis uses cap rates to estimate the fair market value of the various development prototypes. The analysis uses cap rates obtained from nationalcaprate.com for the Tampa Bay area.

Return on Cost (ROC): A cash-on-cash return is a rate of return often used in real estate transactions that calculates the cash income earned on the cash invested in a property. Put simply, cash-on-cash return measures the annual return the investor made on the property in relation to the amount of mortgage paid during the same year[42]. This study uses the stabilized net operating income for each prototype divided by the total estimated development cost. The study assumes the ROC should be at least 1.5% above the local cap rate.

Return of Equity (ROE): This ratio is a fundamental financial measurement used in calculating the annual rate of return on the "net" equity (or "trapped equity") in a property. Return on Equity helps an investor understand if a property should continue to be held. It is defined as the capitalized net operating income less total development costs divided by the amount of equity invested and then divided by the estimated term of the investment.

DESCRIPTION OF PROTOTYPES USED IN THE ANALYSIS

Table 67 on the next page describes the various development profiles used in the financial analysis. It should be noted that for both the hotel and office analysis, SPG used two separate types of developments: regular development and Downtown Development (DC).

The following tables provide operation information that forms the basis of the pro forma financial analysis of each development prototype. The two most important factors that could impact the analysis are land costs and revenue generation.

[41] https://www.investopedia.com/terms/c/capitalizationrate.asp
[42] www.investopedia.com/terms/c/cashoncashreturn.asp

Table 67: Prototype Description

	Hotel	Hotel DC	Retail/ Restaurant/ Services	Office	Office DC	Industrial	Apartment
Prototype Description							
Gross Building Area (GBA)	100,000	100,000	25,000	50,000	50,000	150,000	150,000
Podium Parking Area	0	45,000	0	0	30,000	0	0
Gross Building Area including Parking	100,000	145,000	25,000	50,000	80,000	150,000	150,000
Net Leasable Sq. Ft. (%)	na		100%	90%	90%	100%	90%
Net Leasable Sq. Ft. (NSF)	100,000	100,000	25,000	45,000	45,000	150,000	135,000
Hotel Rooms	200	200					
Room Size	500	500					
Number of Apartments							159
Site Coverage	75%	75%	60%	75%	75%	45%	50%
Building SF	100,000	145,000	25,000	50,000	80,000	150,000	150,000
Parking Spaces							
Podium Spaces	0	100	0	0	100	0	0
Surface Spaces	150		113	167	0	50	238
Floor Area Ratio	1.00	3.00	1.00	1.00	3.00	0.5	1.00
Land Area (acres)	3.1	1.5	1.0	1.5	0.8	15.3	6.9
Land Area (SF)	133,333	64,444	41,667	66,667	35,556	666,667	300,000
Land Cost @ acre	$700,000	$4,000,000	$700,000	$700,000	$4,000,000	$450,000	$602,000
SF Land Cost	$16.07	$91.83	$16.07	$16.07	$91.83	$10.33	$13.82
GBA							
Equity	0.3	0.3	0.3	0.3	0.3	0.3	0.3
Loan	0.7	0.7	0.7	0.7	0.7	0.7	0.7

As shown below, both the downtown developments, hotel and office, assume podium parking rather than on surface parking.

Table 68: Development Assumptions

Development Assumptions	Metric	Hotel	Hotel DC	Retail/ Restaurant/ Services	Office	Office DC	Industrial	Apartment
Direct Costs								
Building & On-Site Improvements	per sq. ft. of GBA	$180	$200	$120	$150	$180	$50	$125
Parking Costs - Podium (1)	per space	$24,000	$24,000			$24,000	na	
Parking Costs - Surface	per space	$2,500		$2,500	$2,500		$0	$2,500
Indirect Costs	0.22							
Tenant Improvements	per NSF	$0	$0	$25	$40	$50	$0	$0
Cap Rate	5.0% - 7.5%							
Return on Cost	7% to 8%							
(1) carlwalker.com, 2017 Miami costs inflated								

Revenue projections are shown on the next page. Hotel revenue per room for downtown was calculated at $250 and non-downtown at $150.

Table 69: Revenue Assumptions

Prototype	Metric	Input	Steady State
Hotel			
Gross Annual Room Income	RevPAR (1)	$54,750	$10,950,000
Gross Annual Other Income (10%)	Per Room	$5,475	$1,095,000
Less: Vacancy	25%	$15,056	$3,011,250
Less: Operation Expenses	70%	$31,618	$6,323,625
Annual Net Income			$2,710,125
(1) revenue per available room			
Hotel Downtown			
Gross Annual Room Income	RevPAR	$91,250	$18,250,000
Gross Annual Other Income (20%)	Per Room	$18,250	$3,650,000
Less: Vacancy	25%	$27,375	$5,475,000
Less: Operation Expenses	70%	$57,488	$11,497,500
Annual Net Income			$4,927,500
Retail/Restaurant/Services			
Revenues and Expenses			
Monthly Rent-Triple Net	per NSF	$30	$750,000
Operating Expenses	% of Gross	40%	$300,000
Vacancy Rate	% of Gross	5%	$37,500
Estimates			
Net Square Footage		25,000	$25,000
Annual Gross Revenues		$750,000	$750,000
Operating Expenses		($300,000)	$300,000
Vacancy Rate		($37,500)	$37,500
Annual Net Operating Income		$412,500	$412,500
Office			
Revenues and Expenses			
Monthly Rent-Triple Net	per NSF	$25	$1,125,000
Operating Expenses	% of Gross	25%	$281,250
Vacancy Rate	% of Gross	5%	$56,250
Estimates			
Net Square Footage		45,000	$45,000
Annual Gross Revenues		$1,125,000	$1,125,000
Operating Expenses		($281,250)	$281,250
Vacancy Rate		($56,250)	$56,250
Annual Net Operating Income		$787,500	$787,500
Office Downtown			
Revenues and Expenses			
Monthly Rent-Triple Net	per NSF	$37	$1,665,000
Operating Expenses	% of Gross	20%	$333,000
Vacancy Rate	% of Gross	5%	$83,250
Estimates			
Net Square Footage		45,000	$45,000
Annual Gross Revenues		$1,665,000	$1,665,000
Operating Expenses		($333,000)	$333,000
Vacancy Rate		($83,250)	$83,250
Annual Net Operating Income		$1,248,750	$1,248,750
Industrial			
Revenues and Expenses			
Monthly Rent-Triple Net	per NSF	$7	$1,080,000
Operating Expenses	% of Gross	0%	$0
Vacancy Rate	% of Gross	0%	$0
Estimates			
Net Square Footage		150,000	$150,000
Annual Gross Revenues		$1,080,000	$1,080,000
Operating Expenses		$0	$0
Vacancy Rate		$0	$0
Annual Net Operating Income		$1,080,000	$1,080,000
Residential Rental (2 Bedroom)			
Revenue and Expenses			
Monthly Rent	per NSF	$2.08	$3,373,412
Operating Expenses	% of Gross	0.25	$843,353
Vacancy Rate	% of Gross	5%	$168,671
Annual Net Operating Income		$2.38	$2,361,388

Note: Hotel Rate $150, Downtown Hotel $250

FINANCIAL ANALYSIS

As shown in Table 70, none of the development prototypes are financially feasible using maximum linkage/impact fees.

The analysis also analyzed the financial effects of implementing a range of impacts fees from $1 per square gross foot of development to $5 per square gross foot. Based the assumptions given, this level of impact fee has minor effects on the financial performance of each prototype.

Table 70: Development Feasibility

	Metric	Hotel		Hotel-DC		Retail/Restaurant/ Services		Office		Office-DC		Industrial		Apartment (2 Bedroom)	
Development Costs		per SF of GBA	Total	per SF of GBA	Total	per SF of GBA	Total	per SF of GBA	Total	per SF of GBA	Total	per SF of GBA	Total	per SF of GBA	Total
Land (1)		$21.43	$2,142,639	$59.18	$5,917,763	$26.78	$669,575	$21.43	$1,071,319	$65.30	$3,264,973	$45.91	$6,887,052	$28	$4,146,006
Direct Costs															
Building & On-Site Improvements		$180	$18,000,000	$200	$20,000,000	$120	$3,000,000	$150	$7,500,000	$180	$9,000,000	$50	$7,500,000	$125	$18,750,000
Parking (Surface)	$2,500	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Podium/Structured	$24,000				$2,400,000						$2,400,000				
Total Direct Costs		**$180**	**$18,000,000**	**$200**	**$22,400,000**	**$120**	**$3,000,000**	**$150**	**$7,500,000**	**$180**	**$11,400,000**	**$50**	**$7,500,000**	**$125**	**$18,750,000**
Indirect Costs (2)															
Hotel Indirect Costs @	35%	$63.00	$6,300,000	$70.00	$7,000,000										
Retail Indirect Costs @	25%					$30.00	$750,000								
Office Indirect Costs @	20%							$30.00	$1,500,000	$45.60	$2,280,000				
Industrial Indirect Costs @	25%											$12.50	$1,875,000		
Apartment Indirect Costs@	20%													$25.00	$3,750,000
Total Indirect Costs	20%	**$63.00**	**$6,300,000**	**$70.00**	**$7,000,000**	**$30.00**	**$750,000**	**$30.00**	**$1,500,000**	**$45.60**	**$2,280,000**	**$12.50**	**$1,875,000**	**$25.00**	**$3,750,000**
Total Development Costs (TDC) without Nexus Fees															
No Fee		**$264**	**$26,442,639**	**$353**	**$35,317,763**	**$177**	**$4,419,575**	**$201**	**$10,071,319**	**$339**	**$16,944,973**	**$108**	**$16,262,052**	**$178**	**$26,646,006**
Maximum Linkage Fees		**$92**	$9,200,000	**$92**	$9,200,000	**$38**	$944,311	**$35**	$1,731,037	**$35**	$1,731,037	**$16**	$2,417,230	**$41**	$6,150,000
Total Development Costs (TDC)		**$356**	**$35,642,639**	**$445**	**$44,517,763**	**$215**	**$5,363,886**	**$236**	**$11,802,356**	**$374**	**$18,676,010**	**$125**	**$18,679,283**	**$219**	**$32,796,006**
Linkage Fee ($1 per GBA)	$1.00	0.38%	$100,000	0.28%	$100,000	0.57%	$25,000	0.50%	$50,000	0.30%	$50,000	0.92%	$150,000	0.56%	$150,000
		$265	**$26,542,639**	$354	**$35,417,763**	$178	**$4,444,575**	$202	**$10,121,319**	$340	**$16,994,973**	$109	**$16,412,052**	179	**$26,796,006**
Linkage Fee ($5 per GBA)	$5.00	1.89%	$500,000	1.42%	$500,000	2.83%	$125,000	2.48%	$250,000	1.48%	$250,000	4.61%	$750,000	2.29%	$750,000
		$269	**$26,942,639**	$358	**$35,817,763**	$182	**$4,544,575**	$206	**$10,321,319**	$344	**$17,194,973**	$113	**$17,012,052**	$183	**$27,396,006**
Equity	**30%**	**$79**	**$7,932,792**	**$106**	**$10,595,329**	**$53**	**$1,325,872**	**$60**	**$3,021,396**	**$102**	**$5,083,492**	**$33**	**$4,878,616**	**$53**	**$7,993,802**
Loan (mortgage)	**70%**	**$185**	$18,509,847	**$247**	$24,722,434	$124	$3,093,702	$141	$7,049,923	$237	$11,861,481	$76	$11,383,437	$124	$18,652,204
Revenue															
Gross Income							$750,000								
Annual Net Operating Income		**$27.10**	**$2,710,125**	**$49.28**	**$4,927,500**	**$8.25**	**$412,500**	**$15.75**	**$787,500**	**$24.98**	**$1,248,750**	**$7.20**	**$1,080,000**	**$15.74**	**$2,361,388**
Per Room or NSF			$13,551		$24,638	$16.50									
CAP (3)			**5.50%**		**5.50%**		**5.43%**		**5.44%**		**5.44%**		**4.74%**		**5.37%**
Maximum Value		$493	**$49,275,000**	$896	**$89,590,909**	$304	**$7,596,685**	$97	**$14,476,103**	$153	**$22,954,963**	$152	**$22,784,810**	$293	**$43,973,710**
Less Development Cost		-$264	-$26,442,639	-$353	-$35,317,763	-$177	-$4,419,575	-$67	-$10,071,319	-$113	-$16,944,973	-$108	-$16,262,052	-$178	-$26,646,006
Profit Before Fees (NSF)		**$228**	**$22,832,361**	**$543**	**$54,273,146**	**$127**	**$3,177,111**	**$29**	**$4,404,784**	**$40**	**$6,009,990**	**$43**	**$6,522,758**	**$116**	**$17,327,705**
Fees as % of TDC															
No Fee			$0		$0		$0		$0		$0		$0		0
Maximum Linkage Fees (pg 61)		34.79%	$9,200,000	26.05%	$9,200,000	21.37%	$944,311	17.19%	$1,731,037	10.22%	$1,731,037	14.86%	$2,417,230	23.08%	$6,150,000
	$1.00	0.38%	$100,000	0.28%	$100,000	0.57%	$25,000	0.50%	$50,000	0.30%	$50,000	0.92%	$150,000	0.56%	$150,000
	$5.00	1.89%	$500,000	1.42%	$500,000	2.83%	$125,000	2.48%	$250,000	1.48%	$250,000	4.61%	$750,000	2.81%	$750,000
Equity Investment Analysis															
Equity as % TDC			30%		30%		30%		30%		30%		30%		30%
Return on Equity (ROE)			**6.00%**		**6.00%**		**6.00%**		**6.00%**		**6.00%**		**6.00%**		**6.00%**
No Linkage Fee (investment period in months)	20		14.39%		25.61%		11.98%		7.29%		5.91%		6.69%		10.84%
Maximum Linkage Fees (pg 61)			8.59%		21.27%		8.42%		4.42%		4.21%		4.21%		6.99%
	$1.00		14.33%		25.56%		11.89%		7.21%		5.86%		6.53%		10.74%
	$5.00		14.08%		25.38%		11.51%		6.88%		5.67%		5.92%		10.37%
Return on Cost (ROC) (4)	**0.015**		**7.00%**		**7.00%**		**6.93%**		**6.94%**		**6.94%**		**6.24%**		**6.87%**
No Fee			10.25%		13.95%		9.33%		7.82%		7.37%		6.64%		8.86%
Maximum Linkage Fees (pg 61)			7.60%		11.07%		7.69%		6.67%		6.69%		5.78%		7.20%
$1.00			10.21%		13.91%		9.28%		7.78%		7.35%		6.58%		8.81%
$5.00			10.06%		13.76%		9.08%		7.63%		7.26%		6.35%		8.62%

(1) Loopnet.com; City staff (downtown)
(2) include A&E, construction financing,permits and fees, legal, accounting, insurance and developer overhead
(3) nationalcapaate/Tampa.com; second quarter 2019
(4) cap rate plus 0.015%

EXEMPTIONS

The following are potential exemptions to the payment of linkage fees:[43]

1. Construction upon any property which is the subject of a preexisting contractual agreement
2. Affordable housing projects that are constructed with the support of any combination of federal, state or local financial resources, including private activity bonds, tax credits, grants, loans or other subsidies to incentivize the development of affordable housing.
3. Any housing project financed or constructed by or on behalf of the Pinellas or St. Petersburg Housing Authorities
4. Residential units built by any charitable, religious, or other non-profit entity and deed restricted to ensure the affordability of the dwelling unit to low and moderate income households.
5. Nonresidential projects that are built by any charitable, religious or other nonprofit entity and that are primarily used to provide shelter, housing assistance or related services to low income households.
6. Construction by or on behalf to the Federal, State or local government to the extent any or all of the gross floor area in the structure will be used solely for a government or educational purpose
7. Any structure that is being reconstructed due to involuntary demolition or destruction including involuntary man made forces
8. An addition of four hundred (400) gross square feet or less to an existing structure containing a single unit dwelling or a two unit dwelling
9. Accessory dwelling units
10. City granted waiver or fee reduction for a nonresidential project due to proof of lack of employment impact.

POTENTIAL WORKFORCE HOUSING IMPACT FEE REVENUE

Utilizing data from the City, SPG projected the potential revenue stream of a $1 and a $5 impact fee. Annually, the revenue which should be placed in a Housing Trust Fund could generate $2.1 million using a $1 impact fee or $10.4 million using a $5 impact fee. Over a 10 year period the funds could generate between $20.8 million and $104 million in workforce housing revenues.

Table 71: Impact Fee Revenue

	10 Year Projection	Annual	Linkage Fee (Annual)	
Proposed Impact Fee			$1	$5
Residential	13,842,821	1,384,282	$1,384,282	$6,921,411
Office	829,130	82,913	$82,913	$414,565
Industrial	49,437	4,944	$4,944	$24,719
Hotel	557,662	55,766	$55,766	$278,831
Retail	761,238	76,124	$76,124	$380,619
Mixed Use	1,506,000	150,600	$150,600	$753,000
Non Residential other	3,248,446	324,845	$324,845	$1,624,223
Total Annual	20,794,734	2,079,473	$2,079,473	$10,397,367
Total 10 Year			**$20,794,734**	**$103,973,670**

[43] Based on Denver's recent updates to its Affordable Impact Fee Program

It should be noted that the City of Coconut Creek has collected $2.7 million in nonresidential linkage fees.

ALTERNATIVE TO FEE PAYMENT

The City should provide an alternative to a developer to propose an alternative to paying a housing impact fee, such as onsite (or in close proximity) construction of affordable rental units.

As an alternative to the linkage fee requirement defined earlier in this report, the City may wish to allow a developer to build or provide affordable housing units on site or within a mile radius of the development site based on the following formula. The formula is based on the assumption that 59% of the City's households earn less than 120% of the City of St. Petersburg's medium household income. It utilizes the GAPs quantified earlier in the report divided by the market value of a new two bedroom apartment. For example, 150,000 sf multifamily development divided by 1,000 (average two bedroom apartment) times the GAP divided by the market value of an apartment equals the number of apartment required to be built.

Residential GAP of $41.56[44] x 1,000 = $41,560 divided by $248,663[45] (market value of a 2 bedroom apartment) = .1671. Using 150 units times 1,000 sf (average size) = 150,000 sf/1,000 sf = 150 *.1671 = 25.07, or 25 apartment units (round to whole number).

1. Structures containing multiunit dwellings: Example, see above paragraph.
   (Gross square feet of structure/1,000) * .1671 = number of units

2. Structures containing any primary industrial, manufacturing and wholesale or primary agricultural uses: Example, 16.11[46]*1,000 = 16,110/248,663 = .0648* (100,000/1,000) = 6.48 rounded to 6 units
   (Gross square feet of structure/1,000) * .0648 = number of units

3. Structures containing any primary commercial sales, service and repair uses or any primary civic, public and institutional uses: Example, 37.77[47]*1,000 = 37,770/248,663 = .1519
   (Gross square feet of structure/1,000) * .1519 = number of units

4. Structures containing any primary office uses: Example, 34.62[48]*1,000 = 34620/248,663 = .1392
   (Gross square feet of structure /1,000) * .1392 = number of units

5. Structures containing primary hotel uses: Example, 91.97[49]*1,000 = 91.97/248,663 = .3699
   (Gross square feet of structure/1,000) * .3699 = number of units

[44] From Table 40
[45] ibid
[46] From Table 66
[47] ibid
[48] Ibid
[49] ibid

APPENDIX

DEVELOPER FEE COMPARISON

SPG was asked to compare St. Petersburg's developer fees to its main competition: Clearwater, Hillsborough County, Pinellas County and Tampa. A direct comparison is difficult as each jurisdiction has different metrics used to calculate fees. For example the City of Tampa uses building square footage to calculate its fees while St. Petersburg uses building value.

Tampa, Clearwater, and Pinellas County have online permit cost calculators that provide a rough cost estimate and are subject to more detailed review. The St. Petersburg Building Department provided gross permit cost data for several building prototypes while Hillsborough costs were calculated based on online cost tables. Individual cost schedules follow this table.

Table A1: Comparison of Developer and Mobility Fees

	SF	Construction Value	Building Permit	Total Permit Fees	Plan Review	Total Fees	Mobility Impact Fee
St. Petersburg							**(1)**
Office	100,000	$15,000,000	$32,190	$79,869	$13,600	$95,931	$222,600
Commercial	50,000	$5,000,000	$16,500	$30,513	$5,479	$37,068	$103,950
Hotel	468,000	$60,000,000	$134,700	$211,532	$38,963	$256,757	$537,420
Multi Family (390 units)	468,000	$60,000,000	$134,700	$211,532	$38,963	$256,757	$379,080
Industrial	100,000	$4,000,000	$13,500	$27,373	$4,851	$33,131	$113,700
Tampa (2)	https://apps.tampagov.net/csd_fee_estimator_webapp/						
Office	100,000	$15,000,000	included	included	$8,206	$20,515	$475,900
Commercial	50,000	$5,000,000	included	included	$14,226	$35,565	$325,100
Hotel	468,000	$60,000,000	included	included	$48,006	$120,014	$896,610
Multi Family	468,000	$60,000,000	included	included	$48,006	$120,014	$434,460
Industrial	100,000	$4,000,000	included	included	$5,410	$13,524	$167,600
Pinellas County	http://www.pinellascounty.org/build/calculator.htm						
Office	100,000	$15,000,000	$68,250	included	$22,750	$93,796	$276,700
Commercial	50,000	$5,000,000	$24,625	included	$8,208	$33,884	$169,800
Hotel (3)	468,000	$60,000,000	nc	nc	nc	nc	$625,560
Multi Family (3)	468,000	$60,000,000	nc	nc	nc	nc	$553,800
Industrial	100,000	$4,000,000	$34,428	included	$11,476	$47,347	$141,400
Hillsborough County							
Office	100,000	$15,000,000	(4)	(4)	$9,135	$9,135	$532,700
Commercial	50,000	$5,000,000	(4)	(4)	$3,885	$3,885	$366,700
Hotel	468,000	$60,000,000	(4)	(4)	$13,918	$13,918	$881,010
Multi Family	468,000	$60,000,000	(4)	(4)	$29,253	$29,253	$703,170
Industrial	100,000	$4,000,000	(4)	(4)	$4,164	$4,164	$283,400
Clearwater (5)	https://www.myclearwater.com/government/city-departments/planning-development/permitting/fee-estimator						
Office	100,000	$15,000,000	$29,350	included	$26,800	$57,708	$222,600
Commercial	50,000	$5,000,000	$12,850	included	$10,300	$23,883	$103,950
Hotel	468,000	$60,000,000	$103,600	included	$60,016	$167,860	$537,420
Multi Family	468,000	$60,000,000	$103,600	included	$60,016	$167,860	$379,080
Industrial	100,000	$4,000,000	$11,200	included	$8,650	$20,500	$113,700
Notes							
1. Calculations for downtown							
2. Based on West Shore							
3. Based on Suburban Fee. On line calculator did not have multifamily or hotel options. A single family home valued at $128,000 had total permit fees of $33,884							
4. Based on cost schedule shown after this table							
5. See attached cost schedules							

St Petersburg Worksheets

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PREPARED 10/07/19,  9:06:52          ESTIMATED FEES LISTING                PAGE    1
CITY OF ST. PETERSBURG
PROGRAM BP822L
-------------------------------------------------------------------------------
DESCRIPTION  . . . :   NEW OFFICE $15M
APPLICATION TYPE . :   OFFICES, BANKS & PROFESSIONAL - NEW
VALUATION  . . . . :    15000000
SQUARE FOOTAGE . . :      100000
-------------------------------------------------------------------------------

                    APPLICATION FEES
FEE DESCRIPTION                 AMOUNT      DUE PRIOR TO
-----------------------------------------------------------------
FIRE PLAN REVIEW 12/01/11          75.00    Permit Issuance
FL SURCHARGE DCA                 1402.04    Permit Issuance
FL SURCHARGE DBPR                 934.69    Permit Issuance
ZONING REVIEW BLDG 3+COMM          50.00    Permit Issuance
                               ----------
       APPLICATION FEE TOTALS     2461.73

-----------------------------------------------------------------
               PERMIT AND PLAN CHECK FEES
PERMIT TYPE                     PMT FEE   PLAN CHK FEE
-----------------------------------------------------------------
BUILDING PERMIT                32190.00      6438.00
ELECTRICAL PERMIT               9054.00      1810.80
ELEC  NEW FIRE ALARM LOW VOLT    125.00        25.00
MECHANICAL PERMIT              13500.00      2700.00
PLUMBING PERMIT/COMMERCIAL      9041.00      1808.20
UNDERGROUND UTILITIES PERMIT    4091.00       818.20
COMMERCIAL BLDG FIRE PERMIT       45.00          .00
FIRE ALARM                       941.00          .00
FIRE SPRINKLER PERMIT/COMM      1841.00          .00
PARKING/PAVING PERMIT           9041.00          .00
                               ----------   ----------
  PERMIT FEE TOTALS            79869.00     13600.20

-----------------------------------------------------------------
                     GRAND TOTALS
-----------------------------------------------------------------
APPLICATION FEES                 2461.73
PERMIT FEES                     79869.00
PLAN CHECK FEES                 13600.20
                               ----------
TOTAL                           95930.93
```

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PREPARED 10/07/19,  9:00:25          ESTIMATED FEES LISTING                PAGE    1
CITY OF ST. PETERSBURG
PROGRAM BP822L
-------------------------------------------------------------------------------
DESCRIPTION  . . . :   NEW COMMERCIAL RETAIL $5M
APPLICATION TYPE . :   STORES & CUSTOMER SERVICES - NEW
VALUATION  . . . . :     5000000
SQUARE FOOTAGE . . :       50000
-------------------------------------------------------------------------------

                    APPLICATION FEES
FEE DESCRIPTION                 AMOUNT      DUE PRIOR TO
-----------------------------------------------------------------
COMMERCIAL PLAN REVIEW             50.00    Permit Issuance
FIRE PLAN REVIEW 12/01/11          75.00    Permit Issuance
FL SURCHARGE DCA                  540.64    Permit Issuance
FL SURCHARGE DBPR                 360.42    Permit Issuance
ZONING REVIEW BLDG 3+COMM          50.00    Permit Issuance
                               ----------
       APPLICATION FEE TOTALS     1076.06

-----------------------------------------------------------------
               PERMIT AND PLAN CHECK FEES
PERMIT TYPE                     PMT FEE   PLAN CHK FEE
-----------------------------------------------------------------
BUILDING PERMIT                16500.00      3300.00
ELECTRICAL PERMIT               6341.00      1268.20
ELEC  NEW FIRE ALARM LOW VOLT    125.00        25.00
MECHANICAL PERMIT               3641.00       728.20
PLUMBING PERMIT/COMMERCIAL       491.00        98.20
ROOF PERMIT                      150.00        30.00
UNDERGROUND UTILITIES PERMIT     149.00        29.80
COMMERCIAL BLDG FIRE PERMIT       45.00          .00
FIRE ALARM                       941.00          .00
FIRE SPRINKLER PERMIT/COMM       203.00          .00
LANDSCAPE PERMIT                 176.00          .00
PARKING/PAVING PERMIT           1751.00          .00
                               ----------   ----------
  PERMIT FEE TOTALS            30513.00      5479.40

-----------------------------------------------------------------
                     GRAND TOTALS
-----------------------------------------------------------------
APPLICATION FEES                 1076.06
PERMIT FEES                     30513.00
PLAN CHECK FEES                  5479.40
                               ----------
TOTAL                           37068.46
```

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PREPARED 10/07/19,  9:02:45          ESTIMATED FEES LISTING                PAGE    1
CITY OF ST. PETERSBURG
PROGRAM BP822L
-------------------------------------------------------------------------------
DESCRIPTION  . . . :   ESTIMATED PERMIT FEES WAREHOUSE
APPLICATION TYPE . :   INDUSTRIAL - NEW
VALUATION  . . . . :     4000000
SQUARE FOOTAGE . . :           0
-------------------------------------------------------------------------------

                      APPLICATION FEES
FEE DESCRIPTION                    AMOUNT      DUE PRIOR TO
-----------------------------------------------------------------
COMMERCIAL PLAN REVIEW               50.00    Permit Issuance
FL SURCHARGE DCA                    484.12    Permit Issuance
FL SURCHARGE DBPR                   322.74    Permit Issuance
ZONING REVIEW BLDG 3+COMM            50.00    Permit Issuance
                                  ----------
       APPLICATION FEE TOTALS       906.86

-----------------------------------------------------------------
                PERMIT AND PLAN CHECK FEES
PERMIT TYPE                        PMT FEE   PLAN CHK FEE
-----------------------------------------------------------------
BUILDING PERMIT                   13500.00      2700.00
ELECTRICAL PERMIT                  6341.00      1268.20
MECHANICAL PERMIT                  3641.00       728.20
PLUMBING PERMIT/COMMERCIAL          626.00       125.20
UNDERGROUND UTILITIES PERMIT        149.00        29.80
COMMERCIAL BLDG FIRE PERMIT          45.00          .00
FIRE ALARM                          941.00          .00
FIRE SPRINKLER PERMIT/COMM          203.00          .00
LANDSCAPE PERMIT                    176.00          .00
PARKING/PAVING PERMIT              1751.00          .00
                                  ----------   ----------
  PERMIT FEE TOTALS               27373.00      4851.40

-----------------------------------------------------------------
                      GRAND TOTALS
-----------------------------------------------------------------
APPLICATION FEES                     906.86
PERMIT FEES                        27373.00
PLAN CHECK FEES                     4851.40
                                  ----------
TOTAL                              33131.26
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PREPARED 10/07/19,  8:55:42          ESTIMATED FEES LISTING                PAGE    1
CITY OF ST. PETERSBURG
PROGRAM BP822L
-------------------------------------------------------------------------------
DESCRIPTION  . . . :   ESTIMATED FEES MULTI-390 UNITS
APPLICATION TYPE . :   MULTI FAMILY RESIDENCE, 5 UNITS & OVER - NEW
VALUATION  . . . . :    60000000
SQUARE FOOTAGE . . :           0
-------------------------------------------------------------------------------

                      APPLICATION FEES
FEE DESCRIPTION                    AMOUNT      DUE PRIOR TO
-----------------------------------------------------------------
FL SURCHARGE DCA                    3757.42    Permit Issuance
FL SURCHARGE DBPR                   2504.94    Permit Issuance
                                  ----------
       APPLICATION FEE TOTALS       6262.36

-----------------------------------------------------------------
                PERMIT AND PLAN CHECK FEES
PERMIT TYPE                        PMT FEE   PLAN CHK FEE
-----------------------------------------------------------------
BUILDING PERMIT                  134700.00     26940.00
DATA/PHONE LOW VOLTAGE              941.00       188.20
ELECTRICAL PERMIT                 28500.00      5700.00
MECHANICAL PERMIT                 25200.00      5040.00
PLUMBING PERMIT/COMMERCIAL         4532.00       906.40
UNDERGROUND UTILITIES PERMIT        941.00       188.20
COMMERCIAL BLDG FIRE PERMIT          45.00          .00
FIRE ALARM                          833.00          .00
FIRE SPRINKLER PERMIT/COMM          923.00          .00
FIRE SPRINKLER UNDERGROUND COM    12000.00          .00
LANDSCAPE PERMIT                    266.00          .00
PARKING/PAVING PERMIT              2651.00          .00
                                  ----------   ----------
  PERMIT FEE TOTALS               211532.00     38962.80

-----------------------------------------------------------------
                      GRAND TOTALS
-----------------------------------------------------------------
APPLICATION FEES                     6262.36
PERMIT FEES                        211532.00
PLAN CHECK FEES                     38962.80
                                  ----------
TOTAL                              256757.16
```

St. Petersburg/Pinellas County Mobility Fee

(a) Any person who, seeks a certificate of occupancy for land development activity or seeks to change a use by applying for issuance of an occupational license, land use permit, or municipal equivalent thereof which will generate additional traffic shall be required to pay a multimodal impact fee in the manner and amount set forth in this article.

(b) No certificate of occupancy, use permit or occupational license for any activity requiring payment of an impact fee pursuant to Section 150-40 shall be issued unless and until the multimodal impact fee hereby required has been paid.

(c) Any person who has submitted a site plan or building permit application in accordance with local land development codes prior to the effective date of this amendatory ordinance will be subject to the terms of the ordinance that was in effect at the time the site plan or building permit application was submitted.

SECTION 6. SECTION 150-40 OF THE PINELLAS COUNTY LAND DEVELOPMENT CODE IS AMENDED TO READ AS FOLLOWS:

Sec. 150-40. Computation of amount.

(a) The amount of the multimodal impact fees imposed under this article will depend on a number of factors, including the type of land development activity, and several fixed elements, such as the average cost to construct one lane-mile of roadway ($2,216,466.00) and the average capacity of one lane-mile of roadway (6,900 vehicles per day).

(b) The following formula shall be used by the county administrator, city manager or functional equivalent to determine the impact fee per unit of development:

$$\frac{TGR \times \%NT \times TL \times CST\ (RF)}{CAP \times 2}$$

WHERE:

TGR	=	Trip generation rate, as per fee schedule
%NT	=	Percent new trips
TL	=	Average trip length, varies by land use
CST	=	The cost to construct one-lane mile of roadway ($2,216,466.00)
CAP	=	The capacity of one-lane mile of roadway (6,900 vehicles per lane, per day)
2	=	Allocation of one-half the impact to the origin and one-half to the destination
RF	=	Reduction factor (.268)

(c) At the option of the feepayer, the amount of the multimodal impact fee may be determined by the following fee schedules (Schedule A contains the impact fee rates for uses outside of designated downtown areas; Schedule B contains rates for downtown areas):

Schedule A. General Fee Schedule

Land Use Type	Unit	Trip Rate	Avg. Trip Length	Percent New Trips	Fee Per Unit
Residential:					
Single-family	du	9.6	5.0	1.00	$2,066
Multi-family	du	6.6	5.0	1.00	$1,420

Page 6

Condominium/Townhome	du	5.8	5.0	1.00	$1,248
Efficiency apt./hotel	room	5.0	3.3	0.59	$419
Mobile home	du	5.0	5.0	1.00	$1,076
Licensed ACLF	bed	2.7	2.8	.74	$241
General Office:					
0—49,999 sq. ft.	1000 sf	16.3	5.1	0.92	$3,292
50,000—149,999 sq. ft.	1000 sf	13.7	5.1	0.92	$2,767
150,000—299,999 sq. ft.	1000 sf	11.5	5.1	0.92	$2.323
300,000—599,999 sq. ft.	1000 sf	10.4	5.1	0.92	$2,100
600,000—799,999 sq. ft.	1000 sf	8.4	5.1	0.92	$1,697
Over 800,000 sq. ft.	1000 sf	8.2	5.1	0.92	$1,656
Research Center:					
Research center	1000 sf	6.1	5.1	0.92	$1,232
Industrial:					
General industrial	1000 sf	7.0	5.1	0.92	$1,414
Industrial park	1000 sf	7.0	5.1	0.92	$1,414
Manufacturing	1000 sf	3.8	5.1	0.92	$767
Warehousing	1000 sf	3.6	5.1	0.92	$727
Mini-warehousing	1000 sf	2.5	3.1	0.92	$307
Medical:					
Hospital	bed	11.8	6.4	0.77	$2,503
Nursing home	bed	2.4	2.8	0.75	$217
Clinic/Medical office	1000 sf	35.2	4.9	0.85	$6,311
Veterinary clinic	1000 sf	32.8	1.9	0.70	$1,878
Lodging:					
Hotel	room	8.2	6.4	0.71	$1,604
Motel (budget style)	room	5.6	6.4	0.59	$910
Resort hotel	room	18.4	5.4	0.75	$3,208
Recreation:					
General recreation	pkg sp	3.4	6.4	0.90	$843
Marina	boat berth	3.0	7.0	0.90	$814
Dry dock marina	boat slip	2.1	3.6	0.90	$293
Racquet club	1000 sf	14	3.0	0.75	$1,356
Golf course	acre	5.0	7.1	0.90	$1,375
Fitness center	1000 sf	27.0	4.0	0.84	$3,905

Page 7

Retail:					
Quality restaurant	1000 sf	90.0	2.5	0.82	$7,942
Sit-down restaurant	1000 sf	127.0	1.9	0.79	$8,205
Drive-in restaurant	1000 sf	496.0	1.7	0.54	$19,599
Quality drive-in restaurant	1000 sf	279.7	1.7	0.75	$15,350
Discount store (ind.)	1000 sf	56.0	1.8	0.61	$2,647
Building materials store	1000 sf	45.2	1.7	0.61	$2,018
Home Improvement Superstore	1000 sf	29.8	2.2	0.83	$2,342
New and used car sales	1000 sf	33.3	2.4	0.79	$2,718
Service station w/ conven. Market <800 sf	pump	162.8	1.9	0.23	$3,062
Car wash	1000 sf	151.2	1.6	0.67	$6,977
Supermarket	1000 sf	102.0	1.7	0.53	$3,956
Convenience market (under 3,000 sf)	store	1762.9	1.5	0.25	$28,456
Convenience market (3,000 sf or over)	1000 sf	887.1	1.5	0.25	$14,319
Movie theater w/ matinee	screen	132.0	2.3	0.85	$11,108
Auto repair/detailing	1000 sf	28.4	2.2	0.83	$2,232
Furniture store	1000 sf	5.1	2.4	0.79	$351
Retail nursery (garden ctr.)	1000 sf	36.0	1.8	0.61	$1,701
Discount club store	1000 sf	41.8	4.0	0.89	$6,405
Discount superstore	1000 sf	65.3	2.2	0.83	$5,133
Video rental store (free standing)	1000 sf	13.6	2.3	0.85	$1,144
General Commercial:					
Under 100,000 sq. ft.	1000 sf	94.7	1.7	0.49	$3,396
100,000—199,999 sq. ft.	1000 sf	74.3	1.8	0.63	$3,627
200,000—299,999 sq. ft.	1000 sf	58.9	2.0	0.75	$3,803
300,000—399,999 sq. ft.	1000 sf	48.3	2.3	0.79	$3,778
400,000—499,999 sq. ft.	1000 sf	43.0	2.5	0.80	$3,702
500,000—999,999 sq. ft.	1000 sf	37.7	3.0	0.81	$3,943
Over 1,000,000 sq. ft.	1000 sf	33.4	3.6	0.81	$4,192
Services:					
Bank	1000 sf	144.0	1.6	0.30	$2,975
Institutional:					
Church	1000 sf	9.1	3.9	0.90	$1,375
Library (private)	1000 sf	56.0	3.9	0.90	$8,461
Day care center	1000 sf	79.0	2.0	0.74	$5,033

Page 8

Elementary school	student	1.3	4.3	0.80	$192
High school	student	1.7	4.3	0.90	$283
Junior/community college	student	1.2	7.3	0.90	$339
University	student	2.4	7.3	0.90	$679
Airport	flights	2.0	6.0	0.90	$465
Park	acres	36.5	6.4	0.90	$9,050

Note: General commercial unit is gross leasable area.

Schedule B. Downtown Area Fee Schedule

Land Use Type	Unit	Trip Rate	Avg. Trip Length	Percent New Trips	Fee Per Unit
Residential:					
Single-family	du	9.6	5.0	0.74	$1,529
Multi-family	du	6.6	5.0	0.74	$972
Condominium/Townhome	du	5.8	5.0	0.74	$924
Efficiency apt./hotel	room	5.0	3.3	0.59	
Mobile home	du	5.0	5.0	0.74	$796
Licensed ACLF	bed	2.7	2.8	0.74	$241
General Office:					
0—49,999 sq. ft.	1000 sf	16.3	5.1	0.74	$2,648
50,000—149,999 sq. ft.	1000 sf	13.7	5.1	0.74	$2,226
150,000—299,999 sq. ft.	1000 sf	11.5	5.1	0.74	$1,868
300,000—599,999 sq. ft.	1000 sf	10.4	5.1	0.74	$1,689
600,000—799,999 sq. ft.	1000 sf	8.4	5.1	0.74	$1,365
Over 800,000 sq. ft.	1000 sf	8.2	5.1	0.74	$1,332
Research Center:					
Research center	1000 sf	6.1	5.1	0.74	$991
Industrial:					
General industrial	1000 sf	7.0	5.1	0.74	$1,137
Industrial park	1000 sf	7.0	5.1	0.74	$1,137
Manufacturing	1000 sf	3.8	5.1	0.74	$617
Warehousing	1000 sf	3.6	5.1	0.74	$585
Mini-warehousing	1000 sf	2.5	3.1	0.74	$247
Medical:					
Hospital	bed	11.8	6.4	0.62	$2,015

Page 9

Nursing home	bed	2.4	2.8	0.60	$174
Clinic/Medical office	1000 sf	35.2	4.9	0.70	$5,197
Veterinary clinic	1000 sf	32.8	1.9	0.70	$1,878
Lodging:					
Hotel	room	8.2	6.4	0.61	$1,378
Motel (budget style)	room	5.6	4.0	0.61	$588
Resort hotel	room	18.4	5.4	0.61	$2,609
Recreation:					
General recreation	pkg sp	3.4	6.4	0.32	$300
Marina	boat berth	3.0	7.0	0.32	$289
Dry dock marina	boat slip	2.1	3.6	0.32	$104
Racquet club	1000 sf	14	3.0	0.32	$579
Fitness center	1000 sf	27.0	4.0	0.36	$1,674
Retail:					
Quality restaurant	1000 sf	90.0	2.5	0.21	$2,034
Sit-down restaurant	1000 sf	127.0	1.9	0.21	$2,181
Drive-in restaurant	1000 sf	496.0	1.7	0.21	$7,622
Quality drive-in restaurant	1000 sf	279.7	1.7	0.21	$4,298
Discount store (ind.)	1000 sf	56.0	1.8	0.34	$1,475
Building materials store	1000 sf	45.2	1.7	0.34	$1,125
Home Improvement Superstore	1000 sf	29.8	2.2	0.34	$959
New and used car sales	1000 sf	33.3	2.4	0.52	$1,789
Service station w/ conven. market <800 sf	pump	162.8	1.9	0.23	$3,062
Car wash	1000 sf	151.2	1.6	0.40	$4,165
Supermarket	1000 sf	102.0	1.7	0.53	$3,956
Convenience market (under 3,000 sf)	store	1762.9	1.5	0.25	$28,456
Convenience market (3,000 sf or over)	1000 sf	887.1	1.5	0.25	$14,319
Movie theater w/ matinee	screen	132.0	2.3	0.58	$7,580
Auto repair/detailing	1000 sf	28.4	2.2	0.56	$1,506
Furniture store	1000 sf	5.1	2.4	0.52	$231
Retail nursery (garden ctr.)	1000 sf	36.0	1.8	0.34	$948
Discount club store	1000 sf	41.8	4.0	0.30	$2,159
Discount superstore	1000 sf	65.3	2.2	0.30	$1,855
Video rental store (free standing)	1000 sf	13.6	2.3	0.32	$431
General Commercial:					

Page 10

Under 100,000 sq. ft.	1000 sf	94.7	1.7	0.30	$2,079
100,000—199,999 sq. ft.	1000 sf	74.3	1.8	0.35	$2,015
200,000—299,999 sq. ft.	1000 sf	58.9	2.0	0.47	$2,383
300,000—399,999 sq. ft.	1000 sf	48.3	2.3	0.51	$2,439
400,000—499,999 sq. ft.	1000 sf	43.0	2.5	0.53	$2,452
500,000—999,999 sq. ft.	1000 sf	37.7	3.0	0.54	$2,629
Over 1,000,000 sq. ft.	1000 sf	33.4	3.6	0.54	$2,795
Services:					
Bank	1000 sf	144.0	1.6	0.30	$2,975
Institutional:					
Church	1000 sf	9.1	3.9	0.35	$535
Library (private)	1000 sf	56.0	3.9	0.63	$5,923
Day care center	1000 sf	79.0	2.0	0.47	$3,196
Elementary school	student	1.3	4.3	0.53	$128
High school	student	1.7	4.3	0.63	$198
Junior/community college	student	1.2	7.3	0.63	$238
University	student	2.4	7.3	0.63	$475
Park	acre	36.5	6.4	0.63	$6,335

Note: General commercial unit is gross leasable area.

The Downtown Area fee schedule applies to existing downtown areas geographically depicted in the attached maps including Exhibit A: Multimodal Impact Fee Districts; Exhibit B: Tarpon Springs Downtown Area District 1A; Exhibit C: Oldsmar Downtown Area District 2A; Exhibit D: Palm Harbor Downtown Area District 3A; Exhibit E: Dunedin Downtown Area District 4A; Exhibit F: Safety Harbor Downtown Area District 5A; Exhibit G: Clearwater Downtown Area District 6A; Exhibit H: Largo Downtown Area District 7A; Exhibit I: Pinellas Park Downtown Area District 10A; and Exhibit J: St. Petersburg Downtown Area District 11A. The 1990 MPO Pinellas County Transportation Impact Fee Study contains technical data indicating there are significantly fewer new vehicle trips generated for each unit of development in these areas as compared to similar land uses outside them. These areas are delineated in locally adopted redevelopment or comprehensive plans with supporting policies designed to encourage infill and redevelopment activity. New areas with similar trip generation characteristics, as described in the 1990 MPO Pinellas County Transportation Impact Fee Study, may be added to the attached exhibits through the amendment of the ordinance pursuant to the submittal of a detailed map and documentation that such areas meet the criteria in the 1990 Pinellas County MPO Transportation Impact Fee Study.

In the case of a change of use, redevelopment, or modification of an existing use, the impact fee shall be based upon the net increase in the impact fee for the new use as compared to the impact fee for the highest previous use in existence on or after the effective date of the ordinance from which this section derives. The county administrator or city manager shall be guided in this determination by the county's transportation impact fee study (February 1990), independent study trip generation data or the Institute of Transportation Engineers' Trip Generation, sixth (or successor) edition.

(d) If a feepayer shall opt not to have the impact fee determined according to Subsections (b) and (c) of this section, then the feepayer shall prepare and submit to the county administrator, city manager or functional

Page 11

TAMPA DEVELOPER AND MOBILITY FEES

Tampa Construction Permit Fee
Office 100, 000 SF

Please select the 'Project Type' to proceed.

Project Type: ○ Residential ◉ Commercial

Project Category: NEW COMPLETE CONSTRUCTION FEE

Occupancy Class: Business-Professional Office

Construction Type: 1A

Square Footage: 100000

Estimate Fees | Reset

Estimated Plan Review Cost: $ 6,284.07

Estimated Remaining Cost: $ 9,426.11

Estimated Permit Fee:$15,710.18

Please select the 'Project Type' to proceed.

Project Type: ○ Residential ◉ Commercial

Project Category: NEW COMPLETE CONSTRUCTION FEE

Occupancy Class: Business-High Rise Office

Construction Type: 1A

Square Footage: 100000

Estimate Fees | Reset

Estimated Plan Review Cost: $ 8,206.15

Estimated Remaining Cost: $ 12,309.23

Estimated Permit Fee:$20,515.38

Please select the 'Project Type' to proceed.

Project Type: ○ Residential ◉ Commercial

Project Category: NEW COMPLETE CONSTRUCTION FEE

Occupancy Class: Factory Industrial-Low Hazard

Construction Type: 1B

Square Footage: 100000

Estimate Fees | Reset

Estimated Plan Review Cost: $ 6,512.03

Estimated Remaining Cost: $ 9,768.05

Estimated Permit Fee:$16,280.08

TAMPA MOBILITY FEE

EXHIBIT I. - CITY OF TAMPA MULTI-MODAL TRANSPORTATION IMPACT FEE DISTRICT SCHEDULE

	Unit	Central Business District	Central East District	Interbay District	North Central District	University North District	Westshore District
Residential							
Single Family Detached							
Under 1,500 S.F.	du	$716	$1,258	$1,280	$1,008	$1,632	$2,077
1,500—2,499	du	$955	$1,677	$1,707	$1,344	$2,176	$2,770
2,500—S.F. & Over	du	$1,127	$1,979	$2,014	$1,586	$2,568	$3,268
Single Family Semi-Detached	du	$726	$1,274	$1,297	$1,022	$1,654	$2,105
Mobile Home	du	$447	$794	$806	$640	$1,036	$1,337
Multi-Family 1—2 Stories	du	$485	$860	$873	$694	$1,122	$1,449
Multi-Family 3 Stories And Over	du	$373	$662	$672	$533	$863	$1,114
ACLF/Retirement Home	du	$250	$480	$474	$370	$597	$796
Lodging							
Hotel/Motel	room	$1,874	$1,453	$1,437	$1,096	$1,784	$2,299
Industrial							
General Light Industrial	1000 s.f.	$1,882	$1,119	$1,164	$918	$1,481	$1,830
General Heavy Industrial	1000 s.f.	$513	$305	$317	$250	$404	$499
Warehouse	1000 s.f.	$1,676	$997	$1,037	$818	$1,319	$1,631
Mini Warehouse	1000 s.f.	$958	$570	$593	$467	$754	$932
Utilities	employee	$239	$142	$148	$117	$188	$233
Medical							
Nursing Home	bed	$659	$366	$360	$306	$496	$702
Hospital	bed	$5,271	$2,319	$2,413	$1,903	$3,069	$3,793
Office							
Under 100,000 S.F.	1000 s.f.	$6,056	$3,601	$3,746	$2,954	$4,765	$5,890
100,000'—199,999 S.F.	1000 s.f.	$4,892	$2,909	$3,026	$2,387	$3,849	$4,759
200,000 S.F. And Over	1000 s.f.	$3,729	$2,218	$2,307	$1,819	$2,934	$3,627
Research Facility	1000 s.f.	$1,813	$1,078	$1,122	$885	$1,427	$1,764
Retail							
Convenience	1000 s.f.	$4,024	$3,271	$4,067	$2,199	$4,193	$6,654
Under 50,000 S.F.	1000 s.f.	$2,853	$2,823	$2,979	$2,072	$3,063	$5,408
50,000—99,999 S.F.	1000 s.f.	$3,339	$3,472	$3,662	$2,624	$3,761	$6,502
100,000—199,999 S.F.	1000 s.f.	$3,586	$3,693	$3,894	$2,818	$3,999	$6,865
200,000—299,999 S.F.	1000 s.f.	$3,766	$3,728	$3,765	$3,017	$4,019	$7,058
300,000—399,999S.F.	1000 s.f.	$3,883	$3,759	$3,702	$3,142	$4,998	$7,207
400,000—999,999 S.F.	1000 s.f.	$3,688	$3,337	$3,286	$2,790	$4,437	$6,399
1,000,000 S.F. & Over	1000 s.f.	$3,528	$3,059	$3,013	$2,557	$4,067	$5,865
Wholesale	1000 s.f.	$693	$801	$789	$670	$1,066	$1,537
Furniture	1000 s.f.	$72	$84	$82	$70	$111	$161
Hardware/Paint Store	1000 s.f.	$1,922	$1,861	$1,964	$1,366	$2,019	$3,565
Restaurant							
Restaurant	1000 s.f.	$2,143	$3,978	$4,196	$2,997	$4,310	$7,468
Fast Food With Drive Thru	1000 s.f.	$3,784	$5,505	$5,808	$4,094	$5,969	$10,440
Services							
Bank	1000 s.f.	$7,009	$5,105	$5,385	$3,816	$5,533	$9,643
Bank With Drive Thru	1000 s.f.	$7,963	$5,800	$6,118	$4,335	$6,286	$10,955
Savings & Loans	1000 s.f.	$2,530	$1,843	$1,944	$1,377	$1,997	$3,481
Insurance	1000 s.f.	$3,934	$2,340	$2,434	$1,920	$3,096	$3,827
Day Care Center	1000 s.f.	$2,566	$3,862	$4,073	$2,910	$4,185	$4,807
Service Station/Car Wash	1000 s.f.	$20,335	$5,364	$5,660	$3,937	$5,820	$10,274
Recreation							
General Recreation	parking spa	$436	$587	$606	$471	$762	$953
Golf Course	parking spa	$2,257	$1,003	$1,035	$805	$1,303	$1,628
Marina	slip	$1,278	$568	$586	$456	$737	$922
Racquet Club/Health Club	1000 s.f.	$1,009	$1,441	$1,519	$1,113	$1,559	$2,652
Institutional							
Elementary School	student	$335	$156	$157	$118	$193	$252
Jr. High/Middle School	student	$335	$156	$157	$118	$193	$252
High School	student	$469	$219	$219	$165	$270	$353
Junior Technical College	student	$536	$250	$251	$188	$309	$404
College	student	$805	$375	$376	$282	$463	$605
Church	1000 s.f.	$904	$1,203	$1,207	$906	$1,485	$1,943
General Aviation	flight	$1,415	$623	$648	$511	$824	$1,018
Civic Center	1000 s.f.	$11,558	$5,086	$5,291	$4,173	$6,730	$8,319

(Ord. No. 89-258, 10-5-89; Ord. No. 90-25, § 1, 2-8-90; Ord. No. 2002-181, § 4, 8-22-02; Ord. No. 2006-160, § 5, 7-13-06; Ord. No. 2015-82, § 14, 7-30-2015)

PINELLAS COUNTY DEVELOPER AND MOBILITY FEES

Pinellas Calculator

Pinellas County Building Permit Fee Calculator

Calculations effective October 15, 2017

Residential or Commercial	Commercial
Construction Estimate	10 ,000.00 Dollars
Area of Construction	50000 Square Feet
Occupancy Type	Commercial - Office
Construction Type	All Block Exterior Walls
New or Existing	H1 New
Building Permit	33379.50
BLDG Code Plan Review	11126.50
FL BLDG Permit Surcharge	1335.18
Zoning Fee	66.00
Total	45907.18

Reset Recalculate

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Pinellas County Building Permit Fee Calculator

Calculations effective October 15, 2017

Residential or Commercial	Commercial
Construction Estimate	100 ,000.00 Dollars
Area of Construction	100000 Square Feet
Occupancy Type	Commercial - Office
Construction Type	All Block Exterior Walls
New or Existing	H1 New
Building Permit	66009.00
BLDG Code Plan Review	22003.00
FL BLDG Permit Surcharge	2640.36
Zoning Fee	66.00
Total	90718.36

Reset Recalculate

Pinellas County Building Permit Fee Calculator

Calculations effective October 15, 2017

Residential or Commercial	Commercial
Construction Estimate	50 ,000.00 Dollars
Area of Construction	100000 Square Feet
Occupancy Type	Commercial - Office
Construction Type	All Block Exterior Walls
New or Existing	H1 New
Building Permit	66009.00
BLDG Code Plan Review	22003.00
FL BLDG Permit Surcharge	2640.36
Zoning Fee	66.00
Total	90718.36

Reset Recalculate

Pinellas County Building Permit Fee Calculator

Calculations effective October 15, 2017

Residential or Commercial	Residential
Construction Estimate	50 ,000.00 Dollars
Conditioned Area	50000 Square Feet
Unconditioned Area	0 Square Feet
Area of Construction	50000 Square Feet
Occupancy Type	Residential (1 or 2 Family)
Construction Type	All Block Exterior Walls
New or Existing	H1 New
Building Permit	35152.24
BLDG Code Plan Review	11717.41
FL BLDG Permit Surcharge	1406.09
Zoning Fee	66.00
Total	48341.74

Reset Recalculate

Disclaimer: This is a "one-size fits most" self-service tool to get a rough idea of building permit fees.

Pinellas County Building Permit Fee Calculator

Calculations effective October 15, 2017

Residential or Commercial	Residential	
Construction Estimate	50	,000.00 Dollars
Conditioned Area	10000	Square Feet
Unconditioned Area	0	Square Feet
Area of Construction	10000	Square Feet
Occupancy Type	Residential (1 or 2 Family)	
Construction Type	All Block Exterior Walls	
New or Existing	H1 New	
Building Permit	8186.14	
BLDG Code Plan Review	2728.71	
FL BLDG Permit Surcharge	327.45	
Zoning Fee	66.00	
Total	11308.30	

Pinellas County Building Permit Fee Calculator

Calculations effective October 15, 2017

Residential or Commercial	Commercial	
Construction Estimate	50	,000.00 Dollars
Area of Construction	100000	Square Feet
Occupancy Type	Commercial - Retail	
Construction Type	All Block Exterior Walls	
New or Existing	H1 New	
Building Permit	48499.50	
BLDG Code Plan Review	16166.50	
FL BLDG Permit Surcharge	1939.98	
Zoning Fee	66.00	
Total	66671.98	

Reset Recalculate

Pinellas County Building Permit Fee Calculator

Calculations effective October 15, 2017

Residential or Commercial	Commercial
Construction Estimate	50 ,000.00 Dollars
Area of Construction	50000 Square Feet
Occupancy Type	Commercial - Retail
Construction Type	All Block Exterior Walls
New or Existing	H1 New
Building Permit	24624.75
BLDG Code Plan Review	8208.25
FL BLDG Permit Surcharge	984.99
Zoning Fee	66.00
Total	33883.99

Reset Recalculate

Pinellas County Building Permit Fee Calculator

Calculations effective October 15, 2017

Residential or Commercial	Commercial
Construction Estimate	50 ,000.00 Dollars
Area of Construction	50000 Square Feet
Occupancy Type	Commercial - Warehouse
Construction Type	All Block Exterior Walls
New or Existing	H1 New
Building Permit	17589.00
BLDG Code Plan Review	5863.00
FL BLDG Permit Surcharge	703.56
Zoning Fee	66.00
Total	24221.56

Reset Recalculate

Pinellas County Building Permit Fee Calculator

Calculations effective October 15, 2017

Residential or Commercial	Commercial
Construction Estimate	2 ,000.00 Dollars
Area of Construction	100000 Square Feet
Occupancy Type	Commercial - Warehouse
Construction Type	All Block Exterior Walls
New or Existing	H1 New
Building Permit	34428.00
BLDG Code Plan Review	11476.00
FL BLDG Permit Surcharge	1377.12
Zoning Fee	66.00
Total	47347.12

Reset Recalculate

Pinellas County Building Permit Fee Calculator

Calculations effective October 15, 2017

Residential or Commercial	Commercial
Construction Estimate	10 ,000.00 Dollars
Area of Construction	100000 Square Feet
Occupancy Type	Commercial - Office
Construction Type	All Block Exterior Walls
New or Existing	H1 New
Building Permit	66009.00
BLDG Code Plan Review	22003.00
FL BLDG Permit Surcharge	2640.36
Zoning Fee	66.00
Total	90718.36

Reset Recalculate

MOBILITY FEE

(SEE ST. PETERSBURG/PINELLAS COUNTY)

CLEARWATER DEVELOPER AND MOBILITY FEES

Fee Estimator | City of Clearwater, FL

Page 2 of 2

Type Of Permit: New Commercial

Type Of Property: ○ Residential ◉ Commercial

Value Of Job: 15000000

Trades Included:
- ☑ Building
- ☑ Electric
- ☑ Roof
- ☑ Mechanic
- ☑ Plumbing
- ☑ Gas

Estimated Fees
Review Fee: $26,800.00 **Permit Fee: $29,350.00** **Trades Fee: $150.00** **State Fee: $1,407.50**
Total: $57,707.50

Submit | Reset

Click here to view the schedule of fees, rates and charges.

*** State Fee includes *Fl Building Commission* and *Fl Building Code Administration and Inspectors Board*. They are 3% of the Permit Fees, Plans Fee and Trades Fee or a minimum of $2.**

Disclaimer: The above fee estimate does not include other fees such as impact fees, fire fees, right-of-way, tree removal and clearing and grubbing fees, some of which could be substantial. For information concerning fire fees please call 727-562-4327 and for more information on other fees please call 727-562-4567. The City of Clearwater assumes no liability for any errors, omissions, or inaccuracies in the information provided.

https://www.myclearwater.com/government/city-departments/planning-development/per... 10/11/2019

Type Of Permit: New Commercial

Type Of Property: ○ Residential ◉ Commercial

Value Of Job: 5000000

Trades Included:
- ☑ Building
- ☑ Electric
- ☑ Roof
- ☑ Mechanic
- ☑ Plumbing
- ☑ Gas

Estimated Fees
Review Fee: $10,300.00 **Permit Fee: $12,850.00** **Trades Fee: $150.00** **State Fee: $582.50**
Total: $23,882.50

Submit Reset

Click here to view the schedule of fees, rates and charges.

*** State Fee includes *Fl Building Commission* and *Fl Building Code Administration and Inspectors Board*. They are 3% of the Permit Fees, Plans Fee and Trades Fee or a minimum of $2.**

Disclaimer: The above fee estimate does not include other fees such as impact fees, fire fees, right-of-way, tree removal and clearing and grubbing fees, some of which could be substantial. For information concerning fire fees please call 727-562-4327 and for more information on other fees please call 727-562-4567. The City of Clearwater assumes no liability for any errors, omissions, or inaccuracies in the information provided.

(f) Permit fees:

1. Per structure, based on construction valuation of:
   a. $100,000.00 or less 33.00
      Plus, per $1,000.00 or value or fraction thereof 7.25
   b. Greater than 100,000.00 but not exceeding $500,000.00 ..... 700.00
      Plus, per $1,000.00 of value or fraction thereof 6.15
   c. Greater than $500,000.00 but not exceeding $1,000,000.00 ..... 2,940.00
      Plus, per $1,000.00 of value or fraction thereof 3.90
   d. Greater than $1,000,000.00 ..... 4,600.00
      Plus, per $1,000.00 of value or fraction thereof 1.65
2. This fee applies to all types of permits, with additional costs of $30.00 per trade Or permit type for combination permits. Exception: No additional fees for swimming pools.

(g) Miscellaneous permits:

1. Mobile home, mobile office, construction trailer, sales trailer, etc.
   a. Building permit (tie-down and site placement) 37.00
   b. Electric permit 37.00
   c. Gas permit 37.00
   d. Plumbing permit 37.00
   e. Mechanical permit 37.00
2. Temporary power pole, not in conjunction with combination permit 37.00
3. Tent permit (may require electric) up to 20 ft x 40 ft 45.00
   Tent permit (may require electric) greater than 20 ft x 40 ft 55.00
   Tent permits for neighborhood events held by neighborhood associations, community based organizations and not-for-profit organizations, as approved by the Neighborhood Services Division 40.00
4. Demolition permit 53.00
   Plus, per square foot in excess of 1,000 square feet 0.10
   Maximum total demolition permit fee 1,000.00
5. House move:
   a. Application 53.00
   b. Pre-inspection 53.00
      Plus, per mile outside city 0.30
   c. Remodeling permit, for setting house on lot, see sub paragraph (2) (f) permit fees
6. Swimming pool permit, aboveground pool (for all work involved) 37.00
7. Zoning verification letter, per letter 25.00
8. Project research, per hour (not to exceed eight hours without Commission approval 26.00

(h) Building Official may assess special fees per written policy for:

1. Work not ready for inspection (reinspection fee):
   a. First occurrence 32.00
   b. Second or subsequent occurrence 80.00
2. Follow up on permit:
   a. Failure to request inspections ..... 50% of permit fee
   b. Minimum fee 37.00
3. After-the-fact permit:
   a. First occurrence ..... Triple permit fee
   b. Second or subsequent occurrence by the same contractor, any job site in city ..... 10 times permit fee
4. Filing service fee, for notice of commencement (this is in addition to county clerk's charges) 10.00
5. *Expired permit holder's fee 200.00

*A $200 fee is to be charged to holders of expired permits. This fee may be refunded upon completion of all requirements to "close out" the permit through final inspections.

(i) Permit extensions:

1. Permit expired:
   A. Less than 30 days ..... No fee
   B. More than 30 days, but less than 90 days 30.00
   C. More than 90 days (fee based in value of work to be completed) ..... New permit fee
2. Exception, if only finals are needed 30.00

(3) As used in this fee schedule, "combination permit" means a permit for construction privileges, conditions and restrictions for two or more trades or permit types, for which proper approval has been granted by the city and for which proper fees have been paid.

Filing fees for appeals:

(1) Appeal to the construction/flood board of adjustment and appeals 130.00
(2) Appeal to the city manager 55.00
(3) Appeal to the city commission 55.00

Updated 09.06.2016

2

Type Of Permit: New Multi-Family Dwelling

Type Of Property: ◉ Residential ○ Commercial

Value Of Job: 60000000

Trades Included:
- ☑ Building
- ☑ Electric
- ☑ Roof
- ☑ Mechanic
- ☑ Plumbing
- ☑ Gas

Estimated Fees
Review Fee: $60,016.00 **Permit Fee: $103,600.00** **Trades Fee: $150.00** **State Fee: $4,094.15**
Total: $167,860.15

Submit Reset

Click here to view the schedule of fees, rates and charges.

*** State Fee includes *Fl Building Commission* and *Fl Building Code Administration and Inspectors Board*. They are 3% of the Permit Fees, Plans Fee and Trades Fee or a minimum of $2.**

Disclaimer: The above fee estimate does not include other fees such as impact fees, fire fees, right-of-way, tree removal and clearing and grubbing fees, some of which could be substantial. For information concerning fire fees please call 727-562-4327 and for more information on other fees please call 727-562-4567. The City of Clearwater assumes no liability for any errors, omissions, or inaccuracies in the information provided.

Fee Estimator | City of Clearwater, FL

Page 2 of 2

Type Of Permit: New Commercial

Type Of Property: ○ Residential ◉ Commercial

Value Of Job: 4000000

Trades Included:
- ☑ Building
- ☑ Electric
- ☑ Roof
- ☑ Mechanic
- ☑ Plumbing
- ☑ Gas

Estimated Fees
Review Fee: $8,650.00 Permit Fee: $11,200.00 Trades Fee: $150.00 State Fee: $500.00
Total: $20,500.00

Submit Reset

Click here to view the schedule of fees, rates and charges.

*** State Fee includes *Fl Building Commission* and *Fl Building Code Administration and Inspectors Board*. They are 3% of the Permit Fees, Plans Fee and Trades Fee or a minimum of $2.**

Disclaimer: The above fee estimate does not include other fees such as impact fees, fire fees, right-of-way, tree removal and clearing and grubbing fees, some of which could be substantial. For information concerning fire fees please call 727-562-4327 and for more information on other fees please call 727-562-4567. The City of Clearwater assumes no liability for any errors, omissions, or inaccuracies in the information provided.

https://www.myclearwater.com/government/city-departments/planning-development/per... 10/11/2019

Planning & Development Department
100 S. Myrtle Avenue, Suite 210
Clearwater, FL 33756
Telephone: (727) 562-4567
www.myclearwater.com

SCHEDULE OF FEES, RATES AND CHARGES
BUILDING REGULATIONS
Permit fees and charges

(1) Permit fees and charges, in general; exceptions:

(a) Permits are generally not required for carpeting, painting, wallpapering, paneling over existing walls, and tile nor where the valuation of labor, materials, and all other items not exceeding $500.00 and the work or operation is of casual, minor, inconsequential nature, and does not violate any city codes or ordinances, or is exempt pursuant to Chapter 75-489, Laws of Florida (Special Acts), Section 25.

(b) Valuation for all construction shall be based on the contract value. The current Southern Building Code Congress International's valuation tables may be used if no contract is submitted with the permit application.

(c) Plans review fees will be reduced by 33 percent for those projects using a private provider of plan review services, pursuant to Florida statutes, to review the building, plumbing, mechanical and electrical trades.

(d) Where no permit fee is stated, the same shall not be interpreted as an intention to waive any requirement for a permit or fees for a permit that may be stated elsewhere in the city's Code of Ordinances.

(e) Prior to starting any electrical, gas, plumbing, mechanical, roofing, or other work under a combination permit, the contractor or the subcontractor engaged to do the work shall file with Development Services a form showing the name and certification number of the subcontractor, the subcontractor's occupational license number, the combination permit number, the job address and other related information as may be required by Development Services. Failure to file such form or provide such information shall be cause for the refusal of inspection services, and the issuance of a correction notice with the appropriate fee.

(2) Fee schedule. In the case of reviews, inspections and similar activities associated with building and related codes requiring a permit, the following schedule of fees shall apply:

(a) Plans examination fee:
1. Multifamily and commercial, based on construction valuation of:
   a. $100,000.00 or less 44.00
      Plus, per $1,000.00 of value or fraction thereof 3.90
   b. Greater than 100,000.00 but not exceeding 500,000.00 ..... 380.00
      Plus, per $1,000.00 of value or fraction thereof 2.80
   c. Greater than 500,000.00 but not exceeding 1,000,000.00 ..... 1,275.00
      Plus, per $1,000.00 of value or fraction thereof 2.25
   d. Greater than 1,000,000.00 ..... 2,050.00
      Plus, per $1000.00 of value or fraction thereof 1.65
2. One or two-family residential projects: 16.00
   Plus, per $1,000.00 of value or fraction thereof 1.00

(b) Plan amendments; Residential, multifamily and commercial projects:
1. Change to permitted plans, per hour 53.00
2. Duplicate permit placards, each 16.00
3. Change of contractor, per contractor 26.00
4. Review replacement plans, per hour 53.00
5. Field reviewed plan amendment 26.00

(c) Certificates of occupancy:
1. One- or two-family dwelling, per unit 11.00
2. Multifamily and commercial, per application 26.00
3. Conditional certificate of occupancy, per condition 32.00
4. Replacement or additional copy
   a. One or two-family dwelling, per unit 11.00
   b. Multifamily and commercial 26.00

(d) Special Inspections:
1. Change of use or certificate of occupancy inspection per trade 37.00
   Maximum fee 74.00
2. After hours or weekends, per hour, per inspection 53.00
   Minimum fee, per inspection 100.00

(e) Refunds:
1. Permits under $40.00, unless issued in error by city ..... No refund
2. Work has commenced, or permit is over 90 days old ..... No refund
3. All other permits ..... Refund of fee paid, less $40.00

1

(f) Permit fees:
1. Per structure, based on construction valuation of:
   a. $100,000.00 or less 33.00
      Plus, per $1,000.00 or value or fraction thereof 7.25
   b. Greater than 100,000.00 but not exceeding $500,000.00 ..... 700.00
      Plus, per $1,000.00 of value or fraction thereof 6.15
   c. Greater than $500,000.00 but not exceeding $1,000,000.00 ..... 2,940.00
      Plus, per $1,000.00 of value or fraction thereof 3.90
   d. Greater than $1,000,000.00 ..... 4,600.00
      Plus, per $1,000.00 of value or fraction thereof 1.65
2. This fee applies to all types of permits, with additional costs of $30.00 per trade
   Or permit type for combination permits. Exception: No additional fees for swimming pools.

(g) Miscellaneous permits:
1. Mobile home, mobile office, construction trailer, sales trailer, etc.
   a. Building permit (tie-down and site placement) 37.00
   b. Electric permit 37.00
   c. Gas permit 37.00
   d. Plumbing permit 37.00
   e. Mechanical permit 37.00
2. Temporary power pole, not in conjunction with combination permit 37.00
3. Tent permit (may require electric) up to 20 ft x 40 ft 45.00
   Tent permit (may require electric) greater than 20 ft x 40 ft 55.00
   Tent permits for neighborhood events held by neighborhood associations, community based organizations and not-for-profit organizations, as approved by the Neighborhood Services Division 40.00
4. Demolition permit 53.00
   Plus, per square foot in excess of 1,000 square feet 0.10
   Maximum total demolition permit fee 1,000.00
5. House move:
   a. Application 53.00
   b. Pre-inspection 53.00
      Plus, per mile outside city 0.30
   c. Remodeling permit, for setting house on lot, see sub paragraph (2) (f) permit fees
6. Swimming pool permit, aboveground pool (for all work involved) 37.00
7. Zoning verification letter, per letter 25.00
8. Project research, per hour (not to exceed eight hours without
   Commission approval 26.00

(h) Building Official may assess special fees per written policy for:
1. Work not ready for inspection (reinspection fee):
   a. First occurrence 32.00
   b. Second or subsequent occurrence 80.00
2. Follow up on permit:
   a. Failure to request inspections ..... 50% of permit fee
   b. Minimum fee 37.00
3. After-the-fact permit:
   a. First occurrence ..... Triple permit fee
   b. Second or subsequent occurrence by the same contractor, any job
      site in city ..... 10 times permit fee
4. Filing service fee, for notice of commencement
   (this is in addition to county clerk's charges) 10.00
5. *Expired permit holder's fee 200.00

*A $200 fee is to be charged to holders of expired permits. This fee may be refunded upon completion of all requirements to "close out" the permit through final inspections.

(i) Permit extensions:
1. Permit expired:
   A. Less than 30 days ..... No fee
   B. More than 30 days, but less than 90 days 30.00
   C. More than 90 days (fee based in value of work to be completed) ..... New permit fee
2. Exception, if only finals are needed 30.00

(3) As used in this fee schedule, "combination permit" means a permit for construction privileges, conditions and restrictions for two or more trades or permit types, for which proper approval has been granted by the city and for which proper fees have been paid.

Filing fees for appeals:
(1) Appeal to the construction/flood board of adjustment and appeals 130.00
(2) Appeal to the city manager 55.00
(3) Appeal to the city commission 55.00

Updated 09.06.2016

2

MOBILITY FEE
(See St. Petersburg's Mobility Fees

HILLSBOROUGH COUNTY DEVELOPER AND MOBILITY FEES

Hillsborough County, Florida
Schedule of New Construction Fees (Plan Check & Inspection Combined)
(All Construction Types)
Appendix I

		FBC Construction Types: I A, I B			FBC Construction Types: II A, III A, IV, VA		FBC Construction Types: II B, III B, V B	
FBC Class	FBC Occupancy Type	Project Size Threshold	Base Cost@ Threshold Size	Cost for Each Additional 100 sf *	Base Cost @ Threshold Size	Cost for Each Additional 100 sf *	Base Cost @ Threshold Size	Cost for Each Additional 100 sf *
A-1	Large Assembly							
-	-	2,500	$2,949	$41.40	$2,458	$34.50	$1,966	$27.60
-	-	5,000	$3,984	$16.08	$3,320	$13.40	$2,656	$10.72
-	-	10,000	$4,788	$14.04	$3,990	$11.70	$3,192	$9.36
-	-	25,000	$6,894	$7.06	$5,745	$5.88	$4,596	$4.70
-	-	50,000	$8,658	$17.32	$7,215	$14.43	$5,772	$11.54
A-2	Rest/Club/Bar							
-	-	1,250	$2,127	$83.04	$1,773	$69.20	$1,418	$55.36
-	-	2,500	$3,165	$29.06	$2,638	$24.22	$2,110	$19.38
-	-	5,000	$3,892	$19.55	$3,243	$16.29	$2,594	$13.03
-	-	12,500	$5,358	$4.75	$4,465	$3.96	$3,572	$3.17
-	-							
A-3	Small Assembly Buildings							
-	Including Church educational <100	2,500	$3,635	$50.73	$3,029	$42.28	$2,423	$33.82
-	-	5,000	$4,903	$19.73	$4,086	$16.44	$3,269	$13.15
-	-	10,000	$5,889	$17.29	$4,908	$14.41	$3,926	$11.53
-	-	25,000	$8,483	$8.64	$7,069	$7.20	$5,655	$5.76
-	-							
A	Tenant Improvements							
-	-	1,250	$2,664	$74.98	$2,220	$62.48	$1,776	$49.98
-	-	2,500	$3,601	$29.09	$3,001	$24.24	$2,401	$19.39
-	-	5,000	$4,328	$25.37	$3,607	$21.14	$2,886	$16.91
-	-	12,500	$6,231	$12.74	$5,193	$10.62	$4,154	$8.50
-	-	25,000	$7,824	$31.30	$6,520	$26.08	$5,216	$20.86
B	Banks	2,500	$4,223	$5.03	$3,519	$4.19	$2,815	$3.35
-	-	12,500	$4,725	$14.04	$3,938	$11.70	$3,150	$9.36
-	-	25,000	$6,480	$5.34	$5,400	$4.45	$4,320	$3.56
-	-	50,000	$7,815	$4.53	$6,513	$3.78	$5,210	$3.02
-	-	125,000	$11,213	$2.34	$9,344	$1.95	$7,475	$1.56
-	-	250,000	$14,138	$5.66	$11,781	$4.71	$9,425	$3.77
B	Offices	1,000	$2,592	$7.75	$2,160	$6.46	$1,728	$5.17
-	-	5,000	$2,902	$24.65	$2,418	$20.54	$1,935	$16.43
-	-	10,000	$4,134	$8.85	$3,445	$7.38	$2,756	$5.90
-	-	20,000	$5,019	$7.05	$4,183	$5.87	$3,346	$4.70
-	-	50,000	$7,133	$4.01	$5,944	$3.34	$4,755	$2.67
-	-	100,000	$9,135	$9.14	$7,613	$7.61	$6,090	$6.09
B	B Occupancy Tenant Improvements	2,000	$4,094	$6.08	$3,412	$5.07	$2,730	$4.06
-	-	10,000	$4,581	$16.29	$3,818	$13.58	$3,054	$10.86
-	-	20,000	$6,210	$6.30	$5,175	$5.25	$4,140	$4.20
-	-	40,000	$7,470	$5.45	$6,225	$4.54	$4,980	$3.63
-	-	100,000	$10,740	$2.76	$8,950	$2.30	$7,160	$1.84
-	-	200,000	$13,500	$6.75	$11,250	$5.63	$9,000	$4.50

Hillsborough County, Florida
Schedule of New Construction Fees (Plan Check & Inspection Combined)
(All Construction Types)
Appendix I

		FBC Construction Types: I A, I B			FBC Construction Types: II A, III A, IV, VA		FBC Construction Types: II B, III B, V B	
FBC Class	FBC Occupancy Type	Project Size Threshold	Base Cost @ Threshold Size	Cost for Each Additional 100 sf *	Base Cost @ Threshold Size	Cost for Each Additional 100 sf *	Base Cost @ Threshold Size	Cost for Each Additional 100 sf *
R-2.4	Group Care (5+, <16)							
-	-	2,500	$1,453	$8.88	$1,211	$7.40	$969	$5.92
-	-	5,000	$1,675	$13.54	$1,396	$11.28	$1,117	$9.02
-	-	10,000	$2,352	$4.84	$1,960	$4.03	$1,568	$3.23
-	-							
-	-							
R	R Occupancy Tenant Improvements							
-	-	400	$1,392	$6.16	$1,160	$5.13	$928	$4.10
-	-	800	$1,416	$4.62	$1,180	$3.85	$944	$3.08
-	-	1,600	$1,453	$8.21	$1,211	$6.84	$969	$5.47
-	-	4,000	$1,650	$8.02	$1,375	$6.68	$1,100	$5.34
-	-	8,000	$1,971	$24.64	$1,642	$20.53	$1,314	$16.42
S-1	Moderate Hazard Storage	5,000	$5,524	$3.30	$4,603	$2.75	$3,683	$2.20
-	-	25,000	$6,184	$9.56	$5,153	$7.96	$4,123	$6.37
-	-	50,000	$8,573	$3.56	$7,144	$2.96	$5,715	$2.37
-	-	100,000	$10,350	$2.98	$8,625	$2.48	$6,900	$1.98
-	-	250,000	$14,813	$1.58	$12,344	$1.31	$9,875	$1.05
-	-	500,000	$18,750	$3.75	$15,625	$3.13	$12,500	$2.50
S-1	Other Mod Hazard Storage	1,000	$3,405	$10.16	$2,838	$8.47	$2,270	$6.77
-	-	5,000	$3,812	$29.56	$3,177	$24.63	$2,541	$19.70
-	-	10,000	$5,290	$11.02	$4,408	$9.18	$3,526	$7.34
-	-	20,000	$6,391	$9.18	$5,326	$7.65	$4,261	$6.12
-	-	50,000	$9,144	$4.90	$7,620	$4.08	$6,096	$3.26
-	-							
S-2	Low Hazard Storage	2,000	$1,354	$2.05	$1,129	$1.71	$903	$1.37
-	-	10,000	$1,518	$64.71	$1,265	$53.93	$1,012	$43.14
-	-	20,000	$7,989	$26.03	$6,658	$21.69	$5,326	$17.35
-	-							
-	-							
-	-							
S	S Occupancy Tenant Improvements							
-	-	1,000	$4,046	$157.26	$3,372	$131.05	$2,698	$104.84
-	-							
-	-							
-	-							
-	-							
U-1	Private Garage/Shed							
-	-	500	$231	$38.48	$192	$32.06	$154	$25.65
-	-							
-	-							
-	-							
-	-							

Hillsborough County, Florida
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		FBC Construction Types: I A, I B			FBC Construction Types: II A, III A, IV, VA		FBC Construction Types: II B, III B, V B	
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-	Lab/R&D	2,000	$5,242	$7.81	$4,368	$6.51	$3,494	$5.21
-	-	10,000	$5,867	$22.31	$4,889	$18.59	$3,911	$14.87
-	-	20,000	$8,097	$8.39	$6,748	$6.99	$5,398	$5.59
-	-	40,000	$9,774	$7.04	$8,145	$5.86	$6,516	$4.69
-	-	100,000	$13,995	$3.74	$11,663	$3.11	$9,330	$2.49
-	-	200,000	$17,730	$8.87	$14,775	$7.39	$11,820	$5.91
-	Agricultural Bldg	1,500	$3,087	$6.14	$2,573	$5.12	$2,058	$4.10
-	-	7,500	$3,456	$18.02	$2,880	$15.02	$2,304	$12.01
-	-	15,000	$4,808	$6.69	$4,006	$5.57	$3,205	$4.46
-	-	30,000	$5,811	$5.55	$4,842	$4.63	$3,874	$3.70
-	-							
-	-							
-	Mercantile Big Box	25,000	$9,094	$1.09	$7,578	$0.91	$6,063	$0.73
-	-	125,000	$10,181	$3.32	$8,484	$2.76	$6,788	$2.21
-	-	250,000	$14,325	$1.23	$11,938	$1.03	$9,550	$0.82
-	-	500,000	$17,400	$0.98	$14,500	$0.82	$11,600	$0.65
-	-							
-	-							
-	Misc. Tenant Improvements	25,000	$8,408	$2.47	$7,006	$2.06	$5,605	$1.65
-	-	125,000	$10,875	$4.53	$9,063	$3.78	$7,250	$3.02
-	-	250,000	$16,538	$1.25	$13,781	$1.04	$11,025	$0.83
-	-	500,000	$19,650	$0.98	$16,375	$0.82	$13,100	$0.65
-	-							
-	-							
-	Residential Additions	100	$909	$18.09	$758	$15.08	$606	$12.06
-	-	500	$982	$97.70	$818	$81.41	$654	$65.13
-	-	1,000	$1,470	$42.35	$1,225	$35.29	$980	$28.23
-	-	2,000	$1,894	$11.56	$1,578	$9.63	$1,262	$7.70
-	-	5,000	$2,240	$22.01	$1,867	$18.34	$1,494	$14.67
-	-							
SHELL BUILDINGS								
Shell	New Commercial	2,000	$5,123	$8.53	$4,269	$7.11	$3,415	$5.69
-	-	10,000	$5,805	$27.15	$4,838	$22.63	$3,870	$18.10
-	-	20,000	$8,520	$9.93	$7,100	$8.28	$5,680	$6.62
-	-	40,000	$10,506	$7.22	$8,755	$6.01	$7,004	$4.81
-	-	100,000	$14,835	$4.46	$12,363	$3.71	$9,890	$2.97
-	-	200,000	$19,290	$9.65	$16,075	$8.04	$12,860	$6.43

* Each additional 100 square feet, or portion thereof, up to the next highest project size threshold.

Hillsborough County, Florida
Schedule of New Construction Fees (Plan Check & Inspection Combined)
(All Construction Types)
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		FBC Construction Types: I A, I B			FBC Construction Types: II A, III A, IV, VA		FBC Construction Types: II B, III B, V B	
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M	M Occupancy Tenant Improvements	10,000	$5,630	$1.71	$4,691	$1.43	$3,753	$1.14
-	-	50,000	$6,315	$6.36	$5,263	$5.30	$4,210	$4.24
-	-	100,000	$9,495	$2.12	$7,913	$1.76	$6,330	$1.41
-	-	200,000	$11,610	$1.61	$9,675	$1.34	$7,740	$1.07
-	-	500,000	$16,425	$0.98	$13,688	$0.81	$10,950	$0.65
-	-	1,000,000	$21,300	$2.13	$17,750	$1.78	$14,200	$1.42
R-2	Apartment Bldg							
-	-	8,000	$3,073	$18.80	$2,561	$15.67	$2,049	$12.54
-	-	16,000	$4,577	$6.29	$3,814	$5.24	$3,052	$4.19
-	-	32,000	$5,583	$4.71	$4,653	$3.92	$3,722	$3.14
-	-	80,000	$7,843	$3.04	$6,536	$2.53	$5,229	$2.02
-	-	160,000	$10,272	$6.42	$8,560	$5.35	$6,848	$4.28
R-1	Apartment Bldg—Repeat Unit							
-	-	8,000	$2,976	$18.53	$2,480	$15.44	$1,984	$12.35
-	-	16,000	$4,458	$6.50	$3,715	$5.42	$2,972	$4.34
-	-	32,000	$5,499	$4.50	$4,582	$3.75	$3,666	$3.00
-	-	80,000	$7,661	$2.93	$6,384	$2.44	$5,107	$1.95
-	-	160,000	$10,003	$6.25	$8,336	$5.21	$6,669	$4.17
R-1	Hotels & Motels	7,500	$4,466	$1.81	$3,722	$1.51	$2,977	$1.21
-	-	37,500	$5,009	$6.56	$4,174	$5.47	$3,339	$4.38
-	-	75,000	$7,470	$2.33	$6,225	$1.94	$4,980	$1.55
-	-	150,000	$9,216	$1.66	$7,680	$1.39	$6,144	$1.11
-	-	375,000	$12,960	$1.03	$10,800	$0.86	$8,640	$0.69
-	-	750,000	$16,830	$2.24	$14,025	$1.87	$11,220	$1.50
R-3	Single Family Dwellings	1,500	$1,814	$0.60	$1,511	$0.50	$1,209	$0.40
-	-	2,000	$1,817	$1.86	$1,514	$1.55	$1,211	$1.24
-	-	3,000	$1,835	$21.57	$1,529	$17.98	$1,223	$14.38
-	-	4,000	$2,051	$3.95	$1,709	$3.29	$1,367	$2.63
-	-	5,000	$2,090	$5.90	$1,742	$4.91	$1,394	$3.93
-	-	6,000	$2,149	$35.82	$1,791	$29.85	$1,433	$23.88
R-3	Dwellings - Custom, Models	7,000	$2,537	$2.04	$2,114	$1.70	$1,691	$1.36
-	-	8,000	$2,557	$19.44	$2,131	$16.20	$1,705	$12.96
-	-	10,000	$2,946	$10.48	$2,455	$8.73	$1,964	$6.99
-	-	13,000	$3,260	$2.40	$2,717	$2.00	$2,174	$1.60
-	-	14,000	$3,284	$18.96	$2,737	$15.80	$2,190	$12.64
-	-	15,000	$3,474	$23.16	$2,895	$19.30	$2,316	$15.44
R-3	Townhomes							
-	-	1,000	$1,821	$0.90	$1,518	$0.75	$1,214	$0.60
-	-							
-	-							
-	-							
-	-							

Hillsborough County, Florida
Schedule of New Construction Fees (Plan Check & Inspection Combined)
(All Construction Types)
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H-7	Health Hazard Materials							
-	-	500	$2,096	$239.37	$1,747	$199.48	$1,397	$159.58
-	-	1,000	$3,293	$65.27	$2,744	$54.39	$2,195	$43.51
-	-	2,000	$3,946	$57.28	$3,288	$47.73	$2,630	$38.19
-	-	5,000	$5,664	$35.40	$4,720	$29.50	$3,776	$23.60
-	-	10,000	$7,434	$74.34	$6,195	$61.95	$4,956	$49.56
H	H Occupancy Tenant Improvements							
-	-	500	$2,058	$235.58	$1,715	$196.31	$1,372	$157.05
-	-	1,000	$3,236	$63.98	$2,697	$53.31	$2,157	$42.65
-	-	2,000	$3,876	$56.34	$3,230	$46.95	$2,584	$37.56
-	-	5,000	$5,566	$31.73	$4,638	$26.44	$3,711	$21.15
-	-	10,000	$7,152	$71.52	$5,960	$59.60	$4,768	$47.68
I-1.1	Child Care Nurseries—Full-Time (5+)	500	$1,844	$10.48	$1,537	$8.73	$1,229	$6.98
-	-	2,500	$2,054	$39.64	$1,711	$33.03	$1,369	$26.42
-	-	5,000	$3,044	$14.21	$2,537	$11.84	$2,030	$9.47
-	-	10,000	$3,755	$10.11	$3,129	$8.42	$2,503	$6.74
-	-	25,000	$5,271	$6.28	$4,393	$5.23	$3,514	$4.18
-	-	50,000	$6,840	$13.68	$5,700	$11.40	$4,560	$9.12
I-2	Nursing Home/Assisted Living/Convalescent Hospital	1,000	$1,304	$3.97	$1,087	$3.31	$870	$2.65
-	-	5,000	$1,463	$15.08	$1,219	$12.57	$975	$10.05
-	-	10,000	$2,217	$4.39	$1,847	$3.66	$1,478	$2.93
-	-	20,000	$2,656	$4.03	$2,213	$3.36	$1,771	$2.69
-	-	50,000	$3,865	$2.27	$3,221	$1.89	$2,577	$1.51
-	-	100,000	$5,000	$5.00	$4,167	$4.17	$3,334	$3.33
I-3	Mental Hospital/Jail	10,000	$4,624	$1.39	$3,853	$1.16	$3,082	$0.92
-	-	50,000	$5,178	$5.15	$4,315	$4.29	$3,452	$3.43
-	-	100,000	$7,752	$1.73	$6,460	$1.44	$5,168	$1.15
-	-	200,000	$9,480	$1.28	$7,900	$1.07	$6,320	$0.85
-	-	500,000	$13,320	$0.82	$11,100	$0.68	$8,880	$0.54
-	-	1,000,000	$17,400	$1.74	$14,500	$1.45	$11,600	$1.16
I	I Occupancy Tenant Improvements	4,000	$3,218	$2.40	$2,682	$2.00	$2,146	$1.60
-	-	20,000	$3,602	$9.42	$3,002	$7.85	$2,402	$6.28
-	-	40,000	$5,486	$2.99	$4,572	$2.49	$3,658	$1.99
-	-	80,000	$6,682	$2.23	$5,568	$1.86	$4,454	$1.49
-	-	200,000	$9,360	$1.44	$7,800	$1.20	$6,240	$0.96
-	-	400,000	$12,240	$3.06	$10,200	$2.55	$8,160	$2.04
M	New Retail/Not Business Occ	2,500	$1,878	$2.29	$1,565	$1.91	$1,252	$1.53
-	-	12,500	$2,108	$8.07	$1,756	$6.73	$1,405	$5.38
-	-	25,000	$3,116	$3.08	$2,597	$2.56	$2,078	$2.05
-	-	50,000	$3,885	$2.05	$3,238	$1.70	$2,590	$1.36
-	-	125,000	$5,419	$1.31	$4,516	$1.09	$3,613	$0.87
-	-	250,000	$7,050	$2.82	$5,875	$2.35	$4,700	$1.88

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D	Day Care Tenant Improvements							
-	-	1,250	$2,300	$69.83	$1,917	$58.19	$1,534	$46.55
-	-	2,500	$3,173	$26.24	$2,644	$21.87	$2,115	$17.50
-	-	5,000	$3,829	$22.08	$3,191	$18.40	$2,553	$14.72
-	-							
-	-							
E-1	Preschool/School (50+ Occupancy)							
-	-	5,000	$4,077	$28.65	$3,398	$23.88	$2,718	$19.10
-	-	10,000	$5,510	$11.12	$4,591	$9.26	$3,673	$7.41
-	-	20,000	$6,621	$9.71	$5,518	$8.09	$4,414	$6.47
-	-	50,000	$9,533	$4.88	$7,944	$4.06	$6,355	$3.25
-	-	100,000	$11,970	$11.97	$9,975	$9.98	$7,980	$7.98
E-2, E-3	Preschool/School (<50 Occupancy)							
-	-	500	$3,274	$228.72	$2,728	$190.60	$2,183	$152.48
-	-	1,000	$4,418	$89.01	$3,681	$74.18	$2,945	$59.34
-	-	2,000	$5,308	$77.86	$4,423	$64.88	$3,538	$51.90
-	-	5,000	$7,643	$38.99	$6,369	$32.49	$5,096	$25.99
-	-							
E	E Occupancy Tenant Improvements							
-	-	500	$3,068	$208.28	$2,557	$173.56	$2,045	$138.85
-	-	1,000	$4,110	$82.07	$3,425	$68.39	$2,740	$54.71
-	-	2,000	$4,930	$72.76	$4,109	$60.63	$3,287	$48.51
-	-	5,000	$7,113	$35.76	$5,928	$29.80	$4,742	$23.84
-	-	10,000	$8,901	$89.01	$7,418	$74.18	$5,934	$59.34
F-1	Manuf/Indust/Mod Hazard	2,000	$1,404	$2.23	$1,170	$1.86	$936	$1.49
-	-	10,000	$1,583	$7.88	$1,319	$6.57	$1,055	$5.26
-	-	20,000	$2,371	$3.07	$1,976	$2.56	$1,581	$2.05
-	-	40,000	$2,986	$1.96	$2,488	$1.64	$1,990	$1.31
-	-	100,000	$4,164	$1.36	$3,470	$1.13	$2,776	$0.90
-	-	200,000	$5,520	$2.76	$4,600	$2.30	$3,680	$1.84
F-2	Manuf/Indust/Low Hazard	2,000	$1,755	$2.79	$1,463	$2.33	$1,170	$1.86
-	-	10,000	$1,979	$9.86	$1,649	$8.21	$1,319	$6.57
-	-	20,000	$2,964	$3.84	$2,470	$3.20	$1,976	$2.56
-	-	40,000	$3,732	$2.46	$3,110	$2.05	$2,488	$1.64
-	-	100,000	$5,205	$1.70	$4,338	$1.41	$3,470	$1.13
-	-	200,000	$6,900	$3.45	$5,750	$2.88	$4,600	$2.30
H-1	High Explosive Hazardous Rooms							
-	-	500	$2,153	$221.91	$1,794	$184.93	$1,435	$147.94
-	-	1,000	$3,262	$72.29	$2,718	$60.24	$2,175	$48.19
-	-	2,000	$3,985	$54.20	$3,321	$45.16	$2,657	$36.13
-	-	5,000	$5,611	$33.56	$4,676	$27.96	$3,741	$22.37
-	-	10,000	$7,289	$72.89	$6,074	$60.74	$4,859	$48.59

HILLSBOROUGH COUNTY MOBILITY FEE

ESTIMATED Hillsborough County Mobility Fee Schedule of Rates

Phase-in schedule effective January 1, 2019, to December 31, 2019

The information provided here is for information only and is not binding, as it could change as a result of changes in development plans, in the ordinance, in the fee structure, or in other circumstances which may occur prior to issuance of the building permit.

ITE LUC	Land Use	Unit	Urban Assessment District(1)	Rural Assessment District
	RESIDENTIAL:			
210	Single Family (Detached) - Less than 1,500 sf & Annual HH Income less than 50% SHIP Definition	du	$1,495	$2,164
	Single Family (Detached) - Less than 1,500 sf & Annual HH Income between 50-80% SHIP Definition	du	$2,265	$3,277
	Single Family (Detached) - Less than 1,500 sf	du	$3,489	$5,052
	Single Family (Detached) - 1,501 to 2,499 sf	du	$4,458	$6,455
	Single Family (Detached) - 2,500 sf and greater	du	$5,006	$7,246
220	Multi-Family (Apartment); 1-2 Stories - Annual HH Income less than 50% SHIP Definition	du	$1,046	$1,515
	Multi-Family (Apartment); 1-2 Stories - Annual HH Income between 50-80% SHIP Definition	du	$1,574	$2,283
	Multi-Family (Apartment); 1-2 Stories	du	$2,882	$4,183
222/223	Multi-Family (Apartment); 3+ Stories - Annual HH Income less than 50% SHIP Definition	du	$648	$942
	Multi-Family (Apartment); 3+ Stories - Annual HH Income between 50-80% SHIP Definition	du	$982	$1,425
	Multi-Family (Apartment); 3+ Stories	du	$1,803	$2,618
230	Residential Condominium/Townhouse	du	$2,515	$3,650
232	High-Rise Condominium; 3+ Stories	du	$1,826	$2,650
240	Mobile Home	du	$1,643	$2,384
253	Congregate Care Facility	du	$424	$617
	LODGING:			
310	Hotel	room	$2,259	$2,694
311	Hotel; All Suites	room	$1,740	$2,076
320	Motel	room	$1,600	$1,912
	RECREATION:			
412	General Recreation	acre	$893	$1,066
416	RV Park	site	$631	$755
420	Marina	boat berth	$1,516	$1,807
430	Golf Course	hole	$18,360	$21,886
444	Movie Theater	screen	$17,102	$20,551
492	Health Club	1,000 sf	$13,653	$16,293
	INSTITUTIONS:			
520	Elementary School (Private)	student	$372	$446
522	Middle School (Private)	student	$533	$637
530	High School (Private)	student	$561	$670
540	University/Junior College (7,500 or fewer students) (Private)	student	$1,033	$1,231
550	University/Junior College (more than 7,500 students) (Private)	student	$765	$913
560	Church	1,000 sf	$2,713	$3,242
565	Day Care Center	1,000 sf	$8,683	$10,446
610	Hospital	1,000 sf	$5,811	$6,927
620	Nursing Home	bed	$531	$636
630	Clinic	1,000 sf	$13,490	$16,099
	OFFICE:			
710	General Office 50,000 sq ft or less	1,000 sf	$6,294	$9,131
	General Office 50,001-100,000 sq ft	1,000 sf	$5,327	$7,731
	General Office 100,001-200,000 sq ft	1,000 sf	$4,507	$6,542
	General Office 200,001-400,000 sq ft	1,000 sf	$3,813	$5,536
	General Office greater that 400,000 sq ft	1,000 sf	$3,465	$5,028
715	Single Tenant Office Building	1,000 sf	$4,733	$6,866
720	Medical Office 10,000 sq ft or less	1,000 sf	$10,109	$14,657
720	Medical Office greater than 10,000 sq ft	1,000 sf	$14,718	$21,344
	RETAIL:			
813	Discount Superstore	1,000 sf	$6,749	$8,103
815	Discount Store; Free-Standing	1,000 sf	$7,599	$9,122
820	Shopping Center 50,000 sq ft or less(2)	1,000 sfgla	$7,334	$8,835
	Shopping Center 50,001-200,000 sq ft(2)	1,000 sfgla	$7,079	$8,498
	Shopping Center 200,001-400,000 sq ft(2)	1,000 sfgla	$6,693	$8,027
	Shopping Center greater than 400,000 sq ft(2)	1,000 sfgla	$6,603	$7,913
841	New/Used Auto Sales	1,000 sf	$8,765	$10,464
853	Convenience Market w/Gasoline	1,000 sf	$25,951	$31,378
857	Discount Club	1,000 sf	$5,546	$6,659
862	Home Improvement Superstore	1,000 sf	$4,078	$4,897
863	Electronics Superstore	1,000 sf	$3,816	$4,597
880/881	Pharmacy/Drug Store with & without Drive-Thru	1,000 sf	$5,223	$6,280
890	Furniture Store	1,000 sf	$1,425	$1,701
912	Bank/Savings Drive-In	1,000 sf	$14,914	$17,899
931	Quality Restaurant	1,000 sf	$18,487	$22,134
932	High-Turnover Restaurant	1,000 sf	$22,033	$26,378
934	Fast Food Restaurant w/Drive-Thru	1,000 sf	$49,578	$59,638
942	Automobile Care Center	1,000 sf	$6,929	$8,285
944/946	Gas/Service Station with & without Car Wash	fuel pos.	$5,570	$6,708
947	Self-Service Car Wash	service bay	$5,344	$6,423
	INDUSTRIAL:			
110	General Light Industrial	1,000 sf	$2,834	$4,110
120	General Heavy Industrial	1,000 sf	$605	$879
140	Manufacturing	1,000 sf	$1,556	$2,255
150	Warehousing	1,000 sf	$1,439	$2,091
151	Mini-Warehouse	1,000 sf	$517	$755
152	High-Cube Warehouse	1,000 sf	$678	$985

(1) Development in conformance with the Planned Village standards of Policy 33.3 of the Comprehensive Plan and Part 5.04.00 of the Land Development Code within the Residential Planned 2 (RP-2) areas shall be assessed the rate applicable to the urban assessment district.

(2) In the case of shopping centers with up to 300,000 square feet, fast-food, convenience store, and gas stations located on outparcels should be charged separately using their individual categories, as opposed to the general shopping center rate.

WORKFORCE HOUSING EXAMPLES

Based on reports by studies on workforce housing policies there are now over 2,000 governmental jurisdictions that have policies to promote the development of workforce housing. According to Lincoln Institute of Land Policy (ULI) 80 percent of the jurisdictions are in five states: New Jersey, California, Colorado, Massachusetts and New Jersey due in large part to state laws and judicial decisions.

Housing policy is divided into two sectors: residential and nonresidential policies. Residential policies include a host of tools ranging from inclusionary zoning to impact fees while nonresidential policies are primarily impact or linkage fees.

The use of workforce housing policies to promote attainable housing began in 1969 when both the State of California and the State of Massachusetts enacted legislation to promote affordable/workforce housing. Most of the early programs focused on the residential development sector. More recently jurisdictions began to focus on nonresidential linkage fees as nonresidential development users generated jobs that could not obtain market rate housing.

Since 2009 a number of state courts have curbed the use of inclusionary zoning to promote affordable/workforce housing. In California the courts ruled that inclusionary housing violated the state band on rent control. San Francisco, in 2010, modified its inclusionary ordinance requiring payment of a fee rather than on site construction. As noted by Inclusionary Housing Organization, the programs are almost identical but are designed around different legal rational. This new approach has been labeled “fee first programs”.

Since that time numerous jurisdictions have begun to study this approach. The City of Denver has enacted this approach. On September 21, 2016, Mayor Michael B. Hancock signed Council Bill 16-0625 into city law. The bill creates a dedicated affordable housing fund to help create or preserve thousands of affordable homes for low- to moderate-income families in Denver. The bill is funded in part by a linkage fee on commercial and residential development that started January 1, 2017.

The City of Winter Park in 1990 was the first City in Florida to enact an affordable/workforce housing linkage fee. The fee was set at $0.50 per square foot on all commercial and residential developments. Coconut Creek, in 2006, was the second city in Florida to enact a workforce housing linkage fee. Unlike Winter Park the linkage fee was collected only on nonresidential developments. The program is designed to collect over $26 million in revenues at buildout.

In 2015 the City of Jupiter enacted a nonresidential linkage fee of $1.00 SF and an in lieu of fee for residential developments.

Examples: Other Municipalities/Counties

The following tables show some of over 200+ communities that have enacted affordable/workforce housing linkage fees

.

Entity	Population	Year	Type of Fee	Amount	Fee Collection and Administration	Fee Alternatives	Added Incentive	Exemptions
Winter Park, FL	30,203	1990	Commercial and Residential	$0.50 per sq. ft.	Funds have gone to a number of not-for-profit groups in the community including Habitat for Humanity, the Hannibal Square Land Trust and the Winter Park Housing Authority to help fund homes in Winter Park			Affordable housing; nursing homes; ALF; civic institutions
Jupiter, FL	63,813	2015	Commericial and Industrial Development exceeding 10,000 sq. ft.	$1.00 per sq. ft. after the first 10,000 sq. ft.; Residential fee of $200,000 for each workforce housing dwelling unt offered for sale or $150,000 for each rental workforce housing dwelling unit	Collected at time of issuance of new building permit and deposited into housing trust fund. The fees in the Trust Fund may be used to: 1) second mortgage assistance; 2)Down payment assistance; 3) Acquisition and construction Workforce Housing dwelling units; 4) Resale gap for Workforce Housing dwelling units; 5)Enhancement of county, state and federal affordable housing programs; 6) Rehabilitation of existing Workforce Housing dwelling units; and 7) Administration functions necessary for this program.			Education, religious, charitable or government uses
Coral Springs	128,757		Residential	$1.00 per sq. ft. for 100 units or more				
Riviera Beach	35,431		Industrial, commercial and residential	$5.00 sq. ft. industrial; $10.00 sq. ft. commercial. Residential $30,000. For high rise residential 3.5% of sale price/value (minimum of $30,000)				

8. City of St. Petersburg Winter Park, FL Housing; http://cityof winterpark.org/departments/planning-community-development/housing/. Accessed on June 14, 2018
9. Town of Jupiter. Memo (2015); http://www.jupiter.fl.s/DocumentCenter/View/7347/Tab 4. Accessed on June 14, 2018

Entity	Pop.	Year	Type of Fee	Amount	Fee Collection and Administration	Fee Alternatives	Added Incentive	Exemptions
Coconut Creek, FL[10]	59,405	2006	All Non-Residential	Industrial $0.37 per sq. ft. Commercial $1.36 per sq. ft. Office $0.15 per sq. ft. Hotel $2.42 per sq. ft. Limited service hotel $0.70 per sq. ft.	Collected at the time of issuance of new building permit.	A developer of non-residential project or mixed-use project may construct affordable housing units, upon approval of developer's agreement by city commission.		

[10] Municode, Coconut Creek, Florida. Ord. No. 2006-005, § 2, 3-9-06. https://library.municode.com/fl/coconut_creek/codes/code_of_ordinances?nodeId=CD_ORD_CH13LADECO_ARTIADREPR_DIV5IMFE_S13-112AFHOLIFE. Accessed on June 14, 2018.

Entity	Pop.	Year	Type of Fee	Amount	Fee Collection and Administration	Fee Alternatives	Added Incentive	Exemptions
Arlington County, VA[11]	229,164	2006	Commercial only	$1.77 per sq. ft. indexed to Consumer Price Index (CPI) and adjusted annually		May build units if preferred.		
Boston, MA[12]	673,184	1987	Large scale Commercial, Retail, Hotel or Institutional seeking zoning relief	$10.01 per square foot after the first 100,000 square feet, with $8.34 per square foot designated for housing and $1.67 for job training; indexed to CPI and increased every three years.	Linkage payments are split into two trust funds. Fees are paid on either a 7-year (downtown) or 12-year (neighborhood) schedule, usually beginning at issuance of a building permit. To address concerns over concentrations of poverty, Boston requires at least half of its fee revenues to be invested in neighborhoods that have less than the citywide average of affordable housing or have a demonstrated need for producing or preserving affordable housing.	May build units if preferred.		

[11] ArlingtonVA.us. *Housing*. https://housing.arlingtonva.us/development/land-use-zoning-tools/. Accessed on June 14, 2018.
[12] Boston Municipal Research Bureau (2015). *City's Linkage Program under Review*. http://bmrb.org/citys-linkage-program-under-review/. Accessed June 14, 2018.

Entity	Pop.	Year	Type of Fee	Amount	Fee Collection and Administration	Fee Alternatives	Added Incentive	Exemptions
Denver, CO[13]	693,060	2017	All new development and new additions	Multi-unit dwellings, $1.55 Single-unit, two-unit or any primary residential use other than multi-unit Dwellings, $0.62 Commercial sales, services and repair, $1.76 Civic, public or institutional, $1.76 Industrial, manufacturing and wholesale, $0.41 Agricultural, $0.41 Indexed to CPI and adjusted annually.	Due in full before building permits will be issued. The fund will support permanent housing and supportive services for at-risk residents, low- and moderate-income workforce rental housing, and moderate-income for-sale housing.	An applicant for a building permit has the option of including affordable housing units either on, or within a quarter-mile radius of, the subject property, according to a set formula.		*ADUs *Charitable or religious organization with deed restriction or commercial project that provides social services *Lack of employment impact *Reconstruction of building destroyed by disaster *Affordable housing project *Government building

[13] City and County of Denver. *Affordable Housing Fee*. http://www.denvergov.org/content/denvergov/en/denver-development-services/help-me-find-/Development-Services-updates/affordable_housing_fee.html. Accessed on June 14, 2018.

Entity	Pop.	Year	Type of Fee	Amount	Fee Collection and Administration	Fee Alternatives	Added Incentive	Exemptions
Boulder, CO[14]	108,090	2018 (2021)	All Non-Residential	Retail/restaurant: $20 Office: $30 Hospital: $20 Institutional: $10 Warehousing: $10 Light Industrial: $17.50 (Phased in over three years)				Non-profit/govern-ment uses provided relief.
Seattle, WA[15][16]	704,352	2015	Commercial only	$8.00 to $17.50 per square foot in the Downtown and South Lake Union urban centers, depending on the zone their project is in. Elsewhere, they will pay $5 to $10. Linked to upzones. Paid on all sq. footage in the building, included added FAR.	The fees will go into a fund managed the Seattle Office of Housing for both preserving and building affordable housing. Some money will be competitively awarded to developers who build units with rent restrictions based on the tenants' income. Developments favorable for funding will be located in urban villages, near frequent transit service, and in communities threatened by economic displacement.	Commercial developers could choose to include affordable units in their commercial building as a mixed-use project or commit to building affordable units elsewhere within	Amount of commercial development allowed increased by one Floor Area Ratio (FAR)	Exemptions for the first 4,000 square feet of required commercial space where buildings front designated pedestrian streets.

[14] City of Boulder. *Council Agenda Item: meeting date on April 17, 2018*. https://www-static.bouldercolorado.gov/docs/Commercial_Linkage_Fee_4172018-1-201804151102.pdf?_ga=2.73024403.1243729710.1528900838-1583373531.1528900838. Accessed on June 14, 2018.
[15] The Urbanist (2015). *How Seattle's Mandatory Affordable Housing Program Will Work*. https://www.theurbanist.org/2015/10/01/how-seattles-mandatory-affordable-housing-program-will-work. Accessed on June 14, 2018.
[16] Seattle.gov. *Housing Affordability and Livability*. http://www.seattle.gov/hala/about/mandatory-housing-affordability-(mha). Accessed on June 14, 2018.

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Housing Nexus Analysis
for
Pinellas County,
Clearwater, Largo &
St. Petersburg, Florida

Prepared for:

Pinellas County Community Development
City of Clearwater
City of Largo
City of St. Petersburg

July 24, 2007

Table of Contents

EXECUTIVE SUMMARY iv

I. INTRODUCTION 1

II. OVERVIEW OF HOUSING LINKAGE FEES, INCLUSIONARY ZONING AND OTHER HOUSING PROGRAMS 3

Housing Linkage Fees 3
Background 3
Legal Context 4

Inclusionary Zoning 4
Background 4
Legal Context 8

Other Affordable Housing Activities 9

III. HOUSING NEED AND MARKET CONDITIONS 11

Demographic Analysis 11
Population and Households 11
Age Distribution 12
Household and Family Size 12
Household Income 12
Seasonal Population 13

Housing Stock 13
Structure Type 13
Year Built 13
Construction Trends 13
Manufactured Housing and Mobile Homes 14
Condominium Conversions 14

Rental Housing 14
Rental Ranges 14

For-Sale Housing 15
Sales Price Trends 15
Pinellas County Housing Sales 17

Housing Affordability **19**
Housing Cost Burden 19
Rents Versus Wages 21
Insurance and Real Estate Taxes 22

IV. INCLUSIONARY ZONING ANALYSIS **23**

Return on Investment **23**

Development Costs **25**
Hard Costs 25
Soft Costs 26
Land Costs 27

Development Program and Potential Revenues **27**

Results **30**
Affordable Unit Requirement 30
Bonus Density 30
Land Write-Downs 33
Fee Waivers 34
Expedited Approvals 34
Combined Incentives 34

Recommended Inclusionary Zoning Requirements **34**

Fees in Lieu of Building Affordable Units **35**

V. HOUSING LINKAGE FEE MODEL **36**

Commercial Nexus Analysis **36**
Estimate the Distribution of New Employment by Industry 36
Estimate the Distribution of New Employment by Industry and Land Use 37
Estimate Number of New Employees per Land Use 38
Adjust for Out-of-County Commuters 39
Estimate Household Income for New Employees by Industry 39
Estimate New Employment and New Households by Household Income Level 40

Residential Nexus Analysis **41**
Estimate Average Household Income Associated with Development Prototypes 42
Estimate Job Generation by Industry Associated with New Household Spending 42
Estimate Household Income for New Employees by Industry 45
Adjust for Out-of-County Commuters 45
Estimate New Households by Income Level 45

Linkage Fee Analysis.....46

VI. POTENTIAL GENERATION OF AFFORDABLE HOUSING..... 53

Appendix A. Sample Inclusionary Zoning and Linkage Fee Ordinances
Appendix B. Housing Tables
Appendix C. Inclusionary Zoning Pro Formas
Appendix D. Linkage Fee Tables
Appendix E. Construction Trends Tables

Executive Summary

Pinellas County is facing a crisis in affordable housing with the loss of affordable rental units and mobile homes, an increase in the price of ownership housing and significant increases in construction costs. The county's dwindling supply of developable land further exacerbates the problem by forcing up land costs and requiring expensive redevelopment of properties with existing structures. Now considered a statewide crisis, high insurance costs and real estate taxes are burdening all households. For some, insurance and real estate taxes exceed their mortgage payments.

Only 26 percent of county households can afford the median-priced home ($199,900), and only 52 percent can afford the median-priced apartment ($960 per month). Forty-two percent of Pinellas County households spent more than 30 percent of their gross household income on housing in 2005, exceeding the affordability standard set by the U.S. Department of Housing and Urban Development (HUD); 18 percent spent more than 50 percent of their household income. Local businesses have identified affordable housing as a key issue impacting their ability to recruit and retain workers, both low-wage entry-level workers and more experienced employees at higher salaries.

The County is pursuing a variety of strategies and actions to address the problem of housing affordability. Two additional tools could help to meet this growing need – linkage fees and inclusionary zoning.

This analysis establishes the "nexus" between new development and the need for affordable housing by demonstrating how new jobs attract households at incomes below that required to buy or rent existing housing. It also evaluates the opportunities for including affordable housing in new developments and the effectiveness of incentives in helping to offset the costs of making those new units affordable.

Inclusionary Zoning

The construction of new market-rate housing in Pinellas County leads to an increased need for affordable housing by introducing new households that need services and goods provided in the local economy by low- and moderate-income workers. It also bids up the price of land making it more expensive and more difficult to develop affordable housing. Inclusionary zoning is an important tool for meeting the public goal of housing for people of all incomes.

Inclusionary zoning requires that developers seeking to build new housing either include affordable units within their developments or elsewhere or contribute to a fund that supports construction of new affordable units at another location.

Six prototypical developments are tested for financial feasibility and the impact of inclusionary zoning requirements – single-family houses, townhouses, high-rise condominiums, low-rise

condominiums, high-rise apartments and low-rise apartments. For each housing type, five models illustrate the differential returns on investment under the following scenarios:

- Base Case with no affordable housing units;
- with 20 percent affordable housing units – 10 percent affordable to households making up to 80 percent of Area Median Family Income ($39,150 for a family of three) and 10 percent affordable to households making up to 100 percent of Area Median Family Income ($49,000 for a family of three) for homebuyers (For renters, the affordability requirements are set at 10 percent affordable to households making up to 50 percent of AMI and 10 percent affordable to households making up to 80 percent of AMI);
- with 20 percent affordable housing units and a 50-percent density bonus;
- with 20 percent affordable housing units and reduced-cost land; and
- with 20 percent affordable housing units and County payment of transportation impact fees. (Florida law does not allow for waiving fees.)

The key measure of development feasibility is the return on developer investment. Return on investment is important because it determines whether the developer can attract financing and justify taking the enormous risks associated with real estate development. If the project return does not meet minimum required returns ("hurdle rates"), the developer will not be able to secure financing and outside investment. This feasibility analysis uses static *pro formas* to test developers' ability to provide affordable housing while still achieving an adequate return on their investment under a range of housing products, policies and incentives.

Results

The results of the pro forma analyses, summarized in the following table, reflect the impact of high development costs. In the current market with construction costs at an all-time high, the only developments that can be justified are single-family houses, townhouses with surface parking and high-rise condominiums. Low-rise condominiums off the barrier islands and rental apartments do not generate sufficiently high returns to justify new construction and private investment without outside subsidies to offset land and/or other development costs in the current market and cost environment.

Affordable Unit Requirement

Introduction of a requirement that 20 percent of the units be provided at prices/rents affordable to households with incomes from 80 to 100 percent of AMI for homebuyers (50 to 80 percent of AMI for renters) reduces the potential returns from all six development types to levels well below those required to justify private investment. None of the developments could bear the cost of providing affordable units without subsidies or incentives to offset the cost of providing affordable housing. This results from the large gap between market prices and those that can be afforded by low- and below-median-income households. For example, a newly constructed townhouse that might sell for $370,000 would need to be sold at $83,000 to be afforded by a three-person moderate-income household with income equal to 80 percent of AMI. The high cost of insurance and real estate taxes depresses that price by diverting income that might otherwise go to cover the cost of mortgage interest and principal. For a two-bedroom rental

unit, the maximum affordable gross rent of $979 per month (for a family of three at 80 percent of AMI) compares with market rents of $1,220 to $1,420 for newly constructed apartments.

Bonus Density
The introduction of a 50-percent bonus density begins to compensate for the income lost with the inclusion of affordable units. By allowing more units on the same parcel of land, bonus density allows the land cost to be spread over a larger number of units, thus reducing the average cost per unit. Current Pinellas County policy allows a 50-percent bonus density in exchange for inclusion of affordable units equal to 20 percent of total units, By itself, a 50-percent bonus density is not sufficient to raise returns to the point of financial feasibility when coupled with a 20-percent affordability requirement. For single-family units, closing the gap would require a 50-percent bonus density with 13 percent of units preserved as affordable. For townhouses, a 50-percent bonus density would be sufficient to support 12-percent affordable units.

However, a developer's ability to use the bonus density and achieve the returns associated with that bonus density depends on the site, neighborhood acceptance of density and the market's acceptance of density. When introduction of a higher density forces a project from surface parking to structured parking, the additional cost of building parking may offset many of the benefits of higher density. Neighborhood opposition to higher-density developments, even those with outstanding design, is a major impediment to use of bonus density. When a developer faces an extended approval process as a result of higher density, the costs and risks of development escalate. Many developers avoid using bonus densities because of the potential for encouraging greater NIMBY reactions. Matter-of-right zoning is highly valued because it does not expose a developer to the delays and risks of neighborhood opposition.

Finally, homebuyers and renters also may react against the higher density, reducing the potential market and extending the sales or lease-up period. Several developers report building to less than the available base zoning due to these marketing concerns.

Land Write-Downs
Making publicly-owned sites for private development of new housing that includes affordable units can improve project feasibility substantially given the high cost of land in Pinellas County. Reducing the cost of all single-family lots in a development from $90,000 to $42,000 would provide a subsidy sufficient to support the cost of building 20 percent affordable units. For townhouses, the average land price would need to be reduced from $65,000 per lot to $26,000. The returns from development of high-rise or low-rise condominiums or rental apartments do not reach the "hurdle rates" even with free land. A community land bank with the ability to lease development sites to individual developers at reduced prices could be one mechanism to achieve land write-downs.

Fee Waivers
Florida law does not allow waiver of impact fees, so the County has used other funds to pay the impact fees on behalf of developments with affordable housing. Pinellas County impact fees

Project Rates of Return Under Alternative Inclusionary Zoning Policies

Assumptions/Unit Type	Base For-Sale	With 20% Affordable	50% Bonus, 20% Affordable	Reduced Land Price*	County Pays Impact Fees
Single-Family Houses					
Target Rate of Return as a Percent of Development Costs	20.0%	20.0%	20.0%	20.0%	20.0%
Projected Rate of Return as a Percent of Development Costs	**22.83%**	**4.43%**	**13.67%**	**20.22%**	**5.03%**
Townhouses					
Target Rate of Return as a Percent of Development Costs	20.0%	20.0%	20.0%	20.0%	20.0%
Projected Rate of Return as a Percent of Development Costs	**21.76%**	**4.55%**	**12.60%**	**20.21%**	**5.28%**
Low-Rise Condominiums					
Target Rate of Return as a Percent of Development Costs	20.0%	20.0%	20.0%	20.0%	20.0%
Projected Rate of Return as a Percent of Development Costs	**5.11%**	**-10.90%**	**-5.32%**	**8.88%**	**-10.49%**
High-Rise Condominiums					
Target Rate of Return as a Percent of Development Costs	20.0%	20.0%	20.0%	20.0%	20.0%
Projected Rate of Return as a Percent of Development Costs	**20.81%**	**0.51%**	**5.97%**	**19.78%**	**0.92%**
Low-Rise Apartments					
Target Rate of Return as a Percent of Development Costs	9.0%	9.0%	9.0%	9.0%	9.0%
Projected Rate of Return as a Percent of Development Costs	**2.94%**	**2.65%**	**2.80%**	**3.17%**	**2.66%**
High-Rise Apartments					
Target Rate of Return as a Percent of Development Costs	9.0%	9.0%	9.0%	9.0%	9.0%
Projected Rate of Return as a Percent of Development Costs	**3.38%**	**2.96%**	**3.11%**	**3.47%**	**2.97%**

Note: *Reducing per-unit land costs by $48,000 for single-family units and $39,000 for townhouse units supports development of 20-percent workforce housing. Free land is not sufficient to support workforce housing in high-rise or low-rise condominiums or apartments.
Source: Bay Area Economics, 2007.

are limited to transportation fees that range from $1,270 for condominiums to $2,066 for single-family houses. The final scenario tests the impact of eliminating all transportation impact fees for new developments that include 10-percent affordable housing. That incentive improves returns by 0.37 to 0.57 percentage points.

If the waiver were limited to the affordable units themselves, it would have minimal impact on project feasibility, raising returns by only 0.04 to 0.05 percentage points.

Expedited Approvals
Effective acceleration of zoning and site plan approvals for housing developments that include affordable units can be an attractive incentive, potentially improving returns by 0.5 to 1.0 percentage points. However, expedited approval must be predictable and assured to be an effective incentive.

Combined Incentives
Though the 50-percent bonus density is not by itself sufficient to offset the burden of including 20 percent affordable units, it could be used effectively in combination with other incentives such as land write-downs, fee waivers, zoning modifications other direct subsidies and expedited approvals.

Recommended Inclusionary Zoning Requirements
The preceding analysis indicated that current incentives are not sufficient to offset the costs of providing workforce housing in new developments. Adjusting the percentage of required affordable units from 20 to 10 percent and raising the income standard to 120 percent of AMI greatly decreases the financial burden of inclusionary zoning. When coupled with a 50-percent bonus density, 10-percent inclusionary zoning would be financially feasible for single-family detached housing and townhouses. At 18.4 percent, the potential return for high-rise condominiums is somewhat below the 20-percent return required to justify private investment. That would suggest a need for additional incentives, such as a land write-down. Following are returns from for-sale development with 10 percent of units affordable to households with 120 percent of AMI ($58,800 for a family of three):

Unit Type	Potential Return on Costs
Single-Family Detached Units	24.2%
Townhouses	22.6%
High-Rise Condominiums	18.4%
Low-Rise Condominiums	5.1%

When market conditions change and rental developments are once again financially feasible, a 50-percent bonus density could offset the cost of providing five percent of the units to households at 60 percent of AMI and five percent of units to households at 80 percent of AMI. The following returns are comparable to those possible with no affordable units:

Unit Type	Potential Return on Costs
Low-Rise Rental Apartments	3.0%
High-Rise Rental Apartments	3.4%

BAE recommends adoption of a 10-percent inclusionary zoning requirement as outlined above with a 50-percent density bonus to help offset the financial burden to the development. To make the bonus density appealing to the development community, the County should change its zoning policies and process to insure that the bonus densities can be used with minimal risk of delays or density cutbacks following neighborhood opposition. Expedited approvals also should continue to be provided to developments meeting the inclusionary zoning requirement.

Fees in Lieu of Building Affordable Units

Many jurisdictions provide the alternative of paying fees in lieu of constructing the affordable housing required under inclusionary zoning, either on-site or off-site. The following linkage fee analysis quantifies legally justified linkage fees for residential developments not subject to inclusionary zoning:

Unit Type	In-Lieu Fee per Unit
Ownership Housing	$19,600
Rental Housing	$6,000

Developers desiring to forgo building on-site affordable housing should be charged fees at these rates. The rates should be adjusted annually or biannually to keep pace with inflation in construction and other development costs.

Housing Linkage Fee Model

Linkage fees require contributions by developers of new commercial, industrial and possibly residential development to a fund that subsidizes the cost of developing new affordable housing.

Commercial Nexus Analysis

The Commercial Nexus Analysis quantifies the link between new commercial development, the new employment it engenders, and the demand for additional affordable housing in Pinellas County. To demonstrate the nexus between new commercial development and an increased need for affordable housing, this analysis utilizes 100,000 square-foot prototype developments in the following categories: office, industrial, retail, a full-service hotel and a limited-service hotel. For each of these prototype developments, the analysis utilizes the following steps to quantify the new affordable housing demand resulting from the development, leading to the calculation of the appropriate linkage fee associated with each building type on a per-square-foot basis:

1. Estimate the distribution of new employment by industry;

2. Estimate the distribution of new employment by industry and land use;

3. Estimate the number of new employees per land use;

4. Adjust for out-of-county commuters;

5. Estimate household income for new employees by industry; and

6. Estimate new Pinellas County households by income level.

The following table summarizes this analysis of new Pinellas County households attracted by the development of new commercial projects. Generation of new households ranges from 21 households generated by 100,000 square feet of limited-service hotel space to 241 households generated by 100,000 square feet of office space. The lower levels associated with hotel construction reflect the much lower employee densities associated with that land use when compared with office space.

Estimate of Households by Income Level and Land Use Type

Number of Pinellas County Resident Employees (a) per 100,000 Sq. Ft. of New Construction by Household Income Level

	Extremely Low Income (30 % or less)	Very Low Income (31% to 50%)	Low Income (51% to 80%)	Below Median (81% to 100%)	Moderate Income (101% to 120%)	Above Moderate (121% or more)	Total (All Incomes)
Office	7.6	22.2	55.2	40.9	36.4	167.6	330.0
Industrial	4.8	13.3	30.9	22.2	18.6	75.2	165.0
Retail	5.7	17.7	43.3	30.5	25.9	82.9	206.0
Full-Service Hotel	5.0	12.3	25.9	17.3	13.5	34.1	108.0
Limited-Service Hotel	1.3	3.3	7.0	4.6	3.6	9.2	29.0

Net Number of New Pinellas County Households Generated by Income Level (b)

	Extremely Low Income (30 % or less)	Very Low Income (31% to 50%)	Low Income (51% to 80%)	Below Median (81% to 100%)	Moderate Income (101% to 120%)	Above Moderate (121% or more)	Total (All Incomes)
Office	5.6	16.3	40.4	30.0	26.7	122.7	241.5
Industrial	3.5	9.7	22.6	16.2	13.6	55.1	120.8
Retail	4.2	13.0	31.7	22.3	19.0	60.7	150.8
Full-Service Hotel	3.6	9.0	18.9	12.6	9.9	25.0	79.0
Limited-Service Hotel	1.0	2.4	5.1	3.4	2.7	6.7	21.2

Notes:
(a) Adjusted for out-of-county commuters.
(b) The number of households generated by new employees is calculated by dividing employment by the average household size of worker households, based on data from the American Community Survey.
Source: BAE, 2006.

Residential Nexus Analysis

This analysis quantifies the link between new residential development, new employment generated by the dollars spent by new households, and the demand for additional affordable housing in Pinellas County.

New residents to the county bring with them a full range of needs – retail, service, banking, education, medical, restaurants, etc. – that require employees. Many of those employees earn relatively low wages, inhibiting their ability to afford housing in the county. To illustrate the nexus between new residential development and an increased need for affordable housing, this analysis utilizes two market-rate residential development prototypes: a 100-unit owner-occupied housing development and a 100-unit rental development. The nexus analysis uses the following steps to quantify new affordable housing demand:

1. Estimate average resident household income associated with development prototypes;

2. Estimate job generation by industry associated with new household spending;

3. Estimate household income for new employees by industry;

4. Estimate the number of new employees per land use;

5. Adjust for out-of-county commuters; and

6. Estimate new households by income level.

The following table summarizes the distribution of new households associated with the employment generated by the introduction of new owner and renter housing. The results are adjusted for out-of-county commuters and seasonal residents.

Demand for Affordable Housing Induced by Development of New Market-Rate Housing Units in Pinellas County

Net Number of New Pinellas County Generated by Income Level -- Adjusted for Out-of-County Comuters (a)

Housing Type	Extremely Low Income (30 % or less)	Very Low Income (31% to 50%)	Low Income (51% to 80%)	Below Median (81% to 100%)	Moderate Income (101% to 120%)	Above Moderate (121% or more)	Total (All Incomes)
100 Units of For-Sale Housing	0.9	3.0	7.6	5.5	5.2	18.5	40.7
100 Units of Rental Housing	0.3	0.9	2.3	1.7	1.6	5.7	12.5

Notes:
(a) The number of Pinellas County Households by Income Level is calculated by removing the 13.3 percent of households assumed to live outside the county based on commute patterns from the 2000 Census
Sources: U.S. Census Transportation Planning Package, 2000; American Community Survey, 2005; BAE, 2007.

Linkage Fee Analysis

From the preceding analyses of new households attracted by the jobs created by new commercial and residential development, the Linkage Fee Analysis estimates the cost to build new affordable housing units in Pinellas County, the ability of new low- and moderate-income households to pay for housing and the amount of subsidy typically available for new affordable housing development. The results are used to calculate the amount of fee which can be legally justified by the Nexus Analysis.

Caculation of Linkage Fee for New Commercial Development[1], Pinellas County

Key Inputs	Extremely Low Income (30 % or less)	Very Low Income (31% to 50%)	Low Income (51% to 80%)	Below Median (81% to 100%)	
Cost to Produce One Affordable Unit	$200,000	$200,000	$200,000	$200,000	
Average Subsidy Per Affordable Unit	$125,000	$125,000	$30,000	$0	
Capitalized Value of Affordale Rents	-$45,000	-$10,000	$40,000	$90,000	
100,000 Square Feet of Office Construction					
Unit Demand by Income Level	5.6	16.3	40.4	30.0	92.2
Cost to Produce Affordable Units	$1,114,201	$3,255,897	$8,080,507	$5,993,761	$18,444,366
Total Subsidy	$696,376	$2,034,935	$1,212,076	$0	$3,943,387
Total Ability to Pay	-$250,695	-$162,795	$1,616,101	$2,697,192	$3,899,804
Affordability Gap	$668,521	$1,383,756	$5,252,330	$3,296,569	$10,601,175
Maximum Linkage Fee					
Per 100,000 Sq. Ft. of New Development	$10,601,175				
Maximum Linkage Fee Per Sq.Ft.	$106.01				
100,000 Square Feet of Industrial Construction					
Unit Demand by Income Level	3.5	9.7	22.6	16.2	52.1
Cost to Produce Affordable Units	$705,946	$1,948,946	$4,523,375	$3,243,397	$10,421,665
Total Subsidy	$441,216	$1,218,092	$678,506	$0	$2,337,814
Total Ability to Pay	-$158,838	-$97,447	$904,675	$1,459,529	$2,107,919
Affordability Gap	$423,568	$828,302	$2,940,194	$1,783,869	$5,975,932
Maximum Linkage Fee					
Per 100,000 Sq. Ft. of New Development	$5,975,932				
Maximum Linkage Fee Per Sq.Ft.	$59.76				
100,000 Square Feet of Retail Construction					
Unit Demand by Income Level	4.2	13.0	31.7	22.3	71.1
Cost to Produce Affordable Units	$830,113	$2,593,384	$6,343,026	$4,458,609	$14,225,132
Total Subsidy	$518,821	$1,620,865	$951,454	$0	$3,091,139
Total Ability to Pay	-$186,775	-$129,669	$1,268,605	$2,006,374	$2,958,535
Affordability Gap	$498,068	$1,102,188	$4,122,967	$2,452,235	$8,175,458
Maximum Linkage Fee					
Per 100,000 Sq. Ft. of New Development	$8,175,458				
Maximum Linkage Fee Per Sq.Ft.	$81.75				
100,000 Square Feet of Full-Service Hotel Construction					
Unit Demand by Income Level	3.6	9.0	18.9	12.6	44.2
Cost to Produce Affordable Units	$728,081	$1,797,914	$3,788,993	$2,525,995	$8,840,984
Total Subsidy	$455,051	$1,123,696	$568,349	$0	$2,147,096
Total Ability to Pay	-$163,818	-$89,896	$757,799	$1,136,698	$1,640,783
Affordability Gap	$436,849	$764,114	$2,462,845	$1,389,297	$5,053,105
Maximum Linkage Fee					
Per 100,000 Sq. Ft. of New Development	$5,053,105				
Maximum Linkage Fee Per Sq.Ft.	$50.53				
100,000 Square Feet of Limited-Service Hotel Construction					
Unit Demand by Income Level	1.0	2.4	5.1	3.4	11.9
Cost to Produce Affordable Units	$195,503	$482,773	$1,017,415	$678,277	$2,373,968
Total Subsidy	$122,190	$301,733	$152,612	$0	$576,535
Total Ability to Pay	-$43,988	-$24,139	$203,483	$305,224	$440,581
Affordability Gap	$117,302	$205,179	$661,320	$373,052	$1,356,852
Maximum Linkage Fee					
Per 100,000 Sq. Ft. of New Development	$1,356,852				
Maximum Linkage Fee Per Sq.Ft.	$13.57				

Note: [1]Assumes affordable housing is provided in rental developments.
Source: BAE, 2007.

As shown, the maximum fee ranges from $14 per square foot for new industrial development to $106 per square foot for new office development. While these fees are legally justified by the Nexus Analysis, their high cost would stifle new commercial development. Below a recommended fee is shown which ranges from two to five percent of the building value of typical new developments in each land use category. Fees in this range are unlikely to hinder future commercial development and over the long run are likely to be absorbed by small adjustments in land prices, rents, and developer returns.

Recommended Commercial Development Linkage Fee

Land Use	Maximum Allowable Fee per Sq. Ft.	Average Hard Construction Cost per Sq. Ft.	Maximum Fee as Percent of Building Value	Recommended Fee as Percent of Hard Cost	Recommended Fee per Sq. Ft.
Office	$106.01	$84	126%	3%	$2.50
Industrial	$59.76	$45	133%	3%	$1.40
Retail	$81.75	$58	141%	5%	$2.90
Full-Service Hotel	$50.53	$82	62%	3%	$2.50
Limited-Service Hotel	$13.57	$84	16%	2%	$1.70

Sources: *R.S. Means Square Foot Costs, 2007*; BAE, 2007.

The legally justifiable linkage fee which could be charged to new residential development is calculated in the following table. It indicates that the construction of one new market-rate for-sale ownership residential unit generates the need for $19,600 in subsidy to create housing for new workers in jobs created by the introduction of new household spending. Because renters have much lower average household incomes and therefore generate less spin-off economic activity, the creation of one new market-rate rental housing unit generates the need for $6,000 in affordable housing subsidies.

These linkage fee levels represent 9.8 percent and 3.0 percent, respectively, of of the cost of developing one unit of affordable housing (estimated at $200,000). BAE recommends that new housing units not subject to inclusionary zoning requirements pay these fees, thereby balancing the burden on all new housing whether it is developed in subdivisions or buildings of 10 units or more or not.

Calculation of Linkage Fee for New Pinellas County Residential Development[1]

Key Inputs	Extremely Low Income (15% to 30%)	Very Low Income (31% to 50%)	Low Income (51% to 80%)	Below Median 100%)	
Cost to Produce One Affordable Unit	$200,000	$200,000	$200,000	$200,000	
Average Subsidy Per Affordable Unit[2]	$125,000	$125,000	$30,000	$0	
Capitalized Value of Affordable Rents	-$45,000	-$10,000	$40,000	$90,000	
100 New Ownership Units					
Unit Demand by Income Level	0.9	3.0	7.6	5.5	17.0
Cost to Produce Units	$180,000	$600,000	$1,520,000	$1,100,000	$3,400,000
Total Subsidy	$112,500	$375,000	$228,000	$0	$715,500
Total Ability to Pay	-$40,500	-$30,000	$304,000	$495,000	$728,500
Affordability Gap	$108,000	$255,000	$988,000	$605,000	$1,956,000
Maximum Linkage Fee Per 100 Unit Ownership Development	$1,956,000				
Maximum Linkage Fee Per Unit	$19,560				
100 New Rental Units					
Unit Demand by Income Level	0.3	0.9	2.3	1.7	5.2
Cost to Produce Units	$60,000	$180,000	$460,000	$340,000	$1,040,000
Total Subsidy	$37,500	$112,500	$69,000	$0	$219,000
Total Ability to Pay	-$13,500	-$9,000	$92,000	$153,000	$222,500
Affordability Gap	$36,000	$76,500	$299,000	$187,000	$598,500
Maximum Linkage Fee Per 100 Unit Ownership Development	$598,500				
Maximum Linkage Fee Per Unit	$5,985				

Note: [1]Assumes affordable housing is provided in rental developments. Also assumes additional affordable units can be accommodated on the same parcel and do not bear a land cost.
[2]Average subsidy amounts for extremely and very low-income households based on the value of Section 8 place-based vouchers.
Source: BAE, 2007.

Potential Generation of Affordable Housing

The potential for generating new affordable housing from inclusionary zoning and/or linkage fees depends on future levels of construction and residential development. The best indicator of future demand is the recent development trends in the county.

From 2002 to 2006, the number of new residential units approved by building permits county-wide averaged 3,087 units, including 2,027 single-family, duplex or triplex units and 1,060 multifamily units. At that rate, the imposition of an inclusionary zoning requirement that 10 percent of all units must be affordable would generate an average of 250 to 300 affordable units annually, assuming that all associated affordable units are built new and that all developments with 10 or more units are subject to the inclusionary zoning requirement. However, the county's dwindling supply of developable land will likely constrain that development pace in future years. Redevelopment will offer some new housing opportunities, but its scale and pace are difficult to predict.

Commercial construction trends in Pinellas County from 2002 to 2006 showed an average construction pace of 664,000 square feet of new office, retail, industrial/flex and hotel space per

year. Imposition of the recommended linkage fees to these activity levels would generate an estimated $1.52 million annually in funds to support affordable housing. That potential revenue would need to be balanced against the impact of the fee on the local economy and the county's ability to attract and retain businesses.

Potential Annual Commercial Construction Linkage Fees, Pinellas County

Pinellas County	Annual New Construction (Sq. Ft.)	Recommended Linkage Fee	Total Linkage Fees
Office	50,000	$2.50	$125,000
Retail	165,000	$1.40	$231,000
Industrial/Flex	240,000	$2.90	$696,000
Full-Service Hotel	146,000	$2.50	$365,000
Limited-Service Hotel	63,000	$1.70	$107,000
	664,000		$1,524,000

Source: BAE, 2007.

I. Introduction

Pinellas County is facing a crisis in affordable housing with the loss of affordable rental units and mobile homes, an increase in the price of ownership housing and significant increases in construction costs. The county's dwindling supply of developable land further exacerbates the problem by forcing up land costs and requiring expensive redevelopment of properties with existing structures. Now considered a statewide crisis, high insurance costs and real estate taxes are burdening all households. For some, insurance and real estate taxes exceed their mortgage payments.

Only 26 percent of county households can afford the median priced home, and only 52 percent can afford the median-priced apartment.

Consolidated Plans and Housing Elements of Pinellas County and the cities of St. Petersburg, Clearwater and Largo have identified housing affordability as a major issue facing Pinellas County.

Local businesses have identified affordable housing as a key issue impacting their ability to recruit and retain workers, both low-wage entry-level workers and more experienced employees at higher salaries.

The County is pursuing a variety of strategies and actions to address the problem of housing affordability. Two additional tools could help to meet this growing need – linkage fees and inclusionary zoning. Linkage fees require contributions by developers of new commercial, industrial and possibly residential development to a fund that subsidizes the cost of developing new affordable housing. Inclusionary zoning requires that developers seeking to build new housing either include affordable units within their developments or elsewhere or contribute to a fund that supports construction of new affordable units at another location.

This analysis establishes the "nexus" between new development and the need for affordable housing by demonstrating how new jobs attract households at incomes below that required to buy or rent existing housing. It also evaluates the opportunities for including affordable housing in new developments and the effectiveness of incentives in helping to offset the costs of making those new units affordable.

The analysis follows in five sections as follows:

- Section II starts with an overview of the concepts and background of linkage fees and inclusionary zoning, discusses their application in other communities, including several Florida jurisdictions and identifies other available tools for the creation of affordable units.

- Section III then documents the need for affordable housing by describing the demographic and housing market conditions that have created the affordable housing crisis in recent years.
- Section IV provides a series of *pro forma* financial models that test the financial feasibility of new construction of different types of housing under a series of inclusionary zoning requirements and incentives intended to reduce the cost burden of providing new affordable units.
- Section V quantifies the need for affordable housing created by the construction of prototypical commercial, industrial and residential developments and calculates the linkage fees that would satisfy those needs.
- Section VI concludes with projections of the potential pace of development and estimates the fees and affordable housing units that might be generated by the adoption of the linkage fee and/or inclusionary zoning provisions.

II. Overview of Housing Linkage Fees, Inclusionary Zoning and Other Housing Programs

This section provides background information on the development and application of housing linkage fees and inclusionary housing programs nationally and in Florida. Such linkage fees and inclusionary zoning programs have been developed to meet the public goal of providing affordable housing for people of all incomes.

Housing Linkage Fees

Background

Impact fees are payments to local jurisdictions by developers to pay for the costs of infrastructure necessary as a result of new development. Impact fees vary from jurisdiction to jurisdiction and are tailored to local infrastructure needs. In Florida, the power of local governments to impose impact fees arises from their home rule powers to provide essential services. Consequently, in Florida impact fees are governed by case law rather than statute.[1]

In the context of housing, impact fees are often referred to as "linkage fees," referring to the "linkage" between new jobs or residents in an area and the resulting need for more affordable housing. They are imposed on new development where communities recognize affordable housing as part of their essential infrastructure. The imposition of housing linkage fees in Florida can be tied back to the 1985 Florida Growth Management Act, which directs communities to adopt Housing Elements establishing affordable housing goals. Housing linkage fees are one of several tools available to local government to help achieve affordable housing goals. Housing linkage fees provide a mechanism for local government to collect funds from residential and commercial developers, and to place those monies in a housing fund to support the construction of new affordable housing units.

Housing linkage fees were first adopted in Boston and San Francisco in the mid-1980s. Since that time they have been adopted in numerous communities including Seattle, WA, Cambridge, MA, multiple cities in New Jersey, and over 20 jurisdictions in California. Currently, two Florida communities have housing linkage fee programs, and a number of other programs are under consideration. In 1990, the City of Winter Park established an affordable housing fee to charge $0.15 per square foot of building area for new construction and major additions to existing buildings. The fee has since increased and currently stands at $0.50 per square foot, applicable to residential and non-residential development but exempting non-profit and institutional land uses as well as affordable housing developments and developments containing an affordable housing set-aside. Since its inception the program has collected approximately $350,000 into a housing trust fund and has contributed toward the development of 65 affordable housing units in the city.

[1] Florida Impact Fee Review Taskforce. *Final Report and Recommendations.* February 1, 2006.

In 2006, the City of Coconut Grove established a housing linkage fee program. Enactment of this ordinance followed on an extensive public process and was supported by the completion of a nexus study to delineate the link between new construction and increased demand for affordable housing. The Coconut Grove housing linkage fee applies to non-residential development and utilizes the following fee structure:

Type of Use	**Linkage Fee**
Industrial	$0.37 per square foot
Commercial	$1.36 per square foot
Office	$0.15 per square foot
Hotel	$2.42 per square foot
Limited Service Hotel	$0.70 per square foot

Non-profit, institutional, and residential land uses are exempt. Under the Coconut Grove program, developers may commission independent impact analyses if they believe the standard fee would be too high as applied to their development. Coconut Grove also allows developers to request to develop affordable housing units as an alternative to paying the fee. Such requests can be granted by the City Commission through a development agreement. Still in its infancy, little information is available about the program's results to date.

Legal Context

A number of federal and state court cases, most prominently, the U.S. Supreme Court cases of *Nollan v. California Coastal Commission* and *Dolan v. City of Tigard* (Oregon) affect the imposition of impact fees, including housing linkage fees. Following from the *Nollan* and *Dolan* decisions, governments wishing to impose exactions such as linkage fees are advised to conduct studies to demonstrate 1) an "essential nexus" between the type of exaction imposed and the impact of proposed new development and 2) "rough proportionality" between the cost of the development impacts and the cost of exactions imposed by local government.

In Florida, the seminal case affecting the imposition of impact fees was *Contractors and Builders Association v. City of Dunedin.* In this case, the State Supreme Court upheld the validity of impact fees where the fee is rationally related to a demand for a public service, and the amount of the fee is rationally related to the pro rata cost of the service. This is sometimes referred to as a "dual rational nexus" test.

Inclusionary Zoning

Background

The construction of new market-rate housing in Pinellas County leads to an increased need for affordable housing by introducing new households that need services and goods provided in the local economy by low- and moderate-income workers. It also bids up the price of land making it more expensive and more difficult to develop affordable housing. Inclusionary zoning is an important tool for meeting the public goal of housing for people of all incomes.

Inclusionary zoning is a land use tool whereby local governments require that a certain percentage of new housing developed must be sold or rented to lower-income households for an affordable price. Relatively common in high cost housing markets around the country, inclusionary zoning regulations are found in more than 200 jurisdictions nationwide including more than 100 jurisdictions in California, as well as states as diverse as Colorado, Maryland, Virginia, and North Carolina. Currently, at least four Florida jurisdictions have enacted inclusionary zoning ordinances (Palm Beach County, City of Delray Beach, City of Key West, and City of Tallahassee); several others are actively considering inclusionary zoning.

The details of inclusionary zoning ordinances nationwide vary from jurisdiction to jurisdiction. Several important distinctions include:

- ***Voluntary versus mandatory ordinances*.** Inclusionary zoning ordinances are often associated with incentives such as allowing developers to build at a higher densities than allowed by base zoning, often called a "density bonus", or fast-tracking of the development approvals process. In the case of voluntary inclusionary zoning ordinances developers are not required to build affordable housing but can take advantage of incentive such as density bonuses if they do so.
- ***Percentage of units that must be dedicated to affordable housing***. A study of California inclusionary zoning ordinances found that most jurisdictions require between 10 and 20 percent of new residential units be set aside as affordable. Requirement vary and higher or lower requirements are not uncommon based on local factors.
- ***Income levels served by the inclusionary requirement***. Most ordinances target households earning low and moderate incomes, defined as 80 percent of Area Median Income (AMI) or less. Some ordinances include people earning up to 120 percent of AMI, but generally not where these households are readily able to afford housing in the private market.
- ***Minimum development size on which inclusionary zoning applies***. Ordinances often establish a minimum size threshold below which the ordinance does not apply. Developments of one to two units are usually exempted. Ten units is a common threshold.
- ***Requirements for on-site versus off-site development***. Some ordinances require that all or most units must be developed on the same site as market rate units. Others ordinances, allow units to be built off-site. Where off-site development is allowed, some ordinances require that inclusionary units be built within a certain proximity of the market rate development. The requirements for on-site affordable housing are generally driven by a desire to encourage mixed-income housing rather than concentrating affordable housing in less expensive sections of the jurisdiction.
- ***Requirements for for-sale versus rental units***. Often inclusionary zoning ordinances have varying requirements for rental and for-sale housing projects, depending on the community's particular circumstances. Several jurisdictions require new rental projects to provide inclusionary units for lower income levels, than the levels set for for-sale projects. This policy stems from the notion that very-low-income households are often better served by affordable rental housing, because they lack the financial resource to

properly maintain an ownership unit. However, in certain locations, development economics can make new rental projects financially infeasible when burdened with inclusionary units. In these situations, the jurisdiction will often focus its inclusionary program on for-sale housing.

- ***In-lieu fees***. As an alternative to building inclusionary units, some local jurisdictions allow developers to pay an in-lieu fee to a housing trust fund or a community land trust. Even where communities do not allow the payment of in-lieu fees as an alternative to building units, they sometimes collect a fee for so-called "fraction units." A fractional unit is the remainder resulting when one multiplies the inclusionary requirement by the number of units proposed. Given a 10-percent inclusionary requirement on a 52-unit development, a developer would be required to build 5.2 units of affordable housing, resulting in a factional unit equal to two-tenths of a whole unit. In this instance, a fee might be charged equivalent to two-tenths of the cost of developing an affordable housing unit or based on another fee calculation methodology.
- ***Requirements for appearance and integration of units***. Ordinances vary in their requirements about the extent to which inclusionary units must be akin to market rate units. Some require parity in nearly all categories including the mix of bedrooms, unit size, types of finishes, etc. Other ordinances allow for the construction of inclusionary units that are smaller or which do not have luxury finishes. In general, where on-site development is required, ordinances encourage or require that inclusionary units be distributed throughout market-rate developments and that exterior appearance of units be similar to market-rate units.
- ***Longevity of affordability restrictions***. Many ordinances establish some duration during which units must remain affordable. In the case of for-sale units this is often accomplished through deed restrictions, requiring some on-going monitoring. Consideration should be given to what, if any, opportunities for appreciation should be available to the sellers of inclusionary units. Requirements that units remain affordable for 25 to 50 years are not uncommon. Such requirements both protect the supply of affordable housing and avoid creating undue windfalls for short-term owners. The provisions for disposition of sales proceeds vary among jurisdictions with some allowing the low-income household to share a portion of the property's appreciation.

In Florida, the City of Key West was the first jurisdiction to enact an inclusionary zoning ordinance. The Key West ordinance applies to all new residential development and requires that 30 percent of units be affordable to moderate- and low-income households (120 percent and 80 percent of Area Median Income, respectively). The ordinance allows for the development of units on- or off-site and allows developers to pay a $200,000 in-lieu fee per inclusionary unit instead of developing units, subject to approval by the City Commission. Key West requires that units remain affordable for 50 years.

In 2004, the City of Delray Beach enacted a voluntary inclusionary housing ordinance targeting households up to 120 percent of Area Median Income (AMI). Developers are not required to provide affordable housing in market-rate developments, but may earn a density bonus for doing so. The Delray Beach ordinance allows a density bonus in certain districts of the city

with a larger bonus available for providing deeper levels of affordability as shown below:

Affordability Level	Number of Bonus Units per Affordable Unit
60% of AMI or Less	4
61% to 80% of AMI	3
81% to 120% of AMI	2

As an alternative to building affordable housing units, developers receive one bonus unit of additional density for each contribution of $60,000 made to the local community land trust. Additional provisions of the Delray Beach ordinance include requirements that affordable housing units be similar in terms of size, quality, and mix of bedrooms compared to market-rate units and a requirement that affordability levels must be maintained for a minimum of 40 years.

In March 2006, Palm Beach County passed an interim ordinance making its inclusionary zoning program mandatory. Before that time, developers had the option to voluntarily agree to develop housing affordable housing in exchange for an increase in the allowable density of their project. The ordinance applies to all residential developments consisting of 10 or more units. Where developers build at the standard density per base zoning, they must provide seven percent of units as affordable. Where they seek a higher density as a Planned Unit Development (PUD), the inclusionary requirement increases. Additionally, the Palm Beach ordinance allows a density bonus of between 30 and 100 percent, while requiring that 50 percent of "bonus units" be affordable. The ordinance targets households earning between 60 and 150 percent of AMI. Affordable units created through this program are required to have a 25-year deed restriction to maintain affordability.

Perhaps the most well-known example of an inclusionary zoning ordinance in Florida is from Tallahassee. In 2005, the City passed an ordinance requiring that developers of 50 or more units in specified areas within the city and all Developments of Regional Impact (DRI) include a percentage of affordable units within the development. Where the developer provides ownership units the inclusionary requirement is 10 percent; the requirement is 15 percent if affordable rental units are provided. As a substitute for the construction of units, developers may donate a residential lot to the City for each unit required or pay an in-lieu fee ranging from $10,000 to $25,000 per inclusionary unit not constructed. The ordinance includes incentives such as a density bonus, expedited development review, and transportation concurrency exemption. Inclusionary units created through this program must remain affordable for a period of 10 years.

The following table summarizes the characteristics of these four jurisdictions' inclusionary zoning programs. For additional detail, including resale restrictions on inclusionary units and developer incentives, please refer to the complete ordinances and implementation documents in Appendix A.

Table 1: Florida Inclusionary Housing Programs

Jurisdiction	Required Affordable as Percent of Total Units	Target Income Levels	Minimum Project Size (units)	Length of Affordability (years)
City of Key West	30%	80% to 100% AMI	All projects	50
City of Delray Beach	Voluntary	Up to 120% AMI	NA	40
Palm Beach County	Base of 7%. Increases with density.	60% to 150% AMI	10	25
City of Tallahassee	For-sale: 10% Rental: 15%	70% to 100% of AMI	50	10

Source: BAE, 2006.

Legal Context

In February 2006, the Tallahassee inclusionary zoning ordinance was challenged by the Florida Home Builders' Association (FHBA) in Florida's Second Judicial Circuit Court as unconstitutional. Although the original complaint was dismissed by the Court on October 27, 2006, the plaintiffs filed an amended complaint on November 29, 2006, and the case is currently pending. FHBA alleges that the ordinance amounts to an unlawful taking of property, a violation of substantive due process, and an unlawful imposition of a new tax on real property, which is barred by the State constitution.

Similar cases regarding inclusionary zoning have been heard in other jurisdictions, and the outcome has generally favored local governments. Nevertheless, the Tallahassee case will to some extent turn on State law and the State constitution; the ultimate outcome remains uncertain.

Regarding the question of takings, courts have found that it is "beyond question" that inclusionary zoning ordinances will advance a legitimate government interest in providing affordable housing.[2] Nonetheless, legal scholars advise that well-constructed inclusionary zoning ordinances share certain characteristics:

- Where such ordinances are broad-based rather than ad hoc, they are more likely to withstand scrutiny and avoid charges of discriminatory treatment and failure to reasonably advance a legitimate government interest. Ordinances that only apply in certain districts should include clearly articulated reasons explaining why such provisions are an effective way to advance the ordinances' stated objectives.

[2] *Homebuilders of Northern California v. City of Napa*

- Ordinances that permit developers to appeal for a reduction, waiver, or mitigation of the requirements where the ordinance would result in an unlawful taking are unlikely to be found unconstitutional on their face.
- Where ordinances provide tangible benefits to developers such as expedited review, fee deferrals, or density bonuses, they may balance the regulatory burden and further insulate themselves from challenges of unconstitutionality. Local jurisdictions are advised to require that developers show that the benefits afforded by the ordinance do not fully compensate for any perceived hardship, before considering any waivers.[3]

Other Affordable Housing Activities

It is important to note that housing linkage fees and inclusionary housing programs only represent part of a community's overall strategy to address affordable housing needs. This section offers a sample of other approaches to supporting local affordable housing development.

Pinellas County offers a number of affordable housing incentives through its Land Development Code. For projects certified by the Community Development Department as Affordable Housing Developments (AHDs), The County may provide expedited permit processing; relief from County impact, connection and review fees; and modification of development standards. Where site and environmental conditions allow, the County will grant up to a 50-percent increase in the number of units per acre for projects with at least 20 percent affordable units. Parking requirements may be reduced where the reduction will not adversely impact the neighborhood. The County is able to donate publicly owned property to non-profit organizations building affordable housing.

The County's Housing Trust Fund provides funds to promote homeownership and to expand production and preservation of rental and owner housing affordable to very low-income, low-income and moderate-income households. Local jurisdictions can receive funds under the program subject to an approved local housing assistance plan. Housing Trust Funds resources leverage funding from lending institutions, private developers, and non-profit housing and service organizations at a minimum ratio of 2:1. Adopted in March, 2006, the Housing Trust Fund received $10 million in funding for the 2006-07 fiscal year.

County and City funds from Community Block Grants, the HOME Investments Partnership Program, and other HUD programs support housing rehabilitation and preservation, neighborhood improvements and other infrastructure, economic development and housing services that benefit low- and moderate-income households.

As an example of affordable housing financing sources, the Florida Housing Finance Corporation (FHFC) administers the federally funded HOME Rental Program. The program provides non-amortized, low-interest loans to developers for acquisition and/or new

[3] D. Collins and M. Rawson. *Avoiding Constitutional Challenges to Inclusionary Zoning.*

construction or rehabilitation of affordable rental housing to low-income families. Local governments are also eligible to apply for these funds.

As another major federal source of affordable housing funds example, the Low-Income Housing Tax Credit Program (LIHTC) gives developers federal tax credits in exchange for substantially rehabilitating or constructing rental housing projects that set aside 20 percent or more units for households at 50 percent of AMI or 40 percent of the units for households at 60 percent AMI. The LIHTC program imposes a 30-year affordability requirement on the project.

In terms of State-funded affordable housing initiatives, the 1992 Sadowski Affordable Housing Act established a State documentary stamp tax which represents a major source for affordable housing funds in Florida. A major portion of these funds are directed to local governments through the State Housing Initiatives Partnership (SHIP). SHIP funds various activities including emergency repairs, new construction, rehabilitation, down payment and closing cost assistance, construction and gap financing, property acquisition, matching dollars for federal housing grants and programs, and homeownership counseling. Dollars are distributed on an entitlement basis to all 67 counties and 50 Community Development Block Grant entitlement cities in Florida. The minimum allocation is $350,000 and the maximum allocation is over $9 million.

Other examples of Florida programs funded by documentary stamp tax revenues include:

- the State Apartment Incentive Local (SAIL) Program – Provides state-funded low-interest loans on a competitive basis to eligible developers;
- the Predevelopment Loan Program (PLP) – Offers technical advisory services and below market rate financing for affordable housing predevelopment activities; and
- the Homeownership Assistance Program (HAP) – Helps low-income households purchase their own homes by providing no-interest, non-amortizing, second-mortgage loans for downpayments and closing costs.

III. Housing Need and Market Conditions

In the past few years, the Pinellas County housing market has gone from a largely affordable market to an overheated market rapidly losing its affordability. The rapid increase in housing prices, conversion of apartments to condominiums and elimination of mobile home parks have strained the ability of low- and moderate-income residents to find affordable housing. The influx of new residents attracted by job growth and retirement opportunities has increased the demand for housing.

This section describes the demographics of Pinellas County, Clearwater, Largo and St. Petersburg and follows with market indicators (e.g., rents, prices, vacancy rates and sales pace).

Demographic Analysis

Population and Households

The county's population grew 10 percent from 1990 to 2006, adding 85,500 people to reach a total of 937,200 residents. Reflecting the county's dwindling supply of developable land, the average annual population growth rate fell from 0.8 percent during the 1990s to 0.3 percent from 2000 to 2006. (See Table B-1 in Appendix B.) These compare with average rates of 1.5 percent and 1.7 percent in the Tampa Bay Area[4] from 1990 to 2000 and from 2000 to 2006, respectively. Growth rates have differed significantly from community to community within the county. In the past six years, the Largo population remained flat while Clearwater's population grew 0.1 percent annually and St. Petersburg's population increased by 0.2 percent per year. More rapid population growth was experienced in the Barrier Island cities and towns[5] at 0.3 percent annually and the remainder of Pinellas County at 0.4 percent annually.

Population growth reflects the interplay between natural increase (the number of births in excess of the number of deaths) and migration patterns. From 1990 to 2000, 29,400 more Pinellas County residents died than were born. That natural loss was more than offset by the in-migration of 99,200 more residents than left the county. In the region, only Hillsborough County achieved a natural increase accounting for 37 percent of its population growth in the 1990s. Florida as a whole enjoyed a natural increase equal to almost 15 percent of its population growth.

The Pinellas County household base is strongly rooted in the community, with roughly 300,000 homeowners – 71 percent of all households. The ratios of homeowners in the individual jurisdictions show a similar pattern but with a higher share of renters among the cities' households:

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[4] Tampa Bay Area includes Hillsborough, Manatee, Pasco and Pinellas counties.

[5] Defined as Belleair Beach, Belleair Shore, Indian Rocks Beach, Indian Shores, Madeira Beach, North Redington Beach, Redington Beach, Redington Shores, St. Pete Beach and Treasure Island.

Clearwater	62.1 percent homeowners
Largo	67.5 percent homeowners
St. Petersburg	63.0 percent homeowners
Barrier Island Cities and Towns	67.5 percent homeowners
Remainder of Pinellas County	77.7 percent homeowners

Age Distribution

Pinellas County has a long history of attracting retirees to take advantage of its waterfront communities, warm climate, quality of life and affordable lifestyle. In 1990, 26 percent of the county's population was aged 65 or over (Appendix Table B-2). The importance of the retiree population has shifted in recent years with the number of residents 65 or over falling to 21.4 percent in 2006 at a time when the elderly population is growing nationally. The median age of the county population is now 43.5.

Appendix Table B-3 provides the breakdown of households by the age of the householder in 2000. Pinellas County householders broke roughly into thirds – one-third aged 65 or above, one-third aged 45 to 64 and one-third aged 15 to 44. In the Tampa Bay Area, 39 percent of householders were aged 15 to 44, 32 percent were aged 45 to 64, and 29 percent were aged 65 or over. St. Petersburg had a much larger share of younger householders with 42 percent below the age of 45 and only 26 percent aged 65 or over. Largo's householders tended to be significantly older with 40 percent aged 65 or over. Due in part to their high cost of housing, the barrier island communities had 40 percent of their householders aged 45 to 64.

Household and Family Size

Pinellas County has attracted a large number of single persons and small families. In 2006, only 14.5 percent of households had four people or more (Appendix Table B-4). One- and two-person households represented 34.5 and 37.8 percent of total households, respectively. These patterns held true across the three cities; 86 percent of the barrier island communities' households had only one or two persons, reflecting the housing stock and the age structure of the population.

Focusing on families rather than total households shows that more than one-half of Pinellas County families had only two members in 2000(Appendix Table B-5). In Largo, that share reached 62 percent, and three-quarters of Barrier Island families had only two people, reflecting the predominance of condominium housing.

Household Income

In 2006, Pinellas County households had a median income of $43,531. (See Appendix Table B-5.) This is the median for county <u>households</u> in contrast to the metropolitan area's median <u>family</u> income of $54,400, the benchmark used by the U.S. Department of Housing and Urban Development (HUD) in establishing eligibility for housing assistance. Forty percent of households made less than $35,000, including 13.5 percent who made less than $15,000, while 36 percent made between $35,000 and $75,000, and the remaining 24 percent made $75,000 or more. Household incomes were lower in the three cities. The share of households making less

than $15,000 ranged from 14.6 percent in Clearwater to 15.6 percent in St. Petersburg.

Appendix Table B-6 provides the breakdown of households by tenure and income from the 2005 American Community Survey. County homeowners in 2005 included 10.8 percent with incomes below $15,000, 12.3 percent with incomes from $15,000 to $24,999 and 11.8 percent with incomes from $25,000 to $34,999.

As would be expected, the percent of homeowners generally increases with income (Appendix Table B-7). However, some of the lowest income residents were homeowners in 2005, reflecting the prevalence of elderly households.

Seasonal Population

As a major tourism destination, Pinellas County's economy benefits greatly with the influx of seasonal residents. Accurate counting of seasonal residents is difficult because they are excluded form the U.S. Census of Population. Drawing on a number of data sources, the Pinellas County Planning Department estimates that the county's population expanded by 78,116 seasonal residents in the winter of 2005, as shown in Appendix Table B-8. These seasonal residents occupy housing units in the county less than six months per year and declare their permanent homes somewhere else. In addition, tourists visiting the county had the equivalent impact of an additional 91,000 residents in terms of public services and facilities impacts. In terms of housing units, the 2005 American Community Survey reports that 9.5 percent of occupied units are occupied by non-residents or held for seasonal or occasional use.

Housing Stock

Structure Type

The county's housing stock in 2006 included 53.6 percent single-family units, primarily detached houses. (See Appendix Table B-9.) The stock of single-family detached units ranged from 31.4 percent in Largo to 38.9 percent in Clearwater and 56.9 percent in St. Petersburg. Mobile homes represented 10.4 percent of the total housing stock countywide, including 3.2 percent of St. Petersburg housing units, 6.7 percent of Clearwater units and 31.1 percent of Largo units. The share of housing in mobile homes or trailers was 13.7 percent throughout the Tampa Bay Area as a whole.

Year Built

Seventy-eight percent of Pinellas County housing was built between 1950 and 1989 (Appendix Table B-10). Construction has slowed significantly since 1990 with the dwindling supply of developable land. Under 15 percent of the county's housing was built in 1990 or later as compared with 27 percent of Tampa Bay Area housing.

Construction Trends

Jurisdictions throughout Pinellas County report the number of housing units authorized by new building permits each month to the U.S. Bureau of the Census. Summarized in Appendix Table B-11, these reports show an average construction of almost 3,100 units per year countywide

from 2002 through November 2006.

Manufactured Housing and Mobile Homes
Historically, mobile homes have constituted a significant portion of the county housing stock. The Pinellas County Planning Department's October 2006 report tracked the extent of manufactured and mobile homes. It estimated that between 2003 and 2005, 4,462 mobile homes were removed from the county. (See Appendix Table B-12.) The county's tight land supply and escalating home values has greatly increased demand for redevelopment sites for housing. Mobile home parks where residents lease their sites have been most vulnerable to conversion.

Condominium Conversions
One of the major forces impacting the county's affordable housing stock has been the extent of conversion of apartments to condominiums. From 2000 through 2005, the Florida Division of Real Estate reported 4,434 condominium conversions as shown in Appendix Table B-13. In many cases, the condominiums were purchased by investors, some of whom expected a profit from quick resale. When the market softened, many short-term investors were unable to sell their condominiums and have now put them on the market for rent. Other investors purchased units with the original intention of renting them. Though some of these former rentals are now back in the rental market, they are generally offered at higher rents to recoup the cost of renovation and the inflated purchase price.

Rental Housing

Rental housing in apartment communities of 50 or more units totaled just over 30,000 units in the second quarter of 2006. Shown in Appendix Table B-14, these included 45 percent one-bedroom units, 46 percent two-bedroom units and 7 percent three-bedroom units.

Average rents increased from $716 in 2004 to $801 in 2006, a 12-percent increase in two years. Rent increases were highest from 2005 to 2006, averaging 7.8 percent. The rent increases accompanied a significant tightening of the market as vacancy rates fell from 7.0 percent in 2004 to 3.8 percent in 2006. Typically, rental markets need vacancies of 5.0 percent to accommodate tenants. The decline in vacancies is partly related to the reduced size of the rental housing stock, resulting from condominium conversion trends discussed above.

Rental Ranges
The following table shows the distribution of apartments by city and unit size. Median monthly rents range from $570 for a studio apartment to $1,350 for apartments with four or more bedrooms – $0.82 per square foot for three-bedroom apartments to $1.14 per square foot for studio apartments. The county's highest rents were $1.47 per square foot for a studio apartment. Units are relatively small compared to apartments in other markets. One- and two-bedroom units had median sizes of 732 and 1,020 square feet, respectively. Appendix Table B-15 provides additional detail on the range of rents by unit size.

Table 2: Pinellas County Rental Market Data by City, 2nd Quarter 2006

	Studios	One Bedrooms	Two Bedrooms	Three Bedrooms	Four or More Bedrooms
St. Petersburg					
Number of Units	219	5,510	4,762	624	N/A
Number Vacant	1	170	202	25	N/A
Vacancy Rate	0.5%	3.1%	4.2%	4.0%	N/A
Median Rent	$583	$710	$885	$1,165	N/A
Median Size (Sq. Ft.)	536	719	1,004	1,292	N/A
Median Rent per Sq. Ft.	$1.06	$1.06	$0.92	$0.94	N/A
Clearwater					
Number of Units	164	3,113	4,102	670	31
Number Vacant	13	174	208	44	0
Vacancy Rate	7.9%	5.6%	5.1%	6.6%	0.0%
Median Rent	$570	$710	$825	$1,100	$1,363
Median Size (Sq. Ft.)	500	750	1,000	1,390	1,595
Median Rent per Sq. Ft.	$1.14	$0.99	$0.80	$0.81	$0.86
Largo					
Number of Units	24	2,553	1,984	324	24
Number Vacant	2	66	95	6	1
Vacancy Rate	8.3%	2.6%	4.8%	1.9%	4.2%
Median Rent	$549	$640	$803	$968	$1,155
Median Size (Sq. Ft.)	488	707	1,010	1,225	1,408
Median Rent per Sq. Ft.	$1.13	$0.92	$0.80	$0.76	$0.82
Pinellas County Total					
Number of Units	439	13,678	14,142	2,229	133
Number Vacant	17	478	588	94	8
Vacancy Rate	3.9%	3.5%	4.2%	4.2%	6.0%
Median Rent	$570	$700	$850	$1,054	$1,350
Median Size (Sq. Ft.)	512	732	1,020	1,278	1,579
Median Rent per Sq. Ft.	$1.14	$0.98	$0.84	$0.82	$0.86

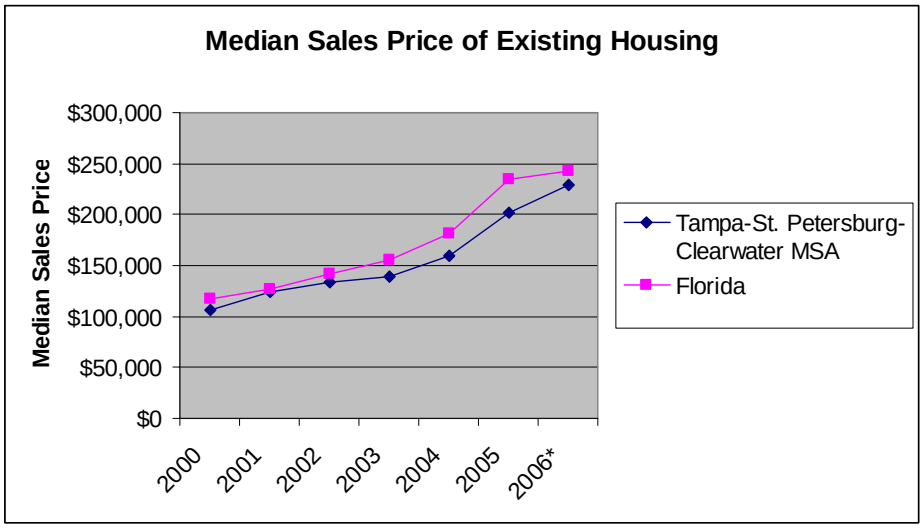
Notes:
(a) Based on a survey of apartment communities containing 50 or more units.
Sources: RealData 2006; BAE, 2006.

For-Sale Housing

Sales Price Trends

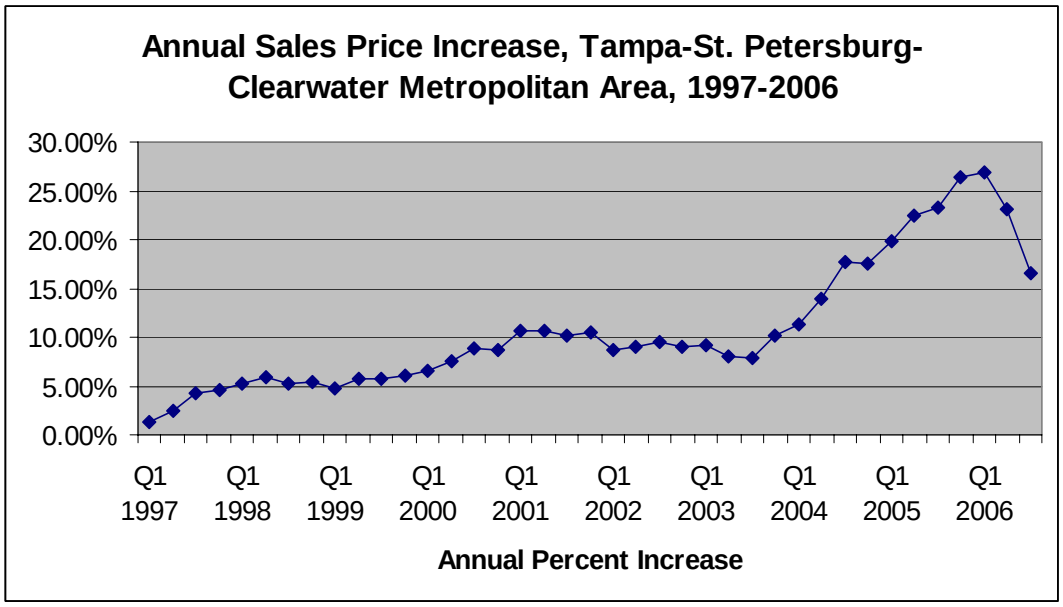
As seen across Florida and much of the nation, prices of single-family houses have increased rapidly in the last three years. Florida Association of Realtors information on the sale of existing single-family houses in the Tampa-St. Petersburg-Clearwater metropolitan area shown in the following table indicate an increase in median sales price from $105,800 in 2000 to $124,400 in 2001 and $139,300 in 2003. The growth rate then accelerated with annual increases of 15 percent from 2003 to 2004 and 26 percent from 2004 to 2005 as annual sales

doubled from the 2002 level. Based on November data, the rate of price increases has slowed significantly to 2.7 percent in 2006. Over the six-year period, the increase in single-family house prices averaged 14 percent annually. To some extent, these statistics are affected by the mix of houses sold each year. The data portrayed in the following chart are detailed in Appendix Table B-16.



Note: (a) Data through November, 2006.

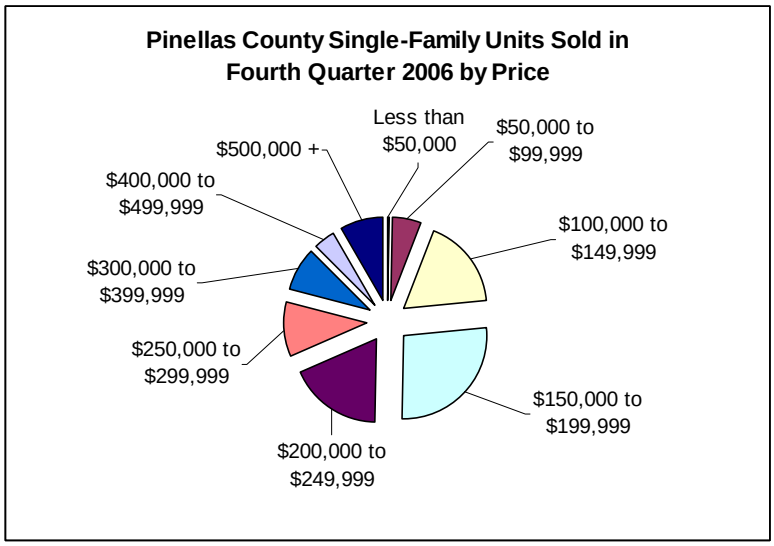
The Office of Federal Housing Enterprise Oversight (OFHEO) in the U.S. Department of Housing and Urban Development provides a better measure of housing price increases. This agency, which regulates Fannie Mae and Freddie Mac, tracks changes in the price of the same house sold multiple times through the years. Its House Price Index eliminates the impact of a changing housing mix on the change in the median sales price. Summarized in the following graph and Appendix Table B-17 for the Tampa-St. Petersburg-Clearwater metropolitan area, the OFHEO data indicate that housing prices increased 17.5 percent from 4th Quarter, 2003 to 4th Quarter, 2004. That rate grew to 26.4 percent for the year ending in the 4th Quarter, 2005. By the 3rd Quarter, 2006, the annual pace of price increases had slowed to 16.6 percent. OFHEO ranks 275 metropolitan areas based on the change in prices over the past year. The Tampa-St. Petersburg-Clearwater metropolitan area ranked in the top decile at #27 along with Miami-Miami Beach-Kendall (#4), Naples-Marco Island (#11), Lakeland (#12) and Orlando-Kissimmee (#15).

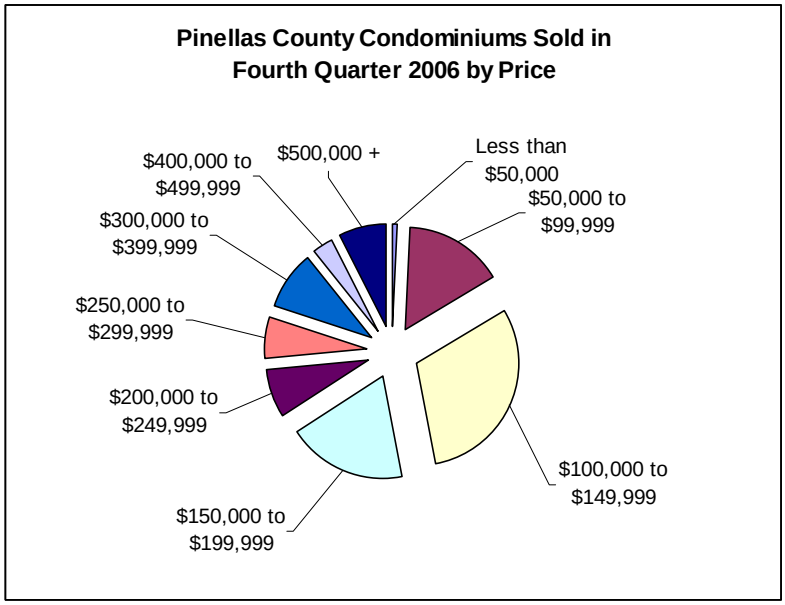


The price increases reflect a number of forces led by the reduction in mortgage interest rates, which allowed households to afford to pay more for a house. The resulting appreciation in the value of existing housing attracted more investors into the market, further increasing the demand and price pressure. As the cost of building materials and the resulting cost of new housing have increased, the value of existing houses have grown as well.

Pinellas County Housing Sales

The last quarter of 2006 saw sale of 3,863 units county-wide with a median sales price of $185,000 and an average sales price of $246,041, as reported by First American Real Estate Solutions from reports to the Pinellas County Tax Collector. Of that total, slightly over 70 percent were single-family detached and attached units, and 30 percent were condominiums. Only 343 units, eight percent of total sales, were for units priced at less than $100,000, more than half of which were condominiums. Prices averaged $172 per square foot of space for single-family units and $200 per square foot for condominiums.





Appendix Tables B-18, B-19 and B-20 provide breakdowns for unit sales by size and price. They show an inventory of predominantly smaller units when compared with other markets, sizes generally appropriate to the size of county households. Almost two-thirds of the single-family units sold in the 4th Quarter of 2006 had 1,500 square feet or less; just under one-quarter of units had 1,000 square feet or less. Among the county's condominiums sold, roughly one-half had less than 1,000 square feet.

Appendix Table B-21 shows the distribution of single-family units sold by price in the three major cities, in the Barrier Island towns and cities, and in the balance of the county. St. Petersburg led the market with 1,448 sales – 37 percent of the county total – followed by the

balance of the county with 1,189 sales. Median sales prices ranged from $163,000 in St. Petersburg to $394,700 in the Barrier Islands.

Housing Affordability

Housing Cost Burden

The ability of Pinellas County residents to afford local housing is measured in terms of the percent of income spent for housing. The U.S. Department of Housing and Urban Development (HUD) sets the affordability standard at 30 percent of gross income spent for total housing costs – rent or mortgage payment plus utilities, insurance and real estate taxes. Those households spending more than 30 percent of their income for housing are termed to be "cost burdened", and those spending more than 50 percent of their income are termed to be "severely cost burdened." In 2005, before housing prices increased more than 20 percent, 38.0 percent of Pinellas County homeowners spent more than 30 percent of their income for housing – 69,700 households. More critically, 14.6 percent spent more than one-half of their income for housing and 7.2 percent spent 40 to 49 percent of their income, as shown in Appendix Table B-22. Among renters, the cost burdens were even more severe with almost half of renter households spending more than 30 percent of their income for rent. Almost one-quarter of renter households spent more than one-half of their income on rent, and 9.1 percent spent 40 to 49 percent of their income.

As recipients of Community Development Block Grants (CDBG) and HOME affordable housing funds from the U.S. Department of Housing and Urban Development (HUD), jurisdictions in Pinellas County are required to prepare strategy documents to guide the use of housing funds every five years. Within Pinellas County, these five-year strategic plans are prepared by the City of St. Petersburg, the City of Clearwater and by a consortium consisting of Pinellas County and 20 municipalities.

Table 3 presents rental housing cost burden data provided in each of the respective five-year strategic plans, supplemented with data from the 2000 U.S. Census and 2005 American Community Survey. As shown, in 2000 there was already a substantial rental housing cost burden. County-wide approximately 40 percent of renter households were cost burdened including approximately 18 percent that were severely cost burdened. Between 2000 and 2005, the rental cost burden grew markedly worse. As of 2005, 49 percent of Pinellas County renter households (58,970) faced a housing cost burden, an increase of 9 percentage points. Meanwhile by 2005, 23 percent (29,298) of renter households faced a severe cost burden, an increase of 5 percentage points.

Table 3: Rental Housing Cost Burden, 2000 to 2005

	Cost Burdened Households (a)		Severely Cost Burdened Households (b)		Total Renter Households
2000 Census	**Number**	**Percent of Total**	**Number**	**Percent of Total**	**Number**
St. Petersburg	15,882	40%	6,863	17%	39,799
Clearwater	7,547	41%	3,449	19%	18,310
Largo	4,524	41%	2,081	19%	10,946
Remainder of County	20,386	39%	9,118	18%	51,974
Pinellas County	**48,339**	**40%**	**21,511**	**18%**	**121,029**
2005 American Community Survey					
St. Petersburg	21,679	54%	10,404	26%	39,972
Clearwater	8,628	46%	4,777	26%	18,562
Largo	6,353	52%	2,927	24%	12,295
Remainder of County	22,310	45%	10,190	20%	50,121
Pinellas County	**58,970**	**49%**	**28,298**	**23%**	**120,950**
Change 2000 to 2005					
St. Petersburg	5,797	14%	3,541	9%	173
Clearwater	1,081	5%	1,328	7%	252
Largo	1,829	10%	846	5%	1,349
Remainder of County	1,924	5%	1,072	3%	-1,853
Pinellas County	**10,631**	**9%**	**6,787**	**6%**	**-79**

Notes:

(a) Cost burdened households are those with total housing costs exceeding 30 percent of gross household income.

(b) Severely cost burdened households are those with total housing costs exceeding 50 percent of gross household income.

Sources: St. Petersburg Five Year Strategic Plan, 2005 -2010; Clearwater Consolidated Planning Document, 2005-2010; Pinellas County Consortium's Consolidated Strategic Plan FY's 2006-2010; Pinellas County Consortium's Consolidated Strategic Plan FY's 2006-2010; U.S. Census, 2000; American Community Survey, 2005; BAE, 2006.

Similar to the rental cost burden, ownership data reflect a steep decline in housing affordability between 2000 and 2005. Table 4 presents ownership housing cost burden data. During this five-year period, the number of cost-burdened owner households increased by approximately 42,200, while the number of severely cost-burdened households increased by approximately 17,700. As of 2005, 31 percent of owner households (92,371) were cost burdened, including 12 percent (35,942) who are severely cost burdened. The number of severely cost-burdened households almost doubled county-wide while more than doubling in Clearwater and Largo.

Table 4: Owner Housing Cost Burden, 2000 to 2005

	Cost Burdened Households (a)		Severely Cost Burdened Households (b)		Total Owner Households
2000 Census	**Number**	**Percent of Total**	**Number**	**Percent of Total**	**Number**
St. Petersburg	14,536	25%	5,515	10%	57,517
Clearwater	5,136	26%	1,841	9%	19,964
Largo	2,630	23%	917	8%	11,476
Remainder of County	27,867	23%	9,956	8%	118,919
Pinellas County	**50,169**	**24%**	**18,229**	**9%**	**207,876**
2005 American Community Survey					
St. Petersburg	21,923	32%	8,947	13%	68,836
Clearwater	10,863	35%	3,796	12%	30,945
Largo	5,723	25%	1,870	8%	22,979
Remainder of County	53,862	31%	21,329	12%	174,309
Pinellas County	**92,371**	**31%**	**35,942**	**12%**	**297,069**
Change 2000 to 2005	**Number**	**Percent Change**	**Number**	**Percent Change**	**Number**
St. Petersburg	7,387	51%	3,432	62%	11,319
Clearwater	5,727	112%	1,955	106%	10,981
Largo	3,093	118%	953	104%	11,503
Remainder of County	25,995	93%	11,373	114%	55,390
Pinellas County	**42,202**	**84%**	**17,713**	**97%**	**89,193**

Notes:

(a) Cost burdened households are those with total housing costs exceeding 30 percent of gross household income.

(b) Severely cost burdened households are those with total housing costs exceeding 50 percent of gross household income.

Sources: St. Petersburg Five Year Strategic Plan, 2005 -2010; Clearwater Consolidated Planning Document, 2005-2010; Pinellas County Consortium's Consolidated Strategic Plan FY's 2006-2010; Pinellas County Consortium's Consolidated Strategic Plan FY's 2006-2010; U.S. Census, 2000; American Community Survey, 2005; BAE, 2006.

Rents Versus Wages

The National Low Income Housing Coalition (NIHC) calculates another measure of the affordability of rental housing, evaluating the hourly wage required to afford the median rent for a two-bedroom apartment and the number of hours a minimum-wage worker would need to

work to afford the same unit. In Pinellas County, the NLIHC uses the 2007 Fair Market Rent of $817 as the estimated cost of renting a two-bedroom apartment – 28 percent above the 2000 level. To afford such a unit paying 30 percent of income for housing, a household would need an annual income of $32,680. The wage-earner of a single-earner household would need to make $15.71 per hour to afford the median-priced apartment – 28 percent more than the mean wage of county renters. A person earning minimum wage would need to work 98 hours per week to afford the median rent. The householder earning the mean renter wage would need to work 51 hours weekly to afford the median rent; many, in fact, work two jobs to cover their housing costs.

Insurance and Real Estate Taxes

In Florida, mortgage costs are only one of the significant factors affecting affordability. The cost burdens of insurance and real estate taxes are beginning to outstrip the mortgage payments, particularly among residents who bought their homes some time ago. Following severe hurricane seasons with high damage rates and insurance losses, many national insurance companies withdrew from the Florida market. Those who remained adjusted their risk pools and actuarial analyses to include only Florida properties. Many Floridians have been forced to purchase insurance through Citizens Property Insurance Corporation, the State-backed insurance company that covers homes that private insurers will not cover. Changes in State law are expected to force a 55.8-percent average increase in insurance premiums March 1st following a 25.9-percent average increase in January 2007. To address this growing crisis, the Governor has called a special legislative session to address property insurance reform.

A $200,000 house carries an annual insurance cost of $2,400 to $3,200 through Citizens Property Insurance Corporation in January 2007. Flood insurance in the amount of $150,000 for the building and $60,000 for contents through the Federal Emergency Management Agency would cost an additional $294 to $814 annually for an inland property and $557 to $1,278 for a coastal property depending on when it was built.

Florida's Save Our Homes constitutional amendment limits the property assessments for homeowners as long as they remain in their homes. This has the effect of shifting the real property tax burden to recent homebuyers, renter housing and commercial properties, which are assessed at market value each year. It also inhibits the natural market shifts where households buy larger homes as their families expand or incomes increase and smaller homes as their families shrink. Given that a move would trigger a substantial increase in real property taxes, homeowners find themselves unable or unwilling to move. That limits the typical market forces where households move up to newer and/or more expensive housing, freeing up older housing at lower prices for young and other lower-income homebuyers.

Another tax issue relates to real estate assessments, which in Pinellas County are based on the property's highest and best use unrelated to the current property use. For houses near the water or in a downtown commercial district, this means the properties carry high assessed values based on their potential for redevelopment for higher-density housing or commercial uses.

IV. Inclusionary Zoning Analysis

As noted in the Section II discussion of inclusionary zoning programs around the country, the key elements of an inclusionary zoning policy include:

- voluntary versus mandatory participation;
- the percentage of units required to be made available at affordable rents or sales prices;
- the levels of affordability to be met, typically expressed in terms of the percent of area median family income;
- minimum development size subject to inclusionary zoning;
- the number of years for which units must maintain their affordability;
- mechanisms to ensure long-term affordability;
- guidelines as to whether the affordable units must be identical to market-rate units in appearance, size and design; and
- provisions for off-site development or fees in lieu of on-site development of affordable units.

Most inclusionary zoning ordinances attempt to mitigate the cost to the developer by providing specific incentives such as bonus density, expedited development approvals and waivers to concurrency requirements and/or impact fees.

Return on Investment

The key measure of development feasibility is the return on developer investment. Return on investment is important because it determines whether the developer can attract financing and justify taking the enormous risks associated with real estate development.

While the returns from successful real estate development can be substantial, the potential losses also are huge. Risks faced by developers include:

- failure to assemble all the required land at an affordable price;
- failure to achieve development approvals at a high enough density to justify the land price and achieve an adequate return;
- cost escalations, such as those experienced in the aftermath of Hurricane Katrina;
- unforeseen environmental constraints;
- project delay that causes the project to miss the market, bear higher carrying costs, pay higher interest rates and costs, and/or get “beaten to the market” by another project;
- failure to secure financing;
- loss of an anchor tenant;
- an economic slowdown that leads to slower sales or lower prices/rents than anticipated; and
- changing economic conditions that affect future operating performance.

Most development is funded through debt and equity. Banks, insurance companies and other major lenders will provide construction-period financing and separate loans for the finished product, but they limit their investment to 60 to 80 percent of the development costs so as to reduce their risks. The remaining development costs may be funded by the developer, but in most cases, that equity investment is raised from outside equity investors. The project must attract outside investment based on the potential return it can offer to these equity investors, who have many other alternative ways and places to invest their money. Investment returns must justify the risks that the investor will not achieve the expected return and may actually lose money. For real estate, this means that investment returns need to be significantly higher than "safe" investments, such as government bonds. The return levels that investors require before they will invest in real estate development change over time as the returns from other investments change and as the economy shifts. These required return levels are often referred to as "hurdle rates", meaning that a project must provide a return at least as high as the hurdle rate in order to be funded.

Return on investment can be expressed and measured in a number of different ways. The most direct and easy to understand calculation compares the sales revenues to the cost of development. The return is expressed as the ratio of net sales revenues to total development costs where net revenues equal gross sales revenues less the cost of development. For rental developments, the return is measured as the ratio between the net value of the completed development (total value less the cost of development) and the total development costs. Value represents the price that someone would pay for the completed property once fully operational. The following feasibility analysis uses static *pro formas* to test developers' ability to provide affordable housing while still achieving an adequate return on their investment under a range of housing products, policies and incentives.

For each *pro forma*, the first column provides inputs including the potential development program in terms of number of units, acreage, mix of units by size, number of parking spaces, the anticipated price or rent by number of bedrooms, land costs and development costs. The *pro forma's* second column calculates the development costs, gross and net revenues, and return on investment based on the inputs from the first column. The "bottom line" is the percentage return from the development. The feasibility test is whether that calculated return meets or exceeds the developers' hurdle rates for similar types of development. Also calculated is the surplus/gap, which reflects the difference between the required return and the actual return for sales products. For rental developments, the comparison is between market value and development costs. Market value is estimated by capitalizing the net operating income. The capitalization rate is the ratio of annual net operating income to total value and is determined by the market.

Required rates of return on investment depend on the type of development, because the risks differ among different types of development and whether the project is a rental or for-sale development. Based on current investment markets, Bay Area Economics estimates the following hurdle rates or required returns on investment:

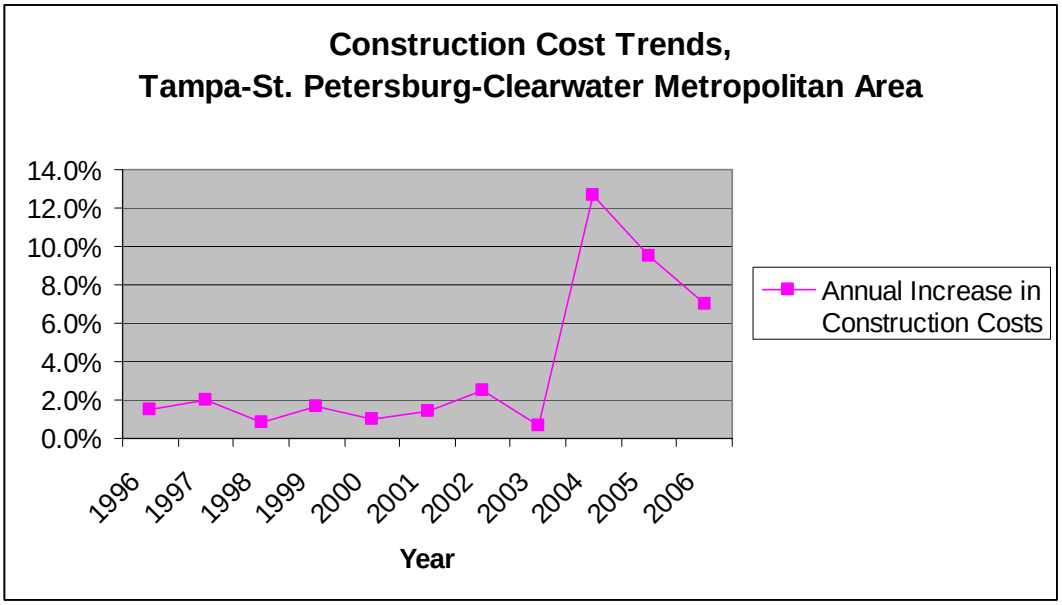
- 20 percent of total development costs for single-family or townhouse developments;
- 20 percent of total development costs for condominiums; and
- 9 percent of total development costs for multifamily apartments.

Development Costs

Development costs are expressed in terms of "hard" costs and "soft" costs. Hard costs are typically construction costs – "bricks and mortar costs" – including site improvements, any demolition and remediation costs, parking and off-site improvements. Soft costs are all the other related fees and costs. The detailed *pro formas* are included in Appendix C.

Hard Costs

Hard construction costs have escalated rapidly over the past three years in response to a number of economic factors. The booming housing market increased demand for raw materials and construction services. This national trend was exacerbated by the extreme demand pressures created by the need to rebuild Gulf Coast communities following Hurricanes Katrina and Rita. These demands developed at the same time that the rapidly expanding Chinese market was bidding up the cost of steel and other building materials. R.S. Means publishes annual cost estimating handbooks. It reports the trends in annual cost increases in construction materials and labor shown in the following chart. Following a steady pattern of modest annual cost increases in the Tampa metropolitan area ranging from 0.7 to 2.5 percent from 1996 to 2003, costs escalated 12.7 percent in 2004, 9.5 percent in 2005 and 7.0 percent in 2006. While the abating of the housing boom has eased demand and some pressure on materials costs, costs remain historically high.



R.S. Means reports construction costs of $125 to $135 per square foot for townhouses and single-family houses and $115 per square foot for low-rise development of three stories and $120 per square foot for mid-rise development of four to seven stories. High-rise development of eight or more stories entails higher costs due to construction techniques and materials, estimated at $140 per square foot. Parking costs can be a significant factor in development, ranging from $5,500 for a space in a surface lot to $17,000 for a space in an above-ground parking structure. The number of parking spaces required by zoning for each unit is relatively high at 1.5 spaces per multifamily unit and 2.0 spaces per single-family unit due to the limited public transportation services available in most parts of Pinellas County and a desire to minimize on-street parking impacts. Lenders are even more conservative than the County in setting parking requirements, often demanding two spaces per apartment or condominium. This analysis uses 1.75 spaces per multifamily unit and 2.0 spaces per single-family unit.

Soft Costs

Soft costs include architectural and engineering fees, legal and accounting fees, financing fees and interest costs, developer fees, insurance, real estate taxes, building fees and permits, impact fees and contingency funds in case unforeseen costs occur or the actual costs are higher than the estimated costs. Florida's insurance crisis impacts developers as well as individual homeowners as the cost of builders risk insurance has escalated substantially as its availability has declined. Timing construction so as to minimize exposure during hurricane seasons is now a standard practice, made essential by the high cost of insurance. Cost assumptions are summarized in Table 5.

Table 5: Development Cost Inputs

			Condominium		Apartment	
	Single-Family	Townhouse	Low-Rise	High-Rise	Low-Rise	High-Rise
Land Cost per Unit	$90,000	$70,000	$50,000	$50,000	$40,000	$40,000
Hard Construction Costs per Square Foot						
Building	$125	$130	$130	$155	$120	$140
Parking	Included	$5,500	$17,000	$17,000	$17,000	$17,000
Soft Costs as Percent of Hard Costs	25%	25%	30%	30%	30%	30%
Transportation Impact Fees	$2,066	$2,066	$1,270	$1,270	$1,420	$1,420
Cost of Sale as Percent of Sales Price	6.0%	6.0%	6.0%	6.0%	NA	NA

Sources: *R.S. Means Square Foot Costs, 2007*; Local developers; BAE, 2006.

Land Costs
Land costs are particularly difficult to generalize because values range dramatically from beachfront property to inland properties with limited accessibility and visibility. This analysis assumes that all of the sites are fully serviced with utilities and roads. Costs are estimated at $90,000 per unit for single-family lots, $65,000 per unit for townhouse lots, $50,000 per unit for condominium sites and $40,000 per unit for apartment sites.

It is important to note that while BAE made all attempts to develop sound assumptions, the analyses carry a margin of imprecision relative to specific real projects. On- and off-site improvement costs, construction costs, fees/permit costs and unit configurations will vary from project to project. For these illustrative *pro formas*, BAE estimated the costs for typical projects through interviews with developers and review of applicable County fee/permit schedules.

Development Program and Potential Revenues

Six prototypical developments are tested for financial feasibility and the impact of inclusionary zoning requirements – single-family houses, townhouses, high-rise condominiums, low-rise condominiums, high-rise apartments and low-rise apartments. For each housing type, five models illustrate the differential returns on investment under the following scenarios:

- Base Case with no affordable housing units;
- with 20 percent affordable housing units – 10 percent affordable to households making up to 80 percent of Area Median Family Income ($39,150 for a family of three) and 10 percent affordable to households making up to 100 percent of Area Median Family Income ($49,000 for a family of three) for homebuyers (For renters, the affordability requirements are set at 10 percent affordable to households making up to 50 percent of AMI and 10 percent affordable to households making up to 80 percent of AMI);
- with 20 percent affordable housing units and a 50-percent density bonus;
- with 20 percent affordable housing units and reduced-cost land; and
- with 20 percent affordable housing units and County payment of transportation impact fees. (Florida law does not allow for waiving fees.)

In discussing affordable housing, household income distinctions are made based on the percentage of the Metropolitan Area Median Family Income (AMI) set by HUD and the household size. Table 6 provides the income limits that apply to Pinellas County for 2006.

Table 6: HUD Income Limits, Pinellas County, 2006

Income as Percent of Area Median Income (AMI)	Household Size (Number of Persons)							
	1	2	3	4	5	6	7	8
15%	$5,715	$6,525	$7,350	$8,160	$8,820	$9,465	$10,125	$10,770
30%	$11,400	$13,050	$14,650	$16,300	$17,600	$18,900	$20,200	$21,500
50%	$19,050	$21,750	$24,500	$27,200	$29,400	$31,550	$33,750	$35,900
80%	$30,450	$34,800	$39,150	$43,500	$47,000	$50,450	$53,950	$57,400
100% (Median)	$38,100	$43,500	$49,000	$54,400	$58,800	$63,100	$67,500	$71,800
120%	$45,720	$52,200	$58,800	$65,280	$70,560	$75,720	$81,000	$86,160
150%	$57,150	$65,250	$73,500	$81,600	$88,200	$94,650	$101,250	$107,700

Source: HUD, 2006; BAE, 2006

Average prices and unit sizes for newly built units shown in Table 7 reflect existing markets and prices/rents in new housing developments. These are key inputs to the *pro formas* that appear in Appendix C.

Table 7: Housing Price, Rent and Size Assumptions

Unit Type	Single-Family	Townhouse	Condominium Low-Rise	Condominium High-Rise	Apartment Low-Rise	Apartment High-Rise
Sales Prices/Monthly Rents						
Studio	NA	NA	$201,250	$258,750	$683	$788
1 Bedroom/1 Bath	NA	NA	$263,500	$341,000	$938	$1,088
2 Bedrooms/2 Bath	NA	$369,750	$343,375	$445,875	$1,220	$1,420
3 Bedrooms/2 Bath	NA	NA	$429,000	$559,000	$1,475	$1,725
3 Bedrooms/2.5 Bath	$467,500	$413,250	NA	NA	NA	NA
4 Bedrooms/2.5 Bath	$492,750	NA	NA	NA	NA	NA
Condo Parking Spaces	NA	NA	$0	$0	NA	NA
Apartment Parking Spaces	NA	NA	NA	NA	$0	$0
Parking Spaces per Unit	2.0	2.0	1.75	1.75	1.75	1.75
Affordable Prices/Rents						
At 51 to 80 Percent of AMI						
2 Bedrooms/2 Bath (a)	NA	$83,000	$83,000	$83,000	$979	$979
3 Bedrooms/2.5 Bath (b)	$92,000	NA	NA	NA	NA	NA
At 81 to 100 Percent of AMI						
2 Bedrooms/2 Bath (a)	NA	$112,000	$112,000	$112,000	$1,225	$1,225
3 Bedrooms/2.5 Bath (b)	$124,000	NA	NA	NA	NA	NA
At 101 to 120 Percent of AMI						
2 Bedrooms/2 Bath (a)	NA	$141,000	$141,000	$141,000	$1,470	$1,470
3 Bedrooms/2.5 Bath (b)	$157,000	NA	NA	NA	NA	NA
Unit Square Feet						
Studio	NA	NA	575	575	525	525
1 Bedroom/1 Bath	NA	NA	775	775	750	750
2 Bedrooms/2 Bath	NA	1,275	1,025	1,025	1,000	1,000
3 Bedrooms/2 Bath	NA	NA	1,300	1,300	1,250	1,250
3 Bedrooms/2.5 Bath	1,700	1,450	NA	NA	NA	NA
4 Bedrooms/2.5 Bath	1,825	NA	NA	NA	NA	NA
Price/Rent per Square Foot						
Studio	NA	NA	$350	$450	$1.30	$1.50
1 Bedroom/1 Bath	NA	NA	$340	$440	$1.25	$1.45
2 Bedrooms/2 Bath	NA	$290	$335	$435	$1.22	$1.42
3 Bedrooms/2 Bath	NA	NA	$330	$430	$1.18	$1.38
3 Bedrooms/2.5 Bath	$275	$285	NA	NA	NA	NA
4 Bedrooms/2.5 Bath	$270	NA	NA	NA	NA	NA

Notes:
(a) Assumes a three-person household.
(b) Assumes a four-person household.
Source: First American Real Estate Solutions, 2006; RealData, 2006; BAE, 2006.

Results

The results of the pro forma analyses, summarized in Table 8, reflect the impact of high development costs. In the current market with construction costs at an all-time high, the only developments that can be justified are single-family houses, townhouses with surface parking and high-rise condominiums. Low-rise condominiums off the barrier islands and rental apartments do not generate sufficiently high returns to justify new construction and private investment without outside subsidies to offset land and/or other development costs.

Affordable Unit Requirement

Introduction of a requirement that 20 percent of the units be provided at prices/rents affordable to households with incomes from 51 to 100 percent of AMI reduces the potential returns from all six development types to levels below those required to justify private investment. None of the developments could bear the cost of providing affordable units without subsidies or incentives to offset the cost of providing affordable housing. This results from the large gap between market prices and those that can be afforded by low- and below-median-income households. For example, a newly constructed townhouse that might sell for $370,000 would need to be sold at $83,000 to be afforded by a low-income household with income between 51 and 80 percent of AMI. The high cost of insurance and real estate taxes depresses that price by diverting income that might otherwise go to cover the cost of mortgage interest and principal. For a two-bedroom rental unit, the maximum affordable gross rent of $979 per month (for a family of three at 80 percent of AMI) compares with market rents of $1,220 to $1,420 for newly built apartments.

Bonus Density

The introduction of a 50-percent bonus density begins to compensate for the income lost with the inclusion of affordable units. By allowing more units on the same parcel of land, bonus density allows the land cost to be spread over a larger number of units, thus reducing the average cost per unit. Current Pinellas County policy allows a 50-percent bonus density in exchange for inclusion of affordable units equal to 20 percent of total units. By itself, a 50-percent bonus density is not sufficient to raise returns to the point of financial feasibility when coupled with a 20-percent affordability requirement. For single-family units, closing the gap would require a 50-percent bonus density with 13 percent of units preserved as affordable. For townhouses, a 50-percent bonus density would be sufficient to support 12-percent affordable units.

However, a developer's ability to use the bonus density and achieve the returns associated with that bonus density depends on the site, neighborhood acceptance of density and the market's acceptance of density. When introduction of a higher density forces a project from surface parking to structured parking, the additional cost of building parking may offset many of the benefits of higher density. Neighborhood opposition to higher-density developments, even those with outstanding design, is a major impediment to use of bonus density. When a developer faces an extended approval process as a result of higher density, the costs and risks of

Table 8: Project Rates of Return Under Alternative Inclusionary Zoning Policies

	Single-Family Houses				
Assumptions	**Base For-Sale**	**With 20% Affordable**	**50% Bonus, 20% Affordable**	**Land Reduced By $48,000/Unit**	**County Pays Impact Fees**
Target Rate of Return as a Percent of Development Costs	**20.0%**	**20.0%**	**20.0%**	**20.0%**	**20.0%**
Projected Rate of Return as a Percent of Development Costs	**22.83%**	**4.43%**	**13.67%**	**20.22%**	**5.03%**
Project Characteristics					
FAR	0.2	0.2	0.4	0.2	0.2
Number of Units	30	30	45	30	30
Site Size (Acres)	5.0	5.0	5.0	5.0	5.0
Density (Units/Acre)	6	6	9	6	6
Average Unit Size	1,763	1,750	1,750	1,750	1,750
Percent Affordable	0%	20%	20%	20%	20%

	Townhouses				
	Base For-Sale	**With 20% Affordable**	**50% Bonus, 20% Affordable**	**Land Reduced By $18,000/Unit**	**County Pays Impact Fees**
Target Rate of Return as a Percent of Development Costs	**20.0%**	**20.0%**	**20.0%**	**20.0%**	**20.0%**
Projected Rate of Return as a Percent of Development Costs	**21.76%**	**4.55%**	**12.60%**	**20.21%**	**5.28%**
Project Characteristics					
FAR	0.3	0.3	0.5	0.3	0.3
Number of Units	30	30	45	30	30
Site Size (Acres)	3.0	3.0	3.0	3.0	3.0
Density (Units/Acre)	10	10	15	10	10
Average Unit Size	1,363	1,345	1,345	1,345	1,345
Percent Affordable	0%	20%	20%	20%	20%

Table 8: Project Rates of Return Under Alternative Inclusionary Zoning Policies (Continued)

	Low-Rise Condominiums				
	Base For-Sale	With 20% Affordable	50% Bonus, 20% Affordable	Land at $0/Unit	County Pays Impact Fees
Target Rate of Return as a Percent of Development Costs	**20.0%**	**20.0%**	**20.0%**	**20.0%**	**20.0%**
Projected Rate of Return as a Percent of Development Costs	**5.11%**	**-10.90%**	**-5.32%**	**8.88%**	**-10.49%**
Project Characteristics					
FAR	0.3	0.3	0.5	0.3	0.3
Number of Units	125	125	188	125	125
Site Size (Acres)	10.0	10.0	10.0	10.0	10.0
Density (Units/Acre)	12.5	12.5	18.8	12.5	12.5
Average Unit Size	891	920	920	920	920
Percent Affordable	0%	20%	20%	20%	20%

	High-Rise Condominiums				
	Base For-Sale	With 20% Affordable	50% Bonus, 20% Affordable	Land at $0/Unit	County Pays Impact Fees
Target Rate of Return as a Percent of Development Costs	**20.0%**	**20.0%**	**20.0%**	**20.0%**	**20.0%**
Projected Rate of Return as a Percent of Development Costs	**20.81%**	**0.51%**	**5.97%**	**19.78%**	**0.92%**
Project Characteristics					
FAR	2.0	2.1	3.1	2.1	2.1
Number of Units	125	125	188	125	125
Site Size (Acres)	1.5	1.5	1.5	1.5	1.5
Density (Units/Acre)	83	83	125	83	83
Average Unit Size	891	920	920	920	920
Percent Affordable	0%	20%	20%	20%	20%

Table 8: Project Rates of Return Under Alternative Inclusionary Zoning Policies (Continued)

	Low-Rise Apartments				
	Rental Base	With 20% Affordable	50% Bonus, 20% Affordable	Land at $0/Unit	County Pays Impact Fees
Target Rate of Return as a Percent of Development Costs	**9.0%**	**9.0%**	**9.0%**	**9.0%**	**9.0%**
Projected Rate of Return as a Percent of Development Costs	**2.94%**	**2.65%**	**2.80%**	**3.17%**	**2.66%**
Project Characteristics					
FAR	0.3	0.3	0.5	0.3	0.3
Number of Units	250	250	375	250	250
Site Size (Acres)	20.0	20.0	20.0	20.0	20.0
Density (Units/Acre)	12.5	12.5	18.8	12.5	12.5
Average Unit Size	852	883	883	883	883
Percent Affordable	0.0%	20.0%	20.0%	20.0%	20.0%

	High-Rise Apartments				
	Rental Base	With 20% Affordable	50% Bonus, 20% Affordable	Land at $0/Unit	County Pays Impact Fees
Target Rate of Return as a Percent of Development Costs	**9.0%**	**9.0%**	**9.0%**	**9.0%**	**9.0%**
Projected Rate of Return as a Percent of Development Costs	**3.38%**	**2.96%**	**3.11%**	**3.47%**	**2.97%**
Project Characteristics					
FAR	1.9	2.0	3.0	2.0	2.0
Number of Units	250	250	375	250	250
Site Size (Acres)	3.0	3.0	3.0	3.0	3.0
Density (Units/Acre)	83	83	125	83	83
Average Unit Size	852	883	883	883	883
Percent Affordable	0.0%	20.0%	20.0%	20.0%	20.0%

Source: Bay Area Economics, 2007.

development escalate. Many developers avoid using bonus densities because of the potential for encouraging greater NIMBY reactions. Matter-of-right zoning is highly valued because it does not expose a developer to the delays and risks of neighborhood opposition.

Finally, homebuyers and renters also may react against the higher density, reducing the potential market and extending the sales or lease-up period. Several developers report building to less than the available base zoning due to these marketing concerns.

Land Write-Downs

Making publicly-owned sites for private development of new housing that includes affordable units can improve project feasibility substantially given the high cost of land in Pinellas County.

Reducing the cost of all single-family lots in a development from $90,000 to $42,000 would provide a subsidy sufficient to support the cost of building 10 percent affordable units. For townhouses, the average land price would need to be reduced from $65,000 per lot to $26,000. The returns from development of high-rise or low-rise condominiums or rental apartments do not reach the "hurdle rates" even with free land. A community land bank with the ability to lease development sites to individual developers at reduced prices could be one mechanism to achieve land write-downs.

Fee Waivers

Florida law does not allow waiver of impact fees, so the County has used other funds to pay the impact fees on behalf of developments with affordable housing. Pinellas County impact fees are limited to transportation fees that range from $1,270 for condominiums to $2,066 for single-family houses. The final scenario tests the impact of eliminating all transportation impact fees for new developments that include 10-percent affordable housing. That incentive improves returns by 0.37 to 0.57 percentage points.

If the waiver were limited to the affordable units themselves, it would have minimal impact on project feasibility, raising returns by only 0.04 to 0.05 percentage points.

Expedited Approvals

Effective acceleration of zoning and site plan approvals for housing developments that include affordable units can be an attractive incentive, potentially improving returns by 0.5 to 1.0 percentage points. However, expedited approval must be predictable and assured to be an effective incentive.

Combined Incentives

Though the 50-percent bonus density is not by itself sufficient to offset the burden of including 20 percent affordable units, it could be used effectively in combination with other incentives such as land write-downs, fee waivers, zoning modifications, other direct subsidies and expedited approvals.

Recommended Inclusionary Zoning Requirements

The Table 8 summary of inclusionary zoning's financial impacts on new residential development indicated that current incentives are not sufficient to offset the costs of providing workforce housing in new developments. Adjusting the percentage of required affordable units from 20 to 10 percent and raising the income standard to 120 percent of AMI greatly decreases the financial burden of inclusionary zoning. When coupled with a 50-percent bonus density, 10-percent inclusionary zoning would be financially feasible for single-family detached housing and townhouses. At 18.4 percent, the potential return for high-rise condominiums is somewhat below the 20-percent return required to justify private investment. That would suggest a need for additional incentives, such as a land write-down. Following are returns from for-sale development with 10 percent of units affordable to households with 120 percent of AMI ($58,800 for a family of three):

Unit Type	Potential Return on Costs
Single-Family Detached Units	24.2%
Townhouses	22.6%
High-Rise Condominiums	18.4%
Low-Rise Condominiums	5.1%

When market conditions change and rental developments are once again financially feasible, a 50-percent bonus density could offset the cost of providing five percent of the units to households at 60 percent of AMI and five percent of units to households at 80 percent of AMI. The following returns are comparable to those possible with no affordable units:

Unit Type	Potential Return on Costs
Low-Rise Rental Apartments	3.0%
High-Rise Rental Apartments	3.4%

BAE recommends adoption of a 10-percent inclusionary zoning requirement as outlined above with a 50-percent density bonus to help offset the financial burden to the development. To make the bonus density appealing to the development community, the County should change its zoning policies and process to insure that the bonus densities can be used with minimal risk of delays or density cutbacks following neighborhood opposition. Expedited approvals also should continue to be provided to developments meeting the inclusionary zoning requirement.

Fees in Lieu of Building Affordable Units

Many jurisdictions provide the alternative of paying fees in lieu of constructing the affordable housing required under inclusionary zoning, either on-site or off-site. Documented in the following section, the linkage fee analysis quantifies a legally justified linkage fee for residential developments not subject to inclusionary zoning as follows:

Unit Type	In-Lieu Fee per Unit
Ownership Housing	$19,600
Rental Housing	$6,000

Developers desiring to forgo building on-site affordable housing should be charged fees at these rates. The rates should be adjusted annually or biannually to keep pace with inflation in construction and other development costs.

V. Housing Linkage Fee Model

The following Linkage Fee Nexus Analysis is divided into two portions: a Commercial Nexus Analysis and a Residential Nexus Analysis. The Nexus Analyses examine the specific link between new commercial (office, industrial, retail and hotel) and market-rate residential development and an increased need for affordable housing in the county. Each of these analyses follows a multi-step process to arrive at the amount of new housing demand by income level associated with various types of new development in Pinellas County. Following the Commercial and Residential Nexus Analyses is the calculation of legally justifiable and recommended fees that could be imposed on new development in Pinellas County to support the creation of additional affordable housing.

Commercial Nexus Analysis

The Commercial Nexus Analysis quantifies the link between new commercial development, the new employment it engenders, and the demand for additional affordable housing in Pinellas County.

To demonstrate the nexus between new commercial development and an increased need for affordable housing, this analysis utilizes 100,000 square-foot prototype developments in the following categories: office, industrial, retail, a full-service hotel and a limited-service hotel. For each of these prototype developments, the analysis utilizes the following steps to quantify the new affordable housing demand resulting from the development, leading to the calculation of the appropriate linkage fee associated with each building type on a per-square-foot basis:

1. Estimate the distribution of new employment by industry;
2. Estimate the distribution of new employment by industry and land use;
3. Estimate the number of new employees per land use;
4. Adjust for out-of-county commuters;
5. Estimate household income for new employees by industry; and
6. Estimate new Pinellas County households by income level.

Estimate the Distribution of New Employment by Industry

The Florida Agency for Workforce Innovation publishes detailed employment forecasts for Pinellas County by industry to the year 2014. These forecasts are meant to account for ongoing shifts in the composition of the national and regional economy. Shown in Table 9, these forecasts anticipate strong growth in the following sectors: Administrative and Support[6]; Health

[6] This sector performs routine support activities for operations of other organizations.

Care and Social Assistance; Finance and Insurance; Retail Trade; and Accommodation and Food Services. Meanwhile, the Utilities and Manufacturing sectors are expected to decline between 2006 and 2014. Overall, job losses in these and other sectors are expected to amount to less than 1 percent compared to the number of jobs gained in growing service sectors. For purposes of the Nexus Analysis, this study focuses on those economic sectors expected to occupy new commercial space in coming years. Identified as growth industries in Table 9, the job growth figures for these sectors are carried forward into subsequent steps of this analysis.

Table 9: Employment Projections by Industry, Pinellas County, 2006 to 2014

		Employment		Gain/(Loss) 2000-2014	
NAICS Code/Industry		**2006**	**2014**	**Number**	**Percent**
	Growth Industries				
23	Construction	25,700	30,109	4,409	5.4%
42	Wholesale Trade	16,305	16,826	521	0.6%
44	Retail Trade	54,968	60,060	5,092	6.2%
48	Transportation and Warehousing	4,965	5,352	387	0.5%
51	Information	9,114	9,373	259	0.3%
52	Finance and Insurance	24,345	29,530	5,185	6.3%
53	Real Estate and Rental and Leasing	9,065	9,679	614	0.7%
54-55	Professional, Sciene, Tech Svcs, & Mgmt of Companies	38,326	45,067	6,741	8.2%
56	Administrative, Support, Waste Mgmt, & Remediation Svcs	83,953	113,695	29,742	36.2%
61	Educational Services	6,210	7,382	1,172	1.4%
62	Health Care and Social Assistance	61,847	75,561	13,714	16.7%
71	Arts, Entertainment, and Recreation	6,978	8,822	1,844	2.2%
72	Accommodation and Food Services	38,275	42,452	4,177	5.1%
81	Other Services (Except Government)	20,210	22,807	2,597	3.2%
92	Government	47,582	53,284	5,702	6.9%
	Total, Growth Industries	**529,271**	**614,477**	**82,156**	
	Other Industries				
11	Agriculture, Forestry, Fishing and Hunting	205	183	(22)	
21	Mining	21	23	2	
22	Utilities	1,624	1,130	(494)	-0.6%
31-33	Manufacturing	38,166	37,869	(297)	-0.4%
	Total, Other Industries	**40,016**	**39,205**	**(811)**	

Source: Labor Market Statistics from Florida Agency for Workforce Innovation, 2006; BAE, 2006.

Estimate the Distribution of New Employment by Industry and Land Use

The next step in the Commercial Nexus Analysis is to segment new employment among the various land use types considered, namely office, industrial, retail, hotel and other. Utilizing information published in the National Employment Matrix, a data source published by the Bureau of Labor Statistics which identifies occupation by industry and drawing on professional

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Activities performed include: office administration, hiring and placing of personnel, document preparation and similar clerical services, solicitation, collection, security and surveillance services, cleaning, and waste disposal services.

experience, BAE estimated the proportion of employment within each industry that would be located in each land use type. These assumptions are shown in Appendix Table D-1, which presents the estimated percent of total employment by industry for new development of each land use type. The results are shown in the following table.

Table 10: Distribution of Jobs by Industry by Real Estate Type, 2006-2014

NAICS Code/Industry		Estimate of New Jobs by Land Use					
		Office	Industrial	Retail	Hotel	Other (a)	Total
23	Construction	220	661	0	0	3,527	**4,408**
42	Wholesale trade	52	469	0	0	0	**521**
44-45	Retail trade	509	0	3,819	0	764	**5,092**
48-49	Transportation & warehousing	0	116	0	0	271	**387**
51	Information	246	0	0	0	13	**259**
52	Finance & insurance	4,667	0	519	0	0	**5,186**
53	Real estate & rental & leasing	154	0	0	0	461	**615**
54-55	Professional, science, technical services, & management	6,067	674	0	0	0	**6,741**
56	Administrative, support, waste management & remediation services	17,845	5,948	0	0	5,948	**29,741**
61	Educational services	59	0	0	0	1,113	**1,172**
62	Health care & social assistance	6,857	0	0	0	6,857	**13,714**
71	Arts, entertainment, & recreation	92	0	1,291	0	461	**1,844**
72	Accommodation & food services	0	0	2,506	1,671	0	**4,177**
81	Other services (except public administration)	519	519	519	0	1,039	**2,596**
92	Government	285	0	0	0	5,417	**5,702**
	Total (b)	**37,572**	**8,387**	**8,654**	**1,671**	**25,871**	**82,155**

Note: (a) Includes government-owned buildings, schools, non-place-based workers, hospitals and home-based workers.
Sources: Labor Market Statistics from Florida Agency for Workforce Innovation, 2006; BAE, 2006.

Estimate Number of New Employees per Land Use

The next step estimates the total number of new employees generated by various types of new commercial development, adjusted for average occupancy. Employment density, expressed as square feet of gross building area per employee, is used to relate new commercial space into an estimate of the jobs created. Table 11 shows average employment density for each land use type. These figures are industry standards based on information published by the Institute of Transportation Engineers; individual uses may diverge from these averages. Estimating employment located in a given building multiplies the building size (e.g., 100,000 square feet) by the typical occupancy rate (e.g., 95 percent) and then divides that product by the average job density for the land use. For example, a 100,000 square-foot office building has a typical occupancy rate of 95 percent and an average of 95,000 square feet of occupied square feet. Dividing 95,000 square feet by the employment density of 250 gross square feet per employee yields an estimate of 380 new jobs.

Table 11: Estimate of New Employment by Land Use Type

	Office	Industrial	Retail	Full-Service Hotel	Limited-Service Hotel
Square Feet of Space per Employee	250	500	400	800	3,000
Assumed Occupancy Rate	95%	95%	95%	100% *	100% *
Employees per 100,000 Square Feet	380	190	238	125	33
Adjustment for Pinellas Workers Living Outside the County (13.3 percent)	-50	-25	-32	-17	-4
New Resident Employees per 100,000 Square Feet	**330**	**165**	**206**	**108**	**29**

Note: *Square Feet of Space per Employee already reflects the average occupancy rate.
Sources: Institute of Transportation Engineers; Census Transportation Planning Package, 2000; BAE, 2006.

Adjust for Out-of-County Commuters

While new commercial development in Pinellas County is linked to additional employment, not all employees working in new buildings will actually live inside the county, whether for personal, economic, or other reasons. According to the 2000 U.S. Census, 13.3 percent of people who work in Pinellas County live outside the county. As shown in Table 11 above, this factor is used to adjust the gross number of new employees to a net number of new employees expected to demand housing in Pinellas County. This is a conservative assumption that helps avoid the possibility of overstating new household demand in Pinellas County associated with new commercial development. Adjusting for office workers who commute to Pinellas County jobs from outside of the county indicates that a new 100,000 square-foot office building generates a housing demand for 330 new county residents.

Estimate Household Income for New Employees by Industry

Estimating household income associated with new employment presents a challenge. Most worker households[7] in Pinellas County have more than one resident and many have more than one wage earner. In some instances, economists estimate household income for employees by multiplying employee earnings by the average number of workers per worker household. That methodology relies on the unsatisfactory assumption that on average workers make the same amount of money as other workers in their household. Instead, this analysis makes use of a detailed and rich data set published by the U.S. Census known as the Public Use Microdata Samples (PUMS). Based on a survey of five percent of households and available for regions throughout the country, this data allows one to cross tabulate variables such as industry of employment and household income. Using data for the Tampa-St. Petersburg-Clearwater Metropolitan Statistical Area, BAE constructed a household income distribution by industry.

[7] A worker household is defined as a household with one or more wage or salary earner.

This distribution is shown in Appendix Table D-2.[8] Incomes are expressed in terms of percent of Area Median Family Income (AMI) as set annually by HUD. Income varies by household size. Estimates for 2006 were shown in Table 5 in Section III.

As would be expected, economic sectors employing a large percentage of highly-skilled workers, including Professional, Scientific, and Technical Services and Management of Companies, are associated with a relatively small number of households earning less than median income, while sectors such as Food Service and Accommodation are associated with a relatively high number of households earning below median income.

Estimate New Employment and New Households by Household Income Level

Based on the preceding analysis, Appendix Tables D-3, D-4, D-5 and D-6 estimate new households by income level generated by various types of commercial development. Each table shows total new employment estimated for a new 100,000 square-foot building. Employment is segmented between industries according to the calculation made in Step 1. Employment is further segmented by income category according to the calculations made in Step 5 based on the new employment by industry and by household income.

Table 12 summarizes new employment generation by household income level for each of the land uses. According to the 2005 American Community Survey, the average number of workers per worker household within Pinellas County is 1.37. As shown in the second part of Table 12, this factor is used to translate new employment into new households.

[8] The most recent PUMS data is from 2000. BAE inflated household income to 2006 dollars using the Tampa MSA Price Index for Urban Wage Earners and Clerical Workers as published by the Bureau of Labor Statistic. These incomes were compared to 2006 HUD Income Limits for the Tampa MSA, to determine the percentage of households falling into each income category.

Table 12: Estimate of Households by Income Level and Land Use Type

Number of Pinellas County Resident Employees (a) per 100,000 Sq. Ft. of New Construction by Household Income Level

	Extremely Low Income (30 % or less)	Very Low Income (31% to 50%)	Low Income (51% to 80%)	Below Median (81% to 100%)	Moderate Income (101% to 120%)	Above Moderate (121% or more)	Total (All Incomes)
Office	7.6	22.2	55.2	40.9	36.4	167.6	330.0
Industrial	4.8	13.3	30.9	22.2	18.6	75.2	165.0
Retail	5.7	17.7	43.3	30.5	25.9	82.9	206.0
Full-Service Hotel	5.0	12.3	25.9	17.3	13.5	34.1	108.0
Limited-Service Hotel	1.3	3.3	7.0	4.6	3.6	9.2	29.0

Net Number of New Pinellas County Households Generated by Income Level (b)

	Extremely Low Income (30 % or less)	Very Low Income (31% to 50%)	Low Income (51% to 80%)	Below Median (81% to 100%)	Moderate Income (101% to 120%)	Above Moderate (121% or more)	Total (All Incomes)
Office	5.6	16.3	40.4	30.0	26.7	122.7	241.5
Industrial	3.5	9.7	22.6	16.2	13.6	55.1	120.8
Retail	4.2	13.0	31.7	22.3	19.0	60.7	150.8
Full-Service Hotel	3.6	9.0	18.9	12.6	9.9	25.0	79.0
Limited-Service Hotel	1.0	2.4	5.1	3.4	2.7	6.7	21.2

Notes:
(a) Adjusted for out-of-county commuters.
(b) The number of households generated by new employees is calculated by dividing employment by the average household size of worker households, based on data from the American Community Survey.
Source: BAE, 2006.

Residential Nexus Analysis

This analysis quantifies the link between new residential development, new employment generated by the dollars spent by new households, and the demand for additional affordable housing in Pinellas County.

New residents to the county bring with them a full range of needs – retail, service, banking, education, medical, restaurants, etc. – that require employees. Many of those employees earn relatively low wages, inhibiting their ability to afford housing in the county. To illustrate the nexus between new residential development and an increased need for affordable housing, this analysis utilizes two market-rate residential development prototypes: a 100-unit owner-occupied housing development and a 100-unit rental development. For each of these prototype developments, the analysis uses the following steps in order to quantify new affordable housing demand and establish the appropriate nexus fee associated with each development type on a per-unit basis:

1. Estimate average resident household income associated with development prototypes;

2. Estimate job generation by industry associated with new household spending;

3. Estimate household income for new employees by industry;

4. Estimate number of new employees per land use;

5. Adjust for out-of-county commuters; and

6. Estimate new households by income level.

Estimate Average Household Income Associated with Development Prototypes
The median sales price of units built in Pinellas County in 2005 and 2006 was $416,600 according to sales records provided by First American Real Estate Solutions. A household would need a minimum income of $131,000 to afford this median-priced home while making a 20-percent downpayment and spending 30 percent of gross income for mortgage principal and interest, insurance and real estate taxes, as calculated in Appendix Table D-7. The required income analysis uses standard underwriting assumptions regarding mortgage lending standards. An estimate of local homeowner insurance premiums was obtained from a licensed Florida insurance representative based on Citizens Property Insurance rates, and local tax rates were obtained from the Pinellas County Property Appraiser. The estimate assumes that the typical homebuyer would be required to secure FEMA flood insurance. Based on these calculations, a new 100-unit ownership housing development (with one-percent vacancies) would be associated with an increase in aggregate household income of approximately $13.0 million.

Similarly, Appendix Table D-8 indicates that a household would require an annual income of $43,000 to afford the median rent for a two-bedroom apartment in Pinellas County. Based on a market survey conducted by RealData, a vendor of apartment market data, the average rent for an apartment in a recently constructed apartment building (between one and five years old) in Pinellas County was $960 during 2006. (Rents would be significantly higher for apartments built in 2006 or later due to the rise in building costs.) This analysis assumes a maximum of 30 percent of gross household income available toward total housing costs, consistent with HUD guidelines including an estimated $115 per month for utilities. Based on these calculations, a new 100-unit rental housing development (with five-percent vacancies) would be associated with an increase of aggregate household income of approximately $4.1 million.

Estimate Job Generation by Industry Associated with New Household Spending
New household spending within a local economy generates new jobs. As households spend money on retail good, food, and health, personal, professional, and educational services, they help to support job growth in these and other sectors.

To estimate the complex interactions among the various parts of an economy, including the specific effect of new household spending on employment generation, economists use input-output models. The Residential Nexus Analysis uses IMPLAN ("Impact analysis for

Planning"), a widely-accepted and utilized, computer software to model the impact of increased household spending on local job creation.

The data regarding input-output relationships between sectors used for this analysis are from 2004 (latest currently available) and were adjusted to provide results expressed in 2006 dollar figures. These IMPLAN data are customized to reflect the economic characteristics of the specified regions – in this case Pinellas County.

Table 13 presents an estimate of new employment generated by the addition of 100 new owner-occupied housing units and 100 new rental housing units in the county. It assumes that 9.5 percent of units are occupied by seasonal households, which spend one-third of what a year-round resident household spends locally. It also adjusts for typical vacancy rates of 1.0 percent for owner-occupied housing and 5.0 percent for rental housing. As shown, the household spending associated with 100 new ownership units generates 64 new jobs. As would be expected, these jobs are concentrated in the retail and service sectors. Associated with a much lower household income and therefore less disposable income, 100 new renter-occupied units are estimated to generate 20 new jobs in the county.[9]

[9] IMPLAN also models so-called "indirect" and "induced" job generation. Indirect and induced job generation refers to the process whereby money spent by a household continues to circulate through an economy in subsequent transactions, supporting employment at places other than the initial point of sale. To avoid overstating the amount of new employment generated by new households in Pinellas County, this analysis focuses only on direct job generation.

Table 13: Employment Generation Resulting from Development of New Housing Units in Pinellas County

100 New Owner-Occupied Housing Units with 9.5% Seasonal Residents and 1% Vacancies

NAICS Code	Industry	Number of Jobs
23	Construction	0.1
42	Wholesale trade	2.0
44-45	Retail trade	12.2
48-49	Transportation & warehousing	0.7
51	Information	0.4
52	Finance & insurance	2.8
53	Real estate & rental & leasing	1.0
54-55	Professional, science, tech services, & management of companies	1.2
56	Administrative, support, waste management & remediation services	0.5
61	Educational services	2.5
62	Health care & social assistance	18.2
71	Arts, entertainment, & recreation	2.2
72	Accommodation & food services	9.9
81	Other services (except public administration)	10.0
92	Government	0.5
	Total	**64.2**

100 New Renter-Occupied Housing Units with 9.5% Seasonal Residents and 5-Percent Vacancies

NAICS Code	Industry	Number of Jobs
23	Construction	0.0
42	Wholesale trade	0.8
44-45	Retail trade	4.6
48-49	Transportation & warehousing	0.2
51	Information	0.1
52	Finance & insurance	1.0
53	Real estate & rental & leasing	0.8
54-55	Professional, science, tech services, & management of companies	0.3
56	Administrative, support, waste management & remediation services	0.0
61	Educational services	0.4
62	Health care & social assistance	5.2
71	Arts, entertainment, & recreation	0.5
72	Accommodation & food services	3.5
81	Other services (except public administration)	2.3
92	Government	0.1
	Total	**19.8**

Note: Assumes that three seasonal residents contribute the equivalent of one year-round resident.

Sources: IMPLAN, 2006; BAE, 2006.

Estimate Household Income for New Employees by Industry
Utilizing the methodology described in the Commercial Nexus Analysis, new employees are divided into household income categories based on detailed PUMS data from the U.S. Census. Results of this analysis are presented in Appendix Table D-10.

Adjust for Out-of-County Commuters
As described above, an adjustment is made to account for the percentage of people who live outside the county and commute in for work. As shown in Table 14, the number of households is reduced by 13.3 percent, consistent with current commute patterns.

Estimate New Households by Income Level
Using data regarding the average number of workers per worker household, the next step is to translate employment generation into household generation by income level. Based on the average of 1.37 workers per worker household, Tables 14 presents an estimate of new households by income level generated by a 100-unit rental and a 100-unit ownership development.

Table 14: Demand for Affordable Housing Induced by Development of New Market-Rate Housing Units in Pinellas County

Gross Number of New Households Generated by Income Level (a)

Housing Type	Extremely Low Income (30 % or less)	Very Low Income (31% to 50%)	Low Income (51% to 80%)	Below Median (81% to 100%)	Moderate Income (101% to 120%)	Above Moderate (121% or more)	Total (All Incomes)
100 Units of For-Sale Housing	1.1	3.5	8.7	6.3	6.0	21.4	47.0
100 Units of Rental Housing	0.3	1.1	2.7	1.9	1.8	6.6	14.5

Net Number of New Pinellas County Generated by Income Level -- Adjusted for Out-of-County Comuters (b)

Housing Type	Extremely Low Income (30 % or less)	Very Low Income (31% to 50%)	Low Income (51% to 80%)	Below Median (81% to 100%)	Moderate Income (101% to 120%)	Above Moderate (121% or more)	Total (All Incomes)
100 Units of For-Sale Housing	0.9	3.0	7.6	5.5	5.2	18.5	40.7
100 Units of Rental Housing	0.3	0.9	2.3	1.7	1.6	5.7	12.5

Notes:
(a) The number of households generated by new employees is calculated by dividing employment by the average household size of worker households.
(b) The number of Pinellas County Households by Income Level is calculated by removing the 13.3 percent of households assumed to live outside the county based on commute patterns from the 2000 Census
Sources: U.S. Census Transportation Planning Package, 2000; American Community Survey, 2005; BAE, 2007.

Linkage Fee Analysis

This section utilizes results from the Commercial and Residential Nexus Analyses, which identify housing need generation by income level, to identify the fees required to mitigate new housing demand through contributions to a Housing Trust Fund for the purposes of supporting affordable housing development.

The Linkage Fee Analysis examines the cost to build new affordable housing units in Pinellas County, the ability of new low- and moderate-income households to pay for housing, and the amount of subsidy typically available for new affordable housing development. The findings of the Linkage Fee Analysis are used to calculate the amount of fee which can be charged to new development and supported by a Nexus Analysis.

The analysis includes three steps:

1. Estimate the cost of subsidizing affordable housing for those households;

2. Calculate the linkage fee that would cover that affordable housing cost; and

3. Evaluate the ability of new development to support those linkage fees.

The first step in the Linkage Fee Analysis is to establish the amount that low- and moderate-income households can pay toward the cost of renting or owning a home. HUD and many other sources of funding for affordable housing development generally use the guideline that no more than 30 percent of gross household income should be spent on total housing costs.

For renters, HUD defines total housing costs as rent plus utilities. The net amount of income available to pay for rent is therefore gross income minus utility costs. For owners, the affordable mortgage payment is calculated by determining the affordable housing expense and deducting costs for property taxes and insurance. For households earning below median income, a standard of 30 percent of income toward principal, interest, tax, and insurance is considered appropriate. Above median income, standard underwriting practices allow borrowers to dedicate somewhat higher percentages of income toward housing.

This Linkage Fee Analysis examined the affordability gap for households in five income categories as shown below. Within these groups, this analysis uses the midpoint of household income ranges rather than the top of the range to calculate the ability to pay. This avoids overstating the ability of households within a given income range to afford housing.

Table 15: Affordable Housing Income Category Definitions, Pinellas County 2006

Income Category	Definition	Top of Income Range (a)	Midpoint used for Fee Calculations (b)
Extremely Low Income	0% to 30%	$14,650	$11,000
Very Low Income	31% to 50%	$24,500	$19,575
Low Income	51% to 80%	$39,150	$31,825
Below Median	81% to 100%	$49,000	$44,075
Moderate	101% to 120%	$58,800	$53,900

Note:
(a) Based on a household of three persons.
(b) The "midpoint" for the extremely low income category is set at 22.5 percent of median rather than 15 percent (the true midpoint between 0 and 30 percent). This reflects the fact that by definition none of the employee households generated by new development will be earning 0 percent of AMI. Other midpoints are set at the true center point of the income range.
Sources: HUD, 2006; BAE, 2006.

The next step in the Linkage Fee Analysis is to determine the cost of constructing an affordable housing unit in Pinellas County and the typical subsidy toward affordable unit construction. These calculations were described in more detail in the Inclusionary Housing discussion (Section III) of this report. The cost of constructing an affordable housing unit in the county is approximately $200,000, including land, and the typical subsidy for rental units ranges from $125,000 for a Section 8 place-based subsidy for an extremely low-income household (15 to 30 percent of AMI) to $30,000 for a unit for a low-income household (51 to 80 percent of AMI). As reflected in this analysis, subsidies are typically available primarily for units serving households earning below median income.

In the case of rental housing, the household rents are translated to the value of the new units and compared to the costs of development. Typically used by lenders deciding how much to lend on a project or by investors deciding how much to pay for an existing building, capitalizing net operating income provides an estimate of the current value. Net operating income includes rents paid by households and operating expenses incurred by building owners. The capitalization rate is the ratio of annual Net Operating Income to total value and is determined by the market. These operating expenses, which include building maintenance, property taxes, insurance, and replacement reserves, significantly impact NOI generated by leasing out apartment units, particularly in these times of high insurance and tax rates. In some cases, apartments for the lowest income households do not generate enough rent to cover even the operating costs. In those cases, the affordable units are shown to have a negative capitalized value, which increases the affordability gap for constructing these units, as shown in Appendix Table D-10.

Table 16: Capitalized Value of Affordable Rents

Income as Percent of AMI	Annual Rent Payments	Operating Expenses	Net Operating Income	Capitalized NOI
15% to 30%	$1,995	$4,940	-$2,945	-$42,000
31% to 50%	$4,435	$4,940	-$505	-$7,000
51% to 80%	$7,935	$4,940	$2,995	$43,000
81% to 100%	$11,420	$4,940	$6,480	$93,000
101% to 120%	$14,220	$4,940	$9,280	$133,000

Notes:
Detailed assumptions and calculations are shown in Appendix Table D-10.

Sources: Urban Land Institute, 2005; Bay Area Apartment Association, 2006; Korpacz Real Estate Investors Survey, 2006; BAE, 2006.

This analysis calculates the difference between total development costs, available subsidies, and the conventional mortgage supportable by NOI from affordable housing units to identify the affordability gap for rental construction. Table 17 calculates the maximum justifiable linkage fee based on the preceding Nexus Analysis and estimates of the number of new households requiring affordable housing.

Table 17: Caculation of Linkage Fee for New Commercial Development[1], Pinellas County

Key Inputs	Extremely Low Income (30 % or less)	Very Low Income (31% to 50%)	Low Income (51% to 80%)	Below Median (81% to 100%)
Cost to Produce One Affordable Unit	$200,000	$200,000	$200,000	$200,000
Average Subsidy Per Affordable Unit	$125,000	$125,000	$30,000	$0
Capitalized Value of Affordale Rents	-$45,000	-$10,000	$40,000	$90,000

100,000 Sq. Ft. of New Office Construction

	Extremely Low Income (30 % or less)	Very Low Income (31% to 50%)	Low Income (51% to 80%)	Below Median (81% to 100%)	Total
Unit Demand by Income Level	5.6	16.3	40.4	30.0	92.2
Cost to Produce Affordable Units	$1,114,201	$3,255,897	$8,080,507	$5,993,761	$18,444,366
Total Subsidy	$696,376	$2,034,935	$1,212,076	$0	$3,943,387
Total Ability to Pay	-$250,695	-$162,795	$1,616,101	$2,697,192	$3,899,804
Affordability Gap	$668,521	$1,383,756	$5,252,330	$3,296,569	$10,601,175
Maximum Linkage Fee Per 100,000 Sq. Ft. of New Development	$10,601,175				
Maximum Linkage Fee Per Sq.Ft.	$106.01				

100,000 Sq. Ft. of New Industrial Construction

	Extremely Low Income (30 % or less)	Very Low Income (31% to 50%)	Low Income (51% to 80%)	Below Median (81% to 100%)	Total
Unit Demand by Income Level	3.5	9.7	22.6	16.2	52.1
Cost to Produce Affordable Units	$705,946	$1,948,946	$4,523,375	$3,243,397	$10,421,665
Total Subsidy	$441,216	$1,218,092	$678,506	$0	$2,337,814
Total Ability to Pay	-$158,838	-$97,447	$904,675	$1,459,529	$2,107,919
Affordability Gap	$423,568	$828,302	$2,940,194	$1,783,869	$5,975,932
Maximum Linkage Fee Per 100,000 Sq. Ft. of New Development	$5,975,932				
Maximum Linkage Fee Per Sq.Ft.	$59.76				

100,000 Sq. Ft. of New Retail Construction

	Extremely Low Income (30 % or less)	Very Low Income (31% to 50%)	Low Income (51% to 80%)	Below Median (81% to 100%)	Total
Unit Demand by Income Level	4.2	13.0	31.7	22.3	71.1
Cost to Produce Affordable Units	$830,113	$2,593,384	$6,343,026	$4,458,609	$14,225,132
Total Subsidy	$518,821	$1,620,865	$951,454	$0	$3,091,139
Total Ability to Pay	-$186,775	-$129,669	$1,268,605	$2,006,374	$2,958,535
Affordability Gap	$498,068	$1,102,188	$4,122,967	$2,452,235	$8,175,458
Maximum Linkage Fee Per 100,000 Sq. Ft. of New Development	$8,175,458				
Maximum Linkage Fee Per Sq.Ft.	$81.75				

100,000 Sq. Ft. of New Full-Service Hotel Construction

	Extremely Low Income (30 % or less)	Very Low Income (31% to 50%)	Low Income (51% to 80%)	Below Median (81% to 100%)	Total
Unit Demand by Income Level	3.6	9.0	18.9	12.6	44.2
Cost to Produce Affordable Units	$728,081	$1,797,914	$3,788,993	$2,525,995	$8,840,984
Total Subsidy	$455,051	$1,123,696	$568,349	$0	$2,147,096
Total Ability to Pay	-$163,818	-$89,896	$757,799	$1,136,698	$1,640,783
Affordability Gap	$436,849	$764,114	$2,462,845	$1,389,297	$5,053,105
Maximum Linkage Fee Per 100,000 Sq. Ft. of New Development	$5,053,105				
Maximum Linkage Fee Per Sq.Ft.	$50.53				

Table 17: Caculation of Linkage Fee for New Commercial Development[1], Pinellas County (Continued)

100,000 Sq. Ft. of New Limited-Service Hotel Construction

	Extremely Low Income (30 % or less)	Very Low Income (31% to 50%)	Low Income (51% to 80%)	Below Median (81% to 100%)	Total
Unit Demand by Income Level	1.0	2.4	5.1	3.4	11.9
Cost to Produce Affordable Units	$195,503	$482,773	$1,017,415	$678,277	$2,373,968
Total Subsidy	$122,190	$301,733	$152,612	$0	$576,535
Total Ability to Pay	-$43,988	-$24,139	$203,483	$305,224	$440,581
Affordability Gap	$117,302	$205,179	$661,320	$373,052	$1,356,852
Maximum Linkage Fee Per 100,000 Sq. Ft. of New Development	$1,356,852				
Maximum Linkage Fee Per Sq.Ft.	$13.57				

Note: [1]Assumes affordable housing is provided in rental developments.
Source: BAE, 2007.

As shown, the maximum fee ranges from $14 per square foot for new industrial development to $106 per square foot for new office development. While these fees are legally justified by the Nexus Analysis, their high cost would stifle new commercial development. Below a recommended fee is shown which ranges from two to five percent of the building value of typical new developments in each land use category. Fees in this range are unlikely to hinder future commercial development and over the long run are likely to be absorbed by small adjustments in land prices, rents, and developer returns.

Table 18: Recommended Commercial Development Linkage Fee

Land Use	Maximum Allowable Fee per Sq. Ft.	Average Hard Construction Cost per Sq. Ft.	Maximum Fee as Percent of Hard Cost	Recommended Fee as Percent of Hard Cost	Recommended Fee per Sq. Ft.
Office	$106.01	$84	126%	3%	$2.50
Industrial	$59.76	$45	133%	3%	$1.40
Retail	$81.75	$58	141%	5%	$2.90
Full-Service Hotel	$50.53	$82	62%	3%	$2.50
Limited-Service Hotel	$13.57	$84	16%	2%	$1.70

Sources: *R.S. Means Square Foot Costs, 2007*; BAE, 2007.

Based on the need for new affordable income units by income category as identified in the Residential Nexus Analysis, Table 19 on the following page calculates the legally justifiable linkage fee which could be charged to new residential development. It indicates that the construction of one new market-rate for-sale ownership residential unit generates the need for $19,600 in subsidy to create housing for new workers in jobs created by the introduction of new household spending. Because renters have much lower average household incomes and therefore generate less spin-off economic activity, the creation of one new market-rate rental housing unit generates the need for $6,000 in affordable housing subsidies.

Table 19: Calculation of Linkage Fee for New Pinellas County Residential Development[1]

100 Units of For-Sale Housing

Key Inputs	Extremely Low Income (15% to 30%)	Very Low Income (31% to 50%)	Low Income (51% to 80%)	Below Median (81% to 100%)
Cost to Produce One Affordable Unit	$200,000	$200,000	$200,000	$200,000
Average Subsidy Per Affordable Unit[2]	$125,000	$125,000	$30,000	$0
Capitalized Value of Affordable Rents	-$45,000	-$10,000	$40,000	$90,000

100 New Ownership Units	Extremely Low Income (30 % or less)	Very Low Income (31% to 50%)	Low Income (51% to 80%)	Below Median (81% to 100%)	Total
Unit Demand by Income Level	0.9	3.0	7.6	5.5	17.0
Cost to Produce Units	$180,000	$600,000	$1,520,000	$1,100,000	$3,400,000
Total Subsidy	$112,500	$375,000	$228,000	$0	$715,500
Total Ability to Pay	-$40,500	-$30,000	$304,000	$495,000	$728,500
Affordability Gap	$108,000	$255,000	$988,000	$605,000	$1,956,000
Maximum Linkage Fee Per 100 Unit Ownership Development	$1,956,000				
Maximum Linkage Fee Per Unit	$19,560				

100 Units of New Rental Housing

Key Inputs	Extremely Low Income (15% to 30%)	Very Low Income (31% to 50%)	Low Income (51% to 80%)	Below Median (81% to 100%)
Cost to Produce Affordable Unit	$200,000	$200,000	$200,000	$200,000
Average Subsidy Per Affordable Unit[2]	$125,000	$125,000	$30,000	$0
Capitalized Value of Affordable Rents	-$45,000	-$10,000	$40,000	$90,000

100 New Rental Units	Extremely Low Income (30 % or less)	Very Low Income (31% to 50%)	Low Income (51% to 80%)	Below Median (81% to 100%)	Total
Unit Demand by Income Level	0.3	0.9	2.3	1.7	5.2
Cost to Produce Units	$60,000	$180,000	$460,000	$340,000	$1,040,000
Total Subsidy	$37,500	$112,500	$69,000	$0	$219,000
Total Ability to Pay	-$13,500	-$9,000	$92,000	$153,000	$222,500
Affordability Gap	$36,000	$76,500	$299,000	$187,000	$598,500
Maximum Linkage Fee Per 100 Unit Ownership Development	$598,500				
Maximum Linkage Fee Per Unit	$5,985				

Note: [1]Assumes affordable housing is provided in rental developments. Also assumes additional affordable units can be accommodated on the same parcel and do not bear a land cost.

[2]Average subsidy amounts for extremely and very low-income households based on the value of Section 8 place-based vouchers.

Source: BAE, 2007.

These legally justified linkage fee levels represent 9.8 percent and 3.0 percent, respectively, of of the cost of developing one unit of affordable housing (estimated at $200,000). BAE recommends that new housing units not subject to inclusionary zoning requirements pay these fees, thereby balancing the burden on all new housing whether it is developed in subdivisions or buildings of 10 units or more or not.

VI. Potential Generation of Affordable Housing

The potential for generating new affordable housing from inclusionary zoning and/or linkage fees depends on future levels of construction and residential development. The best indicator of future demand is the recent development trends in the county.

From 2002 to 2006, the number of new residential units approved by building permits county-wide averaged 2,027 single-family, duplex or triplex units and 1,060 multifamily units, as shown in Appendix Table E-1. Of these multifamily units, only 277 or one-quarter were rental units. Rental housing construction has been quite limited due to high construction costs and low mortgage interest rates that favored homebuying and encouraged a shift from rental housing. At that rate, the imposition of an inclusionary zoning requirement that 10 percent of all units must be affordable would generate an average of 250 to 300 affordable units annually, assuming that all associated affordable units are built new and that all developments with 10 or more units are subject to the inclusionary zoning requirement. However, the county's dwindling supply of developable land will likely constrain that development pace in future years. Redevelopment will offer some new housing opportunities, but its scale and pace are difficult to predict.

Commercial construction trends in Pinellas County from 2002 to 2006 showed an average construction pace of 50,000 square feet of new office space per year and 500,000 square feet of business park space, which is primarily industrial/flex space but also includes office space. (See Appendix Table E-2.) The Maddux Business Report shows an average annual construction of 165,000 square feet of new retail space. Based on review of year built of county hotels as reported by Smith Travel Report, Pinellas County hotel construction has averaged 418 rooms per year from 2002 to 2006. Imposition of the linkage fees recommended in Table 18 of Section IV to these activity levels would generate an estimated $1.52 million annually in funds to support affordable housing. That potential revenue would need to be balanced against the impact of the fee on the local economy and the county's ability to attract and retain businesses.

Table 20: Potential Annual Commercial Construction Linkage Fees, Pinellas County

Pinellas County	Annual New Construction (Sq. Ft.)	Recommended Linkage Fee	Total Linkage Fees
Office	50,000	$2.50	$125,000
Retail	165,000	$1.40	$231,000
Industrial/Flex	240,000	$2.90	$696,000
Full-Service Hotel	146,000	$2.50	$365,000
Limited-Service Hotel	63,000	$1.70	$107,000
	664,000		$1,524,000

Source: BAE, 2007.

Appendix A. Sample Inclusionary Zoning and Linkage Fee Ordinances

City of Coconut Grove

ORDINANCE NO. 2006-005

AN ORDINANCE OF THE CITY OF COCONUT CREEK, FLORIDA, AMENDING CHAPTER 13, CODE OF ORDINANCES ENTITLED "LAND DEVELOPMENT CODE" BY AMENDING ARTICLE I THEREOF, ENTITLED "ADMINISTRATION, REGULATIONS AND PROCEDURES," BY AMENDING DIVISION 5 THEREOF, ENTITLED "RESERVED" BY CREATING A PROGRAM TO INCREASE THE SUPPLY OF AFFORDABLE HOUSING; PROVIDING FOR PURPOSE AND INTENT; PROVIDING DEFINITIONS; CREATING AN AFFORDABLE HOUSING LINKAGE FEE; PROVIDING FOR EXEMPTIONS; PROVIDING FOR INDEPENDENT IMPACT ANALYSIS; CREATING CRITERIA FOR CONVERSIONS; CREATING AN AFFORDABLE HOUSING LINKAGE FEE TRUST FUND; PROVIDING FOR PERMISSIBLE EXPENDITURES; CREATING ALTERNATIVES TO PAYMENT OF THE AFFORDABLE HOUSING LINKAGE FEE; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; PROVIDING AN EFFECTIVE DATE

WHEREAS, pursuant to the Local Comprehensive Planning and Land Development Regulation Act (the "Growth Management Act"), the City of Coconut Creek (the "City") has adopted a housing element in their comprehensive plan, which includes provisions related to the current and future housing needs of residents; and

WHEREAS, the City Commission has recently amended its Comprehensive Plan to provide for a Regional Activity Center (RAC); and

WHEREAS, the City Commission desires to encourage residents to live and work in the City of Coconut Creek; and

WHEREAS, housing prices in the community of Coconut Creek have out-paced wage growth, which creates a need for affordable housing; and

WHEREAS, a lack of affordable housing has become an identified regional issue; and

WHEREAS, Broward County is considering numerous programs to address the affordable housing shortage; and

WHEREAS, the City Commission has identified that development of new industrial, commercial, office, and hotel projects encourages new residents to move to the City; and

WHEREAS, the City Commission has identified the need for adequate affordable housing throughout the community in order to maintain the strength of the local economy and provide for the welfare of its citizens; and

WHEREAS, the existing workforce and persons of very low, low and moderate income are experiencing increasing difficulty in locating and maintaining adequate, safe and sanitary affordable housing within the City; and

WHEREAS, a portion of jobs that are expected to be created by much of the new development in the City are expected to be low to moderate income; and

WHEREAS, the City Commission desires to implement an affordable housing linkage fee as a means to mitigate the impact that new employment has on the housing needs within the City while recognizing that such a fee will not be the only method of addressing the need for affordable housing; and

WHEREAS, the City has prepared an Affordable Housing Linkage Report ("Linkage Report") done by Strategic Planning Group, Inc. dated February 1, 2006, attached hereto and made a part hereof as Exhibit "A;" and

WHEREAS, the Linkage Report Study has found that there is a rational nexus between the development of new industrial, commercial, office, and hotel floor area and the subsequent creation of jobs, and the demand for low and moderate income housing for new employees; and

WHEREAS, the fee will be used solely to increase and preserve the supply of housing affordable to workforce, very low, low, and moderate income households; and

WHEREAS, the fees will be placed in a separate fund and used exclusively for affordable housing within the City; and

<u>**WHEREAS**, the Planning and Zoning Board, sitting as the Local Planning Agency, has reviewed this Ordinance at a duly noticed hearing on March 8, 2006, and recommended its adoption; and</u>

WHEREAS, the City Commission finds that the proposed housing program is consistent with the City's Comprehensive Plan;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF COCONUT CREEK, FLORIDA:

<u>**Section 1**</u>**:** That the foregoing recitals, findings of fact, and staff reports and documents are true and correct, and are hereby incorporated by reference.

<u>**Section 2**</u>**:** That Chapter 13, Code of Ordinances entitled "Land Development Code" is hereby amended by amending Article I thereof, entitled "Administration, Regulations and

CODING: Words in struck through type are deletions from existing text.
Words in underscored type are additions to existing text.
A line of *** indicates existing text not shown.

Procedures," by amending Division 5 thereof, entitled "Reserved" to read and provide as follows:

Chapter 13. Land Development Code

Art. I. Administration, Regulations and Procedures

****

Division 5. ~~Reserved.~~ Affordable Housing Program

Section 13.110. *Purpose and Intent.* The City Commission has determined that the public health, safety and general welfare requires the implementation of an affordable housing program for the following purposes:

a. To implement the goals, policies and objectives of the City's Comprehensive Plan.

b. To provide housing opportunities for workforce and lower income families in order to meet the existing and anticipated housing needs of such persons and to maintain a socio-economic mix in the community.

c. To satisfy the community's obligation to provide that a fair share of the community's housing production is affordable to workforce and lower income families.

d. To provide for a range of housing opportunities for those who work in the City and who provide the community with essential services but cannot afford to live in the community.

e. To provide that developments which create additional affordable housing demand within the city share in the responsibility to provide affordable housing.

Sec. 13-111. *Definitions.* That the following definitions shall be incorporated into this ordinance for reference purposes:

Affordable/Attainable Housing. Housing that is affordable to very low, low, and moderate-income persons by not requiring that more than forty percent (40%) of household income be spent on housing costs, ~~as determined by the City Commission~~as further described by the Nexus Study.

Residential Construction. Enclosed building and floor areas used for living and habitation including screened porches, recreation rooms, guest houses, but excluding garages, carports, open balconies, screen pool enclosures, cabanas, attics and storage sheds.

Square Footage. Square footage shall be calculated in the same method as defined and utilized within the Florida Building Code for gross~~net~~ floor area.

Non-residential Construction. Enclosed building and floor areas used for non-residential purposes, but excluding parking decks or garages, carports or covered parking, attics, external mechanical or storage buildings.

Mixed-use Project. Any project that contains a development program of residential and non-residential use within the proposed project boundaries and is submitted as such under a mixed-use zoning classification.

Sec. 13-112. *Affordable Housing Linkage Fee.* That in order to implement an affordable housing program, an affordable housing linkage fee is hereby established, to be paid at the time of the issuance of building permits for all non-residential development. The amount of the fee is hereby established per the following table:

Type of Use	**Linkage Fee**
–Industrial	–$0.37 per square foot
–Commercial	–$1.36 per square foot
–Office	–$0.15 per square foot
–Hotel	–$2.42 per square foot
Limited Service Hotel ~~Extended Stay Hotel~~	–$0.~~16~~70 per square foot

Sec. 13-113. *Assessment.* That the affordable housing linkage fee shall be assessed for all new non-residential construction, non-residential construction within a mixed-use project, building additions and on the renovation of existing buildings and building space when the building permit value of the renovation or improvement exceeds fifty (50%) percent of the replacement cost of the building or building space at the time of the construction.

Sec. 13-114. *Alternatives to Payment of Affordable Housing Linkage Fee.* That as an alternative to payment of the housing linkage fee, a developer of non-residential project or mixed-use project may submit a request to produce affordable housing units, which request can be granted in the form of a developer's agreement approved by the City Commission.

Sec. 13-115. *Exemptions.* That the following buildings constructed within the City shall be exempt from the affordable housing linkage fee:

a. Non-residential building construction that constitutes the exempt use of property for education, religious, charitable or governmental use, as defined by Chapter 196, Florida Statutes, or that is used for such purposes by organizations which qualify for exemption from taxation under Section 501(c)(3) of the Internal Revenue Code of 1986, as amended.

b. Interpretations or doubts as to the applicability of these exemptions shall be decided by the Director of Development Services. Affected parties may appeal any such decision to the City Commission.

c. I~~That if~~ a development is exempt from the fee at initial construction, but later converts to a new ~~commercial~~non-residential development project, the converted square footage will be deemed net new non-residential~~commercial~~ square footage and the housing impact fee paid shall be a condition of the building permit certificate of occupancy.

Sec. 13-116. *Independent Impact Analysis.* ~~That a~~A developer may choose to use an independent impact analysis to compute the impact fee due as a result of a development. The Development Services Director shall have the authority to approve or disapprove the person who prepares the draft independent impact analysis on the basis of the person's professional training and experience in preparing development impact analyses. The developer shall be responsible for the preparation of the independent impact analysis which shall be reviewed by the Development Services Department and forwarded to the Planning and Zoning Board and City Commission for review and consideration. T~~That~~ the requirement to pay the housing impact fees may be adjusted or waived if the developer demonstrates by substantial, competent evidence, that an insufficient nexus exists between the proposed use and the housing impact fee.

Sec.13.117: *Trust Fund Established.*

a. An Affordable Housing Linkage Fee Trust Fund is hereby established. All fees collected under this section shall be deposited within this fund, and shall be expended only for those purposes budgeted and authorized by the City Commission.

b. ~~That~~ the City Commission shall use the funds deposited within the Affordable Housing Linkage Fee Trust Fund for the following purposes:

1. Construction of affordable housing units.
2. Acquisition of land for affordable housing unit construction.
3. Assistance for first-time home buyers, following guidelines to be adopted and established by the City Commission by Resolution.
4. Preservation of existing affordable housing supply.
5. Rental assistance and relocation assistance.
6. Reasonable administrative costs and expenses of the program.

The above list is not exhaustive, and the City Commission by Resolution may add or remove alternative affordable housing programs.

Section 3: That in the event any provision or application of this Ordinance shall be held to

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A line of *** indicates existing text not shown.

be invalid, it is the legislative intent that the other provisions and applications hereof shall not be thereby affected.

Section 4: That the provisions of this Ordinance shall be codified within the Code of Ordinances of the City of Coconut Creek, Florida, and any paragraph or section may be renumbered to conform with the Code of Ordinances.

Section 5: That all Ordinances or parts of Ordinances in conflict herewith are to the extent of said conflict, hereby repealed.

Section 6: That this Ordinance shall take effect immediately upon its passage and adoption.

PASSED FIRST READING THIS 9th **DAY OF** February, **2006.**

PASSED SECOND READING THIS 9th **DAY OF** March, **2006.**

Marilyn Gerber, Mayor

Attest:

Barbara S. Price, MMC
City Clerk

	1st	2nd
Gerber	Aye	Aye
Waldman	Aye	Aye
Tooley	Aye	Aye
Sarbone	Aye	Aye
Freund	Absent	Aye

SR/ds:nj
E:\Development Services\NJosiah\Documents\Project Coordinator\Ordinances\Ord572 affordable housing linkage fee.doc
2-93-0-06

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Palm Beach County

Interim Workforce Housing Program

NOTE: This Interim Workforce Housing Program does not apply to 100% affordable housing developments.

1. Purpose and Intent

The Workforce Housing program provides for the development and equitable geographic distribution of workforce housing units, preserves the affordability of the units created under the program, provides a density bonus and other incentives in exchange for the construction of dwelling units affordable to low, moderate and middle income households. The program is intended to serve the housing needs of people employed in the jobs that the general population of the community relies upon to make the community viable.

2. Applicability

A. Proposed Developments in Unincorporated County

All proposed developments with a residential component of 10 dwelling units or more that require approval of the Board of County Commissioners.

B. Program implementation area

Within the Urban/Suburban, Exurban and Rural Tiers of unincorporated Palm Beach County and the Scientific Community Overlay.

C. Workforce Units

1. Projects shall be required to provide 7% of the units attributable to their standard density as workforce.
2. If PUD density is sought, 25% of the units attributable to the PUD density shall be provided as workforce.
3. For land uses LR1, RR 2.5, RR 5, RR10 and RR20 the PUD density does not apply and 7% of all units shall be provided as workforce. The Agricultural Reserve is not included.

Example LR3 and LR2

Land Use	Acres	Standard Density	Units	PUD Density	Units	Total Units	Bonus 30%	Total units w/ bonus	Std. X .07	PUD x .25	Bonus x .50	Total
LR 2	50	1.5	75	2	25	**100**	30	**130**	5.25	6.25	15	***26.5***
LR 3	50	2	100	3	50	**150**	45	**195**	7	12.5	22.5	***42***

Example MR-5 and more intense

Land Use	Acres	Standard Density	Units	PUD Density	Units	Total Units	Bonus 50% (1)	Total units w/ bonus	Std. X .07	PUD x .25	Bonus x .50	Total
MR 5	50	4	200	5	50	**250**	125	**375**	14	12.5	62.5	***89***
HR 8	50	6	300	8	100	**400**	200	**600**	21	25	100	***146***

(1) The maximum bonus density is 100%, this is an illustration only using 50% bonus.

Project worksheet

Land Use	Acres	Standard Density	Units	PUD Density	Units	Total Units	Bonus 50% (2)	Total units w/ bonus	Std. X .07	PUD x .25	Bonus x .50	Total

(2) Apply the appropriate bonus density percentage

3. Incentives

A. Bonus Density

1. The first option available is to utilize TDR's to provide the bonus density:
   a. For land uses LR3, LR2, and LR1, a density bonus of 30% shall be permitted. If a density bonus is utilized, 50% of the bonus units shall be provided as workforce.
   b. For land uses MR-5, HR-8, HR-12 and HR-18 a density bonus of up to 100% shall be permitted when the increased density (above 30%) creates no compatibility issues with adjacent properties. If a density bonus is utilized, 50% of the units shall be provided as workforce.
   c. Density bonus shall be provided through application of TDR units. All TDR units shall be recommended to be provided for $1. All TDR units must be built either on-site or off-site in conjunction with the Workforce Housing application. TDR units cannot be reserved or banked for future projects.
2. The second option available is to utilize the existing voluntary workforce housing program.

B. Traffic Mitigation

The projects net trips associated with 93% of the units attributable to the standard density and all non-residential land uses shall be subject to the 1% of adopted level-of-service.

The project's net trips associated with the entire project (including workforce units) shall be subject to a 5% of adopted level-of-service significance level in determining compliance with the Traffic Performance Standards.

C. Expedited Review

See Section 8. below.

4. Provision of units

A. For all projects obligated to provide at least 10 workforce units a minimum of 25% shall be built on-site. The applicant is given the option to address the remaining 75% of the units:
   1. Off-site.
   2. Purchase the equivalent number of existing market rate units and deed these to the County.
   3. Donate buildable land acceptable to the County in an amount equal to the buyout cost for the remaining units.
   4. Provide any combination of the above.
   5. Elect to utilize in-lieu payment option. In no case shall the number of units seeking this option exceed half of the total number of units required.

B. For all projects required to provide less than 10 workforce units all of the above options are available. Furthermore, the requirement to construct the on site units may be waived in DRO.

C. If homes in the proposed development are valued at 200% or more than the median County home value as published by the Realtors Association of the Palm Beaches (January 2006 value $393,700 x 200% = $787,400), the applicant shall be able to:
   1. Construct 100% of the required units off-site.
   2. Purchase the equivalent number of existing market rate units and deed these to the County.
   3. Donate buildable land acceptable to the County in an amount equal to the buyout cost for the remaining units.
   4. Utilize the in-lieu payment option. In no case shall the number of units seeking this option exceed half of the total number of units required.
   5. Provide any combination of the above including constructing any percentage of the required units within the subject development.

D. If an applicant elects to construct only the minimum number of units on-site as required they shall be able to sell these at price points established for the "Moderate" and "Middle" income bracket.

5. In-lieu payment

If the applicant elects to make the in-lieu payment, that figure is calculated by adding the estimated construction cost of the smallest unit within the proposed development with the cost of the land. That figure is then multiplied by the number of workforce units employing this option.

A. The construction cost of a unit is determined by utilizing building evaluation data established by the International Code Council (ICC). Presently, this value is estimated at $78 per square foot. This figure is multiplied by the square footage of the smallest unit planned in the subject development to obtain the home value.
B. The value of the land is determined by multiplying the established Transfer of Development Rights (TDR) value by the number of units utilizing this option. Presently, the TDR value is $50,000. This would be multiplied by 1.3 to obtain a total land value of $65,000.
C. The total value established for both the structure and the land shall be added and multiplied by .5 to establish the in-lieu payment amount. In no case shall the in-lieu payment be less than $90,000.
D. The maximum square footage considered for calculation of in-lieu payment shall be1,999 square feet.

Example:
Home value: *1 unit of 1,800 square feet ($78 x 1,800 =* ***$140,400****)*
Land value: *TDR price multiplied by 1.3 ($50,000 x 1.3 =* ***$65,000)***

Total price: $205,400 multiplied by 50% = $102,700

6. Sales Prices of Workforce Units

The County shall establish the prices for each income level annually. In Palm Beach County, the March 2006 median income was $64,400. This figure forms the basis for determining each level of affordability. The prices set represent the four income categories the County is targeting for the provision of workforce housing. These are:

A. **Low** (60%-80%) of County median income.
B. **Moderate** (81%-100%) of County median income.
C. **Moderate** (101%-120%) of County median income.
D. **Middle** (121%-150%) of County median income.

All moderately priced workforce housing units will be offered for rent or for sale at an attainable housing cost to households with incomes from 60% to 150% of area medium income (AMI). 25% of the required workforce units shall be provided for households at 60-80% of AMI, 25% for households at 80-100% of AMI, 25% for households at 100-120% of AMI and 25% for households at the 100-120% of AMI.

Income Level	Rent	Home Value
Low (60-80%) **80% of median**	($1,287)	$164,000
Moderate (81-100%) **90% of median**	($1,450)	$189,000
Moderate (101-120%) **110% of median**	($1,771)	$240,000
Middle (121-150%) **135% of median**	($2,173)	$304,000

7. Maintenance of Affordability

A. Deed Restriction: A deed restriction recorded in the public records of Palm Beach County will be required to guarantee the affordability for each moderately priced Workforce Housing unit. This document will be a signed confirmation by the renter or buyer of the Workforce Housing unit, prior to their occupation of, (rental) or purchase of, (for sale) a unit, confirming their understanding and agreement to the terms of compliance (their restrictions, requirements and responsibilities) with the Workforce Housing program.

B. Term: 25 Year Recurring: This term shall apply to the structure and the land. All designated Workforce Housing units shall remain affordable for 25 years. However, in cases when the property is sold before the 25-year term is expired, a new 25-year term shall begin anew with the re-sale of the property.

8. Submittal Process

A. Expedited Review

1. Applicant will contact Zoning and arrange/attend a mandatory pre-application conference with DRO agencies prior to application submittal.
2. A primary contact person shall be designated from Planning, Zoning and Building and Engineering.
3. If a boundary plat is required permits may be issued after submittal of the final plat. If a subdivision plat is required permits will be reviewed but only issued at recording of the plat.
4. Design review for multi-family can be done by the Building Division while proceeding through site plan review. Fire Rescue review can also be done.
5. ULDC Deviation Identification - The applicant must identify which section of the ULDC the proposed development will not be able to comply with due to the bonus density.

B. Master/Site Plans

1. All dwelling units, including bonus and workforce units must be shown on the master/site plan.
2. Appropriate conditions will be applied to ensure the number and location of workforce units.
3. Zoning staff will review PUDs for exemplary standards considering the provision of workforce as meeting some of the standards

C. Workforce Housing Methods

The applicant shall include in their submittal the method by which they will fulfill their workforce housing obligation.

1. In the case of utilizing the in-lieu payment all monies must be paid to the County prior to DRO final approval.
2. In the case of constructing units off site, the applicant must have approved building permits for 50% of the workforce units prior to the issuance of the first certificate of occupancy in the subject development. All workforce units must receive certificates of occupancy prior to 75% of the subject development units receiving certificates of occupancy.
3. If land is being donated transfer must take place prior to issuance of first building permit for subject site.
4. If existing units are being purchased and deeded to the County 50% must be given to County prior to first certificate of occupancy in the subject site. All units must be given to County prior to 75% of the subject development receiving certificates of occupancy.

City of Delray Beach

ARTICLE 4.7 FAMILY/WORKFORCE HOUSING [Section Amended by Ord. 18-06 4/4/06] [New Section Enacted by Ord. 66-04 12/6/04]

Section 4.7 Findings

(A) The City Commission has determined that there is a severe housing shortage in the City of Delray Beach that is affordable to the everyday working families and citizens of the City; and

(B) Florida Statutes § 166.04151 provides that a municipality may adopt and maintain any ordinance that is adopted for the purpose of increasing the supply of affordable housing using land use mechanisms such as inclusionary housing ordinances not withstanding any other provision of law; and

(C) The City Commission recognizes that there is a growing gap between housing costs and wages in the City; and

(D) The City of Delray Beach has a legitimate public interest in preserving the character and quality of neighborhoods which requires assuring the availability of workforce housing for moderate and lower income persons in the City; and

(E) The City recognizes that the need to provide workforce housing is critical to maintaining a diversified and sustainable City having the character and sense of a community where people can live and work in the same area; and

(F) The City is encouraging the production and availability of workforce housing and at the same time is cognizant that escalating land costs and rapidly diminishing amounts of land hinder the provision of sufficient workforce dwelling units by the private sector; and

(G) The City Commission has adopted the Southwest Area Neighborhood Redevelopment Plan and Comprehensive Plan changes recognizing the need to redevelop the Southwest Neighborhood in a manner that preserves the neighborhood and provides workforce housing.

(H) The City Commission desires to establish an additional workforce housing overlay district known as the Infill Workforce Housing Area for certain properties located west of the Intracoastal and east of I-95, outside of the coastal high hazard area and as depicted on the map attached and made a part of Article 4.7.

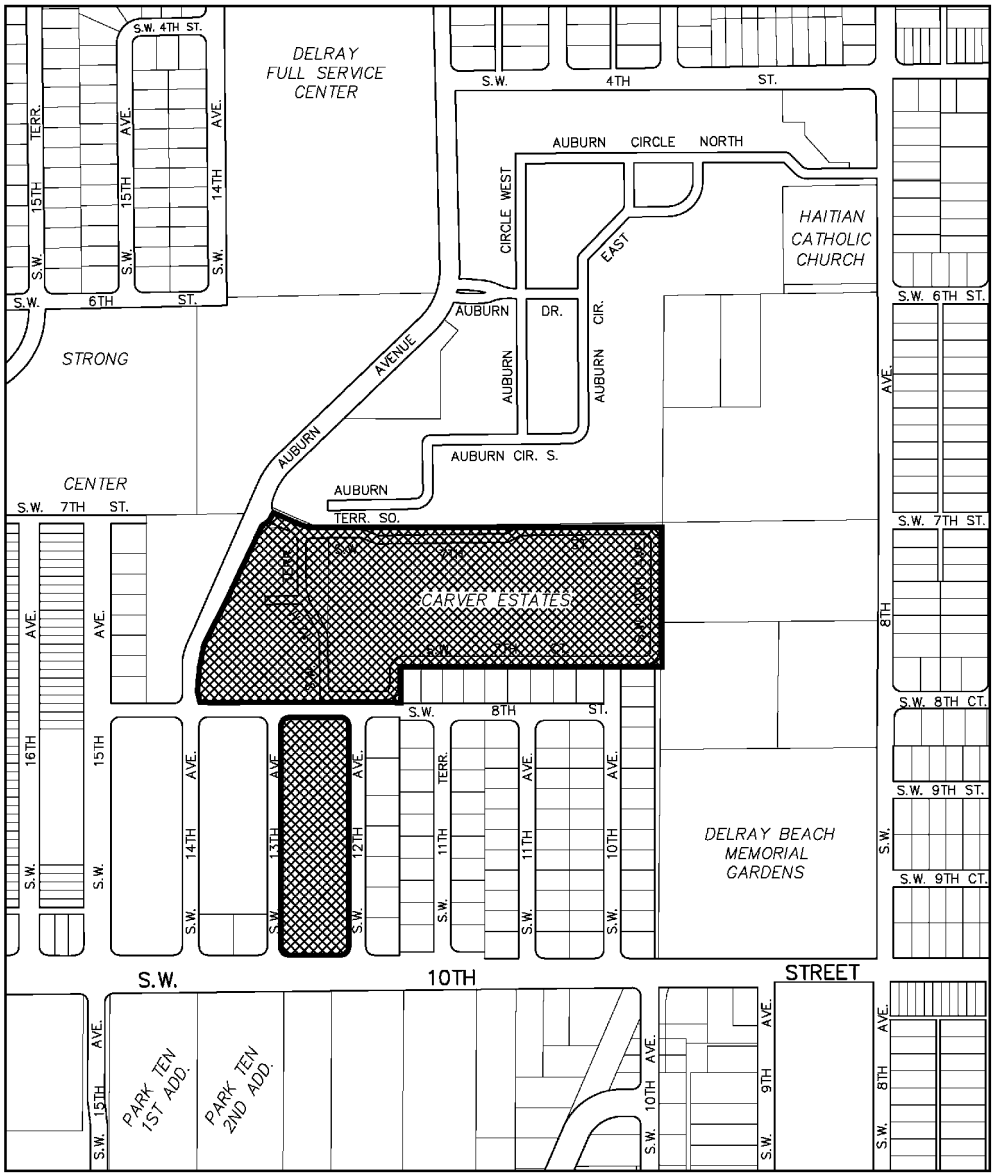
(I) The City Commission also desires to establish additional incentives to encourage additional Family/Workforce Housing.

Section 4.7.1 Definitions

a. **Adjusted Median Income (A.M.I.)** – The Palm Beach County median income, based on a family of four, as published by Florida Housing Finance Agency.

b. **Affordability Controls** – Restrictions placed on dwelling units by which the price of such units and/or the income of the purchasor or lessee will be restricted in order to ensure that the units remain affordable to very low, low, or moderate income households.

c. **Carver Estates Overlay District** – The area shown on the map below.



d. **City** – The City of Delray Beach, Florida.

e. **CRA** – The Delray Beach Community Redevelopment Agency.

f. **Density Bonus Program** – The Density Bonus program is an incentive program intended to encourage developers to build affordable owner-occupied and rental housing within the City of Delray Beach. The concept is that for every workforce housing unit that a developer builds, a calculated number of market rate units greater than would be allowed otherwise may be built.

g. **Density Bonus Unit** – An additional dwelling unit added above the base number of units authorized once performance standards have been applied and the density has been computed under existing codes.

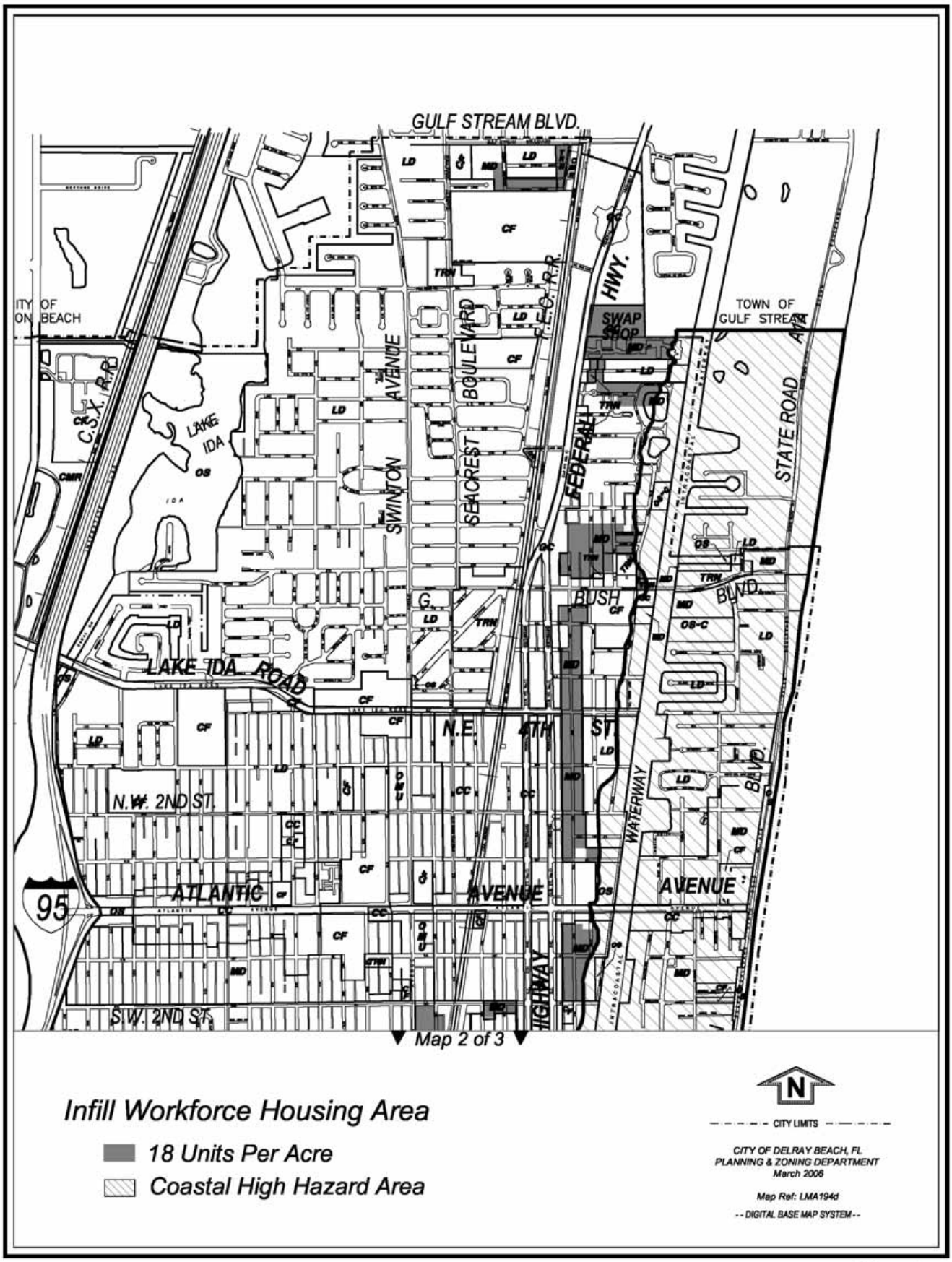
h. **Development** – A housing development at one location including dwelling units for which approvals have been granted.

i. **Eligible Occupant** – A person who qualifies for participation in the program. Priority will be given to persons who have lived or worked within the City limits of Delray Beach continually for one year immediately prior to the date of application for a workforce housing unit related to the Density Bonus Program and who qualify for participation in the program.

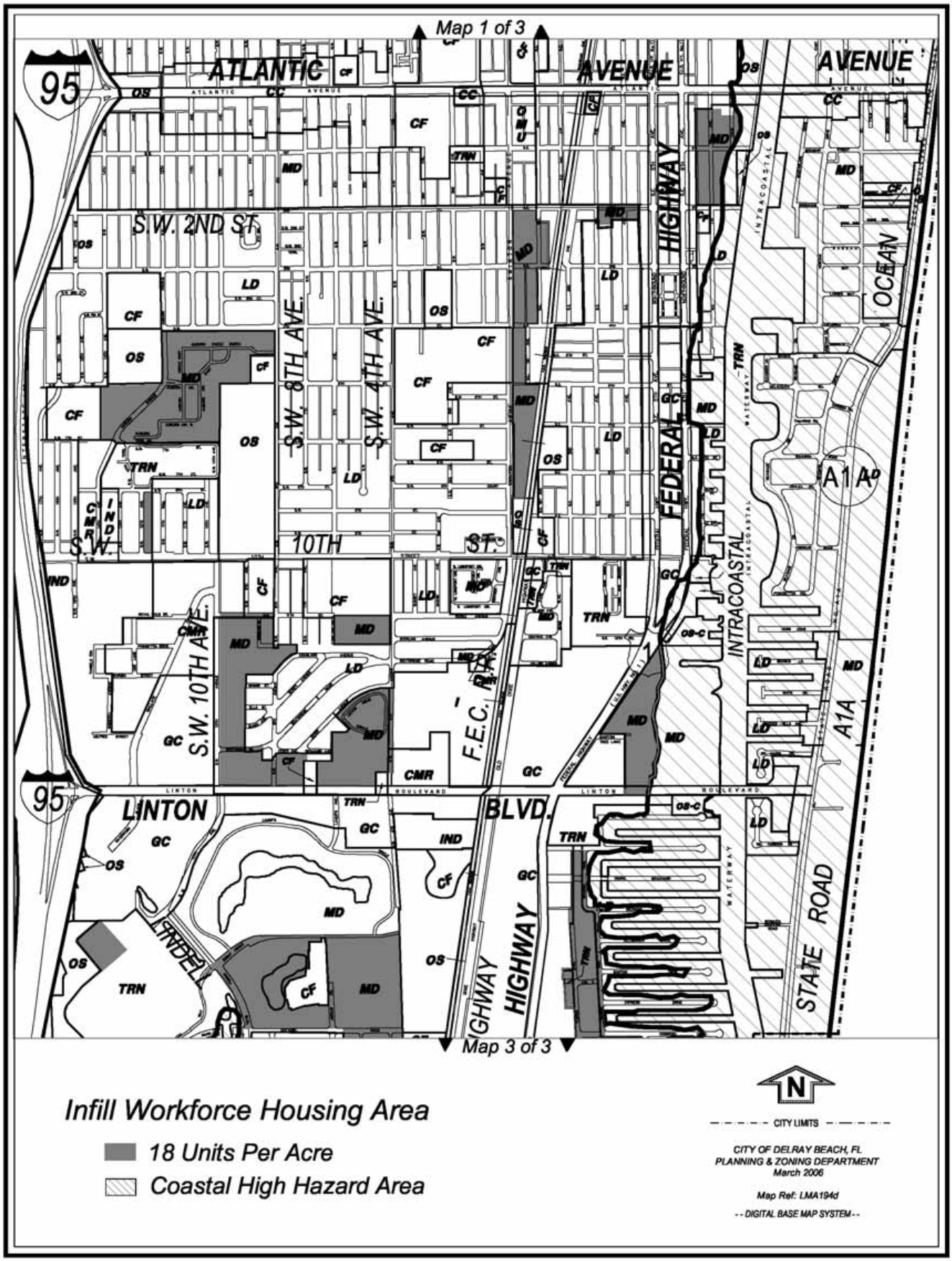
j. **First Time Home Buyer** – A person who has not held ownership in a residence within the past three years.

k. **Household** – A single person living alone, or two or more persons sharing residency, with a combined income available to cover household expenses.

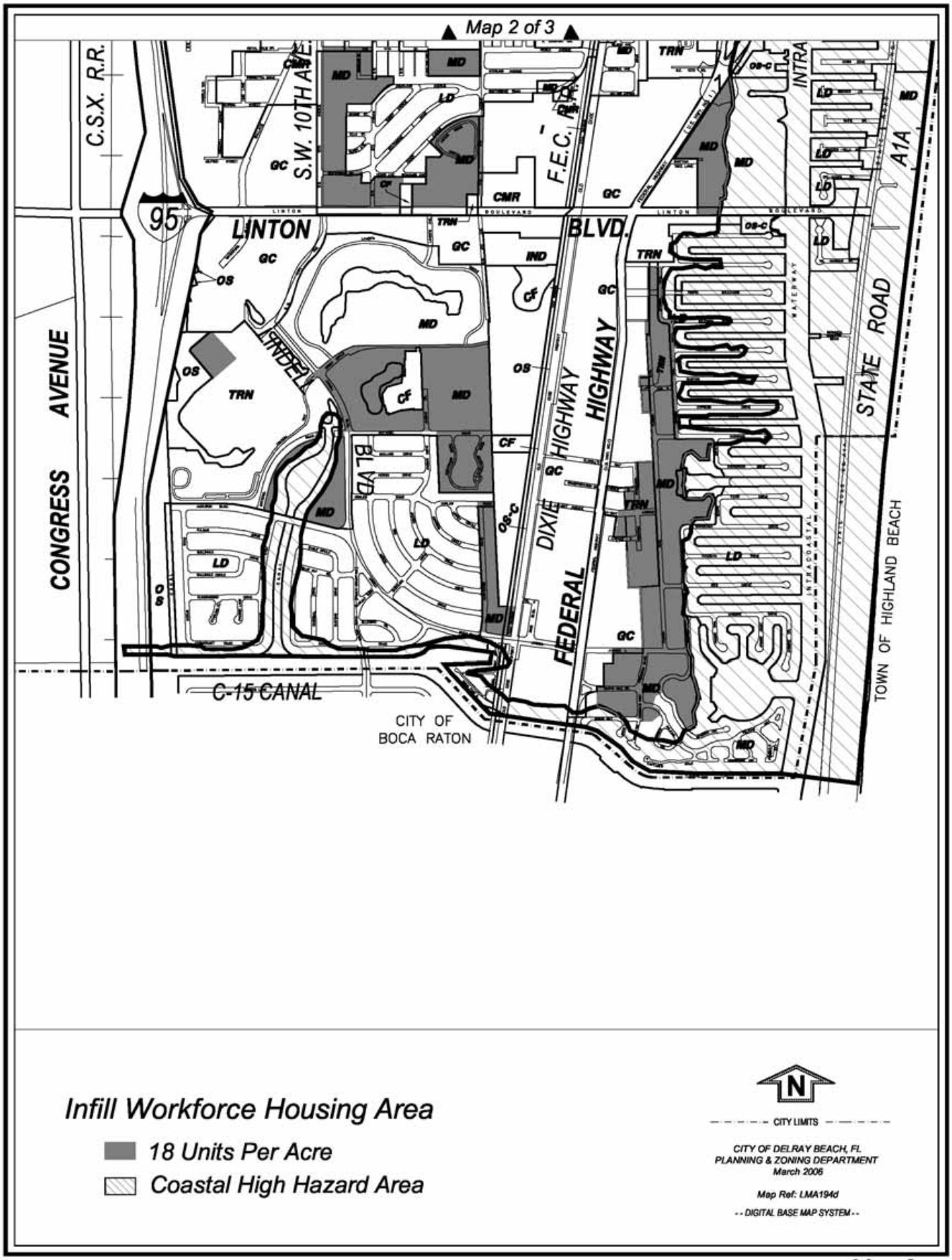
l. **Infill Workforce Housing Area** – The area located west of the Intracoastal Waterway and East of I-95, outside of the coastal high hazard area, as depicted on the maps below:


GULF STREAM BLVD.
ITY OF
ON BEACH
C.S.X. R.R.
LAKE IDA
SWINTON AVENUE
SEACREST BOULEVARD
F.E.C. R.R.
FEDERAL HWY.
SWAP SHOP
TOWN OF GULF STREAM
STATE ROAD A1A
BUSH BLVD.
LAKE IDA ROAD
N.E. 4TH ST.
N.W. 2ND ST.
WATERWAY
ATLANTIC AVENUE
95
S.W. 2ND ST.
Map 2 of 3
Infill Workforce Housing Area
18 Units Per Acre
Coastal High Hazard Area
N
CITY LIMITS
CITY OF DELRAY BEACH, FL.
PLANNING & ZONING DEPARTMENT
March 2006
Map Ref: LMA194d
-- DIGITAL BASE MAP SYSTEM --

Map 1


Map 1 of 3
ATLANTIC AVENUE
95
S.W. 2ND ST.
S.W. 8TH AVE.
S.W. 4TH AVE.
FEDERAL HIGHWAY
INTRACOASTAL
OCEAN
A1A
S.W. 10TH ST.
S.W. 10TH AVE.
F.E.C. R.R.
LINTON BLVD.
LINDEL
STATE ROAD A1A
Map 3 of 3
Infill Workforce Housing Area
18 Units Per Acre
Coastal High Hazard Area
N
CITY LIMITS
CITY OF DELRAY BEACH, FL
PLANNING & ZONING DEPARTMENT
March 2006
Map Ref: LMA194d
- - DIGITAL BASE MAP SYSTEM - -

Map 2


Map 2 of 3
C.S.X. R.R.
S.W. 10TH AVE.
F.E.C. R.R.
95
LINTON BLVD.
CONGRESS AVENUE
DIXIE HIGHWAY
FEDERAL HIGHWAY
A1A
STATE ROAD
INTRA
WATERWAY
INTRACOASTAL
TOWN OF HIGHLAND BEACH
C-15 CANAL
CITY OF BOCA RATON
MD
LD
GC
CMR
CF
OS
OS-C
TRN
IND
Infill Workforce Housing Area
18 Units Per Acre
Coastal High Hazard Area
N
CITY LIMITS
CITY OF DELRAY BEACH, FL
PLANNING & ZONING DEPARTMENT
March 2006
Map Ref: LMA194d
- - DIGITAL BASE MAP SYSTEM - -

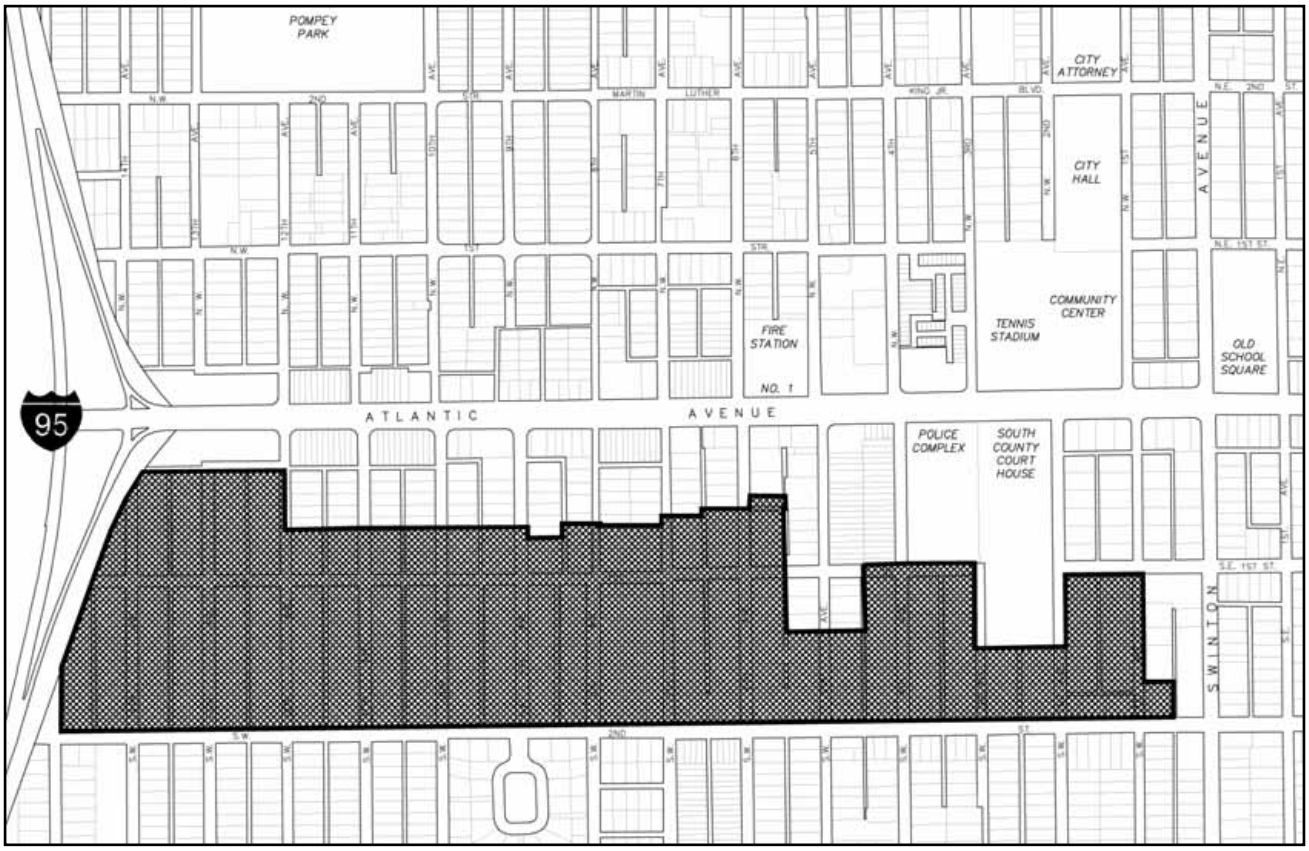
Map 3

m. **<u>Low Income Household</u>** – A household with a gross, combined income between 61% and 80% of the Palm Beach County *Adjusted Median Income* (as defined by the Florida Housing Finance Authority).

n. **<u>Moderate Income Household</u>** – A household with a gross, combined income between 81% and 120% of the Palm Beach County *Adjusted Median Income* (as defined by the Florida Housing Finance Authority).

o. **<u>Other Workforce Housing</u>** – Workforce Housing is required in areas covered by Land Development Regulations Section 4.4.13(I), where the density is increased; and by Section 4.3.4 (J)(4)(b), where a fifth floor is added to the building.

p. **<u>Southwest Neighborhood Overlay District</u>** – The area zoned RM between Interstate 95 and N.W. 1st Avenue, and Atlantic Avenue to S.W. 2nd Street as shown in the map below.



q. **<u>Southwest 10th Street Overlay District</u>** – The area at the Southwest corner of Swinton Avenue and 10th Street as shown in the map below.

r. **Very Low Income Household** – A household with a gross, combined income not exceeding 60% of the Palm Beach County *Adjusted Median Income* (as defined by the Florida Housing Finance Authority).

s. **Workforce Housing Unit** – A dwelling unit for which the rent or mortgage payment (including principal, interest, taxes and Insurance P.I.T.I.) does not exceed 35% of the gross income of households that classify as very low, low, or moderate income households and meets the other requirements of the Family/Workforce Housing Program.

Section 4.7.2 Applicability

Except as otherwise provided in this ordinance, these regulations shall apply only to development applications consistent with the following conditions:

a. Subject to restrictions contained in this Article, development must be located within the established Southwest Neighborhood Overlay District, the Carver Estates Overlay District, or the Infill Workforce Housing Area to qualify for participation in the *Density Bonus Program* set forth in this Article 4.7.

b. Subject to the restrictions of this Article, developments constructed pursuant to Section 4.3.4(J)(4)(b)ii(1) must provide workforce housing to qualify for an increase in height.

c. Subject to the restrictions of this Article, developments constructed pursuant to 4.4.13(I) must provide workforce housing to qualify for increased density.

d. In order to qualify for a density bonus, a project must consist of at least five new or substantially rehabilitated dwelling units. The HUD definition shall be used to determine whether there has been substantial rehabilitation. In addition, the units must contain design features, such as, but not limited to, front porches, eyebrows, outriggers, gables, dormers, arbors, trellises, shutters, balconies, decorative vents, siding, textured stucco finishes, undulating facades and other such appropriate architectural features.

e. The developer or responsible party must provide relocation assistance at a minimum of $2,500.00 per each household that is displaced as a result of the proposed project.

f. In the Southwest 10th Street Overlay District, at least twenty percent of all residential units must be workforce housing units that are affordable to very low, or low, or moderate income families.

g. The Carver Estates Overlay District, the Southwest Neighborhood Overlay District, and the Infill Workforce Housing Area shall contain units that are affordable to very low, or low, or moderate income families.

h. Developments which must provide workforce housing pursuant to Section 4.3.4(J)(4)(b)ii(1) or Section 4.4.13(I) shall contain units that are affordable to low or moderate income families.

Section 4.7.3 <u>Provision of Workforce Housing Units</u>

Developers will be awarded density bonus units (additional market rate units), beyond the base number allowed per existing zoning ordinance after performance standards have been met, as an incentive to provide affordable housing unit, subject to the limits and requirements of this chapter.

a. Developers may earn bonus units by building housing for very low, low or moderate income families within the designated boundaries of the Overlay Districts and Infill Workforce Housing Area described in this article.

b. All development shall meet the requirements for units as specified in this chapter and meet all required Land Development Regulations.

c. Workforce units shall include those units in a development, which are regulated in terms of:

   i. Sales price or rent levels; and

   ii. Marketing and initial occupancy; and

   iii. Continued requirements pertaining to resale or rent increases.

Section 4.7.4 <u>DENSITY BONUS PROGRAM FOR THE SOUTHWEST NEIGHBORHOOD OVERLAY DISTRICT, THE CARVER ESTATES OVERLAY DISTRICT AND THE INFILL WORKFORCE HOUSING AREA</u>

Developers of property in the Southwest Neighborhood Overlay District, the Carver Estates Overlay District and the Infill Workforce Housing Area, that meet the minimum standards will earn bonus units for building workforce housing for very low, low and moderate income families.

a. The size of the bonus varies based on several factors including:

   i. Affordability (i.e., homes affordable to very low, low, or moderate income families)

ii. Home Size (i.e., workforce housing units with four or more bedrooms are awarded larger bonuses)

iii. Ownership versus Rental (i.e., larger bonuses are awarded for workforce housing units offered for sale to low and very-low income families and larger bonuses are awarded for ownership versus rental units.)

b. To be eligible for bonus units, developers must meet one or more of the following criteria:

i. A designated number of the total units are restricted to very low income households, and/or

ii. A designated number of the total units are restricted to low income households, and/or

iii. A designated number of the units are restricted to moderate income households

c. Workforce housing units may be located off-site provided the off-site location chosen is within the City of Delray Beach.

d. The bonus allowances are set forth in Table 1 below. **[Amd. Ord. 39-06 7/25/06]**

TABLE 1 DENSITY BONUS ALLOCATIONS IN THE SOUTHWEST NEIGHBORHOOD OVERLAY DISTRICT, THE INFILL WORKFORCE HOUSING AREA AND THE CARVER ESTATES OVERLAY DISTRICT

OPTION	**SALE / RENT**	NUMBER OF BONUS UNITS PER WORKFORCE UNIT PROVIDED
	VERY LOW 60%	4
	LOW 80% - 61 %	3
	MODERATE 120% -81 %	2
LARGE HOME OPTION 4+ bedroom workforce housing units		Additional 0.5 bonus will be added to the bonus provided above in this chart

e. Instead of or in addition to providing workforce housing units, developers may also accrue bonus units by contributing to the Delray Beach Community Land Trust that will be utilized to subsidize workforce housing in the City of Delray Beach. Developers may earn one bonus unit for each payment of a sum equal to $60,000, payable to the Delray Beach Community Land Trust.

f. Also, instead of or in addition to providing workforce housing units, developers shall earn bonus units by donating land (buildable lots) in the City Delray Beach to be used for workforce housing. The appraised value of donated land will be valued in accordance with subsection e. above and may be prorated. The appraisal shall be obtained by developer at developer's cost.

g. The maximum total density of a development in the Southwest Neighborhood Overlay District and the Carver Estates Overlay District shall not exceed 24 units per acre. The maximum total density of a development in the Infill Workforce Housing Area shall not exceed 18 units per acre. All other Workforce Housing Area densities shall be limited to the maximum allowed in the zoning district and as set forth elsewhere in the Land Development Regulations.

Section 4.7.5 <u>Density Bonus Program for the Southwest 10th Street Overlay District</u>

Developers of property in the Southwest 10th Street Overlay District shall develop the properties to afford a minimum of twenty percent of the residential units as workforce housing units.

a. The twenty percent that are developed as workforce housing units must contain units that are affordable to very low, low or moderate income families.

b. In the Southwest 10th Street Overlay District, the maximum density allowed is the maximum zoning density allowed in the zoning district. To obtain the maximum density allowed in the zoning district, not only must a minimum of twenty percent of the residential units be developed as workforce housing, but all the performance standards that allow increased density shall also be substantially met.

c. Workforce housing units may be located off-site provided the location chosen is within the City of Delray Beach.

d. All sections of Article 4.7 apply to the Southwest 10th Street Overlay District, except for Sections 4.7.4, 4.7.11 and 4.7.12.

Section 4.7.6 Rental Housing Units

a. A covenant shall be recorded in the Public Records specifying the income level served, rent levels, reporting requirements and all restrictions applicable to the workforce housing units. All leases shall contain language incorporating covenants applicable to the workforce housing unit and reference recorded covenants.

b. Units targeted to *very low income* households under the 60% affordability level of the Palm Beach County median income, adjusted for family size, shall not have rental rates that exceed 100% of the HUD determined fair market rent for the area.

c. Units targeted to *low income* households at 61% to the 80% affordability level of the Palm Beach County median income, adjusted for family size shall not have rental rates that exceed 120% of the HUD determined fair market rent for the area.

d. Units targeted to *moderate income* households at 81% to the 120% affordability level of the Palm Beach County median income, adjusted for family size, shall not exceed 140% of the HUD determined fair market value.

e. No workforce house units shall be offered for rent to the general public until all requirements of this section are met.

f. All Restrictive Covenants shall meet the requirements of this Article and are subject to approval of the City Attorney.

Section 4.7.7 For Sale Housing Units

a. All deeds shall include the restrictive covenants applicable to workforce housing units. All sales contracts shall state that the unit is part of a workforce housing program and subject to Section 4.7 of the Land Development Regulations of the City. All deeds to buyers of workforce housing units shall contain restrictive covenants providing that the Community Land Trust shall have the right of first refusal to purchase the workforce housing unit on the same terms and conditions as a prospective buyer. The restrictive covenant shall give the Community Land Trust fifteen (15) business days to enter into a contract to purchase the property on the same terms and conditions as the prospective buyer. **[Amd. Ord. 39-06 7/25/06]**

b. All purchasers of workforce housing units shall be very low, low or moderate income households; provided, however, in exceptional circumstances when persons in households above the moderate income level are displaced due to redevelopment or catastrophic events, the persons so affected shall also be eligible for workforce housing. Under these circumstances, the Density Bonus Allocations under Section 4.74 shall be for moderate income households.

c. Owners of workforce housing units shall be required to occupy the unit unless evidence is presented indicating that the owner is unable to continuously occupy the unit due to illness or incapacity.

d. Closing costs and title insurance shall be paid pursuant to the custom and practice in Palm Beach County at the time of opening of escrow. No charges or fees shall be imposed by the seller on the purchaser of a workforce housing unit which are in addition to or more than charges imposed upon purchasers of market rate units, except for administrative fees charged by the City/CRA, or their designee.

e. Sales prices for workforce housing units will be calculated on the basis of:

   i. The sales price of a new structure for low and very low households may not exceed the maximum price established by the Community Improvement Department under the approved Local Housing Assistance Plan (LHAP).

   ii. For moderate income households, the maximum price shall be established by the Community Improvement Department based on a formula that considers the prevailing mortgage interest rates, as approved by the City Commission by resolution.

f. No workforce housing units shall be offered for sale to the general public until all requirements of this chapter are met.

g. All Restrictive Covenants shall meet the requirements of this Article and are subject to approval of the City Attorney.

Section 4.7.8 <u>Resale and Subsequent Rentals of Affordable Units</u>

To maintain the availability of workforce housing units which may be constructed pursuant to the requirements of this program, the following resale conditions shall be imposed on the workforce housing units and included in the deed or restrictive covenant and recorded in the Public Records of Palm Beach County:

a. All workforce housing units shall remain affordable for a period of no less than forty (40) years commencing from the date of initial occupancy of the unit, subject to the limits set forth in this section and Section 4.7.9.

b. All workforce housing units must be rented or sold to eligible households. There shall be no provisions for releases from the sale or rental of workforce units to eligible households. Workforce housing units may be resold to non-eligible households only when the restriction expires.

c. Deed restrictions or restrictive covenants and/or bylaws designed to ensure continued affordability shall be embodied in legally binding agreements meeting the requirements of this Article, which shall be approved by the City Attorney prior to recording.

d. Workforce housing unit resales shall be limited to households of the same category relative to income.

e. The sales price of workforce housing units may not exceed the upper limit of affordability for the income category to which the unit was originally assigned.

f. Transfers of title under the following circumstances shall be allowed, and are not subject to the restrictions included in this program:

   i. Transfers by inheritance to the purchaser-owner's spouse or offspring, or;

   ii. Transfers of title to a spouse as part of a divorce dissolution proceeding, or;

   iii. Acquisition of title or interest therein in conjunction with marriage.

g. No resales of workforce housing units shall be completed until the requirements of this chapter are met.

Section 4.7.9 <u>General Provisions</u>

a. If not located offsite, all workforce housing units constructed or rehabilitated under this program shall be situated within the development so as not to be in less desirable locations than market-rate units in the development and shall, on average, be no less accessible to public amenities, such as open space, as the market-rate units.

b. Workforce housing units, if located within a market rate unit development or located offsite, shall be integrated with the rest of the development and shall be compatible in exterior design, appearance, construction, and quality of materials and contain comparable HVAC systems and appliances with market rate units and provide them as standard features. All workforce housing units shall contain comparable square footage to the corresponding market-rate unit.

c. The developer shall endeavor to provide workforce housing units that include unit types in the same proportion as the market rate housing unit types. The following conditions must be met:

   i. The proportion of 2 bedroom workforce units to total workforce units may not exceed the proportion of 2 bedroom market rate units to total market rate units.

   ii. The proportion of 3 bedroom workforce units to total workforce units must meet or exceed the proportion of 3 bedroom market rate units to total market rate units, unless 4+ bedroom workforce units are provided.

   iii. The proportion of 4+ bedroom workforce units to total workforce units must meet or exceed the proportion of 4+ bedroom market rate units to total market rate units.

   iv. If the development contains a mix of different types of units, (e.g. condominium, townhouse, detached, etc), the proportion of workforce units of each type to total workforce units must be approximately the same as the proportion of market rate units of each type to total market rate units.

   v. If the development includes both for sale and for rent units, the proportion of for rent workforce units to for sale workforce units must not exceed the proportion of for rent market rate units to for sale market rate units; provided however if the workforce housing units are funded under Florida Housing Finance Corporation's Housing Credit or SAIL Programs, the proportionality requirement herein stated shall not apply if the development provides at least twenty percent (20%) of the "for sale" units as workforce housing units. **[Amd. Ord. 39-06 7/25/06]**

   vi. Notwithstanding Section 4.7.9 c. i., ii, iii, and iv. above, in the Southwest 10th Street Overlay District at least 75% of the workforce housing units shall be 3 bedroom units offered for initial sale in an amount not to exceed $225,000.00 and 25% of the workforce housing units may be 2 bedroom units offered at the low income affordability rate.

d. The construction schedule for workforce housing units shall be consistent with or precede the construction of market rate units.

e. There shall be no lot premiums charged on the workforce housing units.

f. All fractional bonus densities shall be rounded down.

g. The City of Delray Beach, its successors and assigns may enforce the covenants. No amendments to the covenants shall be made unless by written instrument approved by the City.

h. No one bedroom units shall be allowed under the family/workforce housing program.

i. Workforce Housing Units constructed according to this policy shall be protected for subsequent resale or rental to Workforce Households whose income does not exceed the applicable AMI by deed restrictions or by other equivalent and effective methods. Conversions of rental units to owner occupied units or vice versa shall require the subsequent rental or sale to be for the same workforce housing income category.

j Workforce Housing Units constructed according to this policy shall only be rented or sold as a primary residence.

k. A deed restriction on a form acceptable to the City Attorney shall be recorded in the Public Records of Palm Beach County. In addition to other restrictions therein contained, said deed restriction shall prohibit any subletting or assignment of the respective Workforce Housing Unit to a tenant(s) or purchaser(s) whose income exceeds the percent of the AMI under which the unit is originally approved. For the purpose of this section, household income is determined by the cumulative income of all tenants or purchasers under one roof. In addition, said deed restriction shall limit the maximum permitted resale price to the initial sale price of the Workforce Housing Units, increased at the same rate as the Palm Beach County median income has increased from the initial date of purchase. Prior to the closing on any sale, resale or prior to any rental of any workforce housing unit, the City shall be notified of the sale, resale or rental.

l. For both sale and rental of Workforce Housing Units, affordability and occupancy restrictions shall remain in effect for 40 years and shall apply to any replacement structure or structures constructed if a structure containing a Workforce Housing Unit or Units is demolished or destroyed, provided that if demolition or destruction of a structure containing Workforce Housing Units occurs 35 years after recording of the restrictions and said demolition or destruction was unintentional, restrictions on the units in the structure shall terminate on demolition or destruction.

m. Nothing requires a workforce household to vacate a rental workforce housing unit or sell a workforce housing unit if the tenant(s) or purchaser (s) income later exceeds AMI.

Section 4.7.10 Review and Approval Process

a. **Final Approval Conditions:** Final conditions of approval shall specify that the restricted units are priced and/or rented at workforce housing levels and shall state that those units shall be rented and/or sold to the eligible income group in accordance with this article. The conditions will also specify the requirements for reporting to the City's Community Improvement Department on buyer eligibility, housing prices, as well as any applicable requirement to record a covenant or to enforce resale restrictions.

Section 4.7.11 Density Bonus Tables [Amd. Ord. 39-06 7/25/06]

a. The Density Bonus Tables shown below are provided to illustrate bonus densities under various parcel sizes, unit types and income eligibility; however, the density bonus allocations contained in Table 1 shall control densities in the Southwest Neighborhood Overlay District, the Infill Workforce Housing Area, and the Carver Estates Overlay District.

Workforce Housing Program Density Bonus Allocations
Southwest Neighborhood & Carver Estates Overlay Districts
2 - 3 Bedroom Units

Very-Low Income (4 units per 1 affordable bonus)							
Parcel Size (acres)	Maximum Units at Base Density	Maximum Units with Bonus	Market Rate Units	Affordable Units	Bonus Units	Total Units	% Affordable
0.5	6	12	5	1	4	10	10.0%
1	12	24	9	3	12	24	12.5%
1.5	18	36	14	4	16	34	11.8%
2	24	48	18	6	24	48	12.5%
2.5	30	60	23	7	28	58	12.1%
3	36	72	27	9	36	72	12.5%
3.5	42	84	32	10	40	82	12.2%
4	48	96	36	12	48	96	12.5%

Low Income (3 units per 1 affordable bonus)							
Parcel Size (acres)	Maximum Units at Base Density	Maximum Units with Bonus	Market Rate Units	Affordable Units	Bonus Units	Total Units	% Affordable
0.5	6	12	4	2	6	12	16.7%
1	12	24	8	4	12	24	16.7%
1.5	18	36	12	6	18	36	16.7%
2	24	48	16	8	24	48	16.7%
2.5	30	60	20	10	30	60	16.7%
3	36	72	24	12	36	72	16.7%
3.5	42	84	28	14	42	84	16.7%
4	48	96	32	16	48	96	16.7%

Moderate Income (2 units per 1 affordable bonus)							
Parcel Size (acres)	Maximum Units at Base Density	Maximum Units with Bonus	Market Rate Units	Affordable Units	Bonus Units	Total Units	% Affordable
0.5	6	12	3	3	6	12	25.0%
1	12	24	6	6	12	24	25.0%
1.5	18	36	9	9	18	36	25.0%
2	24	48	12	12	24	48	25.0%
2.5	30	60	15	15	30	60	25.0%
3	36	72	18	18	36	72	25.0%
3.5	42	84	21	21	42	84	25.0%
4	48	96	24	24	48	96	25.0%

Workforce Housing Program Density Bonus Allocations

Southwest Neighborhood & Carver Estates Overlay Districts

4+ Bedroom Units

Very-Low Income (4.5 units per 1 affordable bonus)							
Parcel Size (acres)	Maximum Units at Base Density	Maximum Units with Bonus	Market Rate Units	Affordable Units	Bonus Units	Total Units	% Affordable
0.5	6	12	5	1	4	10	10.0%
1	12	24	10	2	9	21	9.5%
1.5	18	36	14	4	18	36	11.1%
2	24	48	19	5	22	46	10.9%
2.5	30	60	24	6	27	57	10.5%
3	36	72	28	8	36	72	11.1%
3.5	42	84	33	9	40	82	11.0%
4	48	96	38	10	45	93	10.8%

Low Income (3.5 units per 1 affordable bonus)							
Parcel Size (acres)	Maximum Units at Base Density	Maximum Units with Bonus	Market Rate Units	Affordable Units	Bonus Units	Total Units	% Affordable
0.5	6	12	5	1	3	9	11.1%
1	12	24	9	3	10	22	13.6%
1.5	18	36	13	5	17	35	14.3%
2	24	48	17	7	24	48	14.6%
2.5	30	60	22	8	28	58	13.8%
3	36	72	26	10	35	71	14.1%
3.5	42	84	30	12	42	84	14.3%
4	48	96	35	13	45	93	14.0%

Moderate Income (2.5 units per 1 affordable bonus)							
Parcel Size (acres)	Maximum Units at Base Density	Maximum Units with Bonus	Market Rate Units	Affordable Units	Bonus Units	Total Units	% Affordable
0.5	6	12	4	2	5	11	18.2%
1	12	24	7	5	12	24	20.8%
1.5	18	36	11	7	17	35	20.0%
2	24	48	15	9	22	46	19.6%
2.5	30	60	18	12	30	60	20.0%
3	36	72	22	14	35	71	19.7%
3.5	42	84	25	17	42	84	20.2%
4	48	96	29	19	47	95	20.0%

Workforce Housing Program Density Bonus Allocations

Infill Workforce Housing Area

2 - 3 Bedroom Units

Very-Low Income (4 units per 1 affordable bonus)							
Parcel Size (acres)	Maximum Units at Base Density	Maximum Units with Bonus	Market Rate Units	Affordable Units	Bonus Units	Total Units	% Affordable
0.5	6	9	4	1	4	9	11.1%
1	12	18	11	1	4	16	6.3%
1.5	18	27	16	2	8	26	7.7%
2	24	36	21	3	12	36	8.3%
2.5	30	45	27	3	12	42	7.1%
3	36	54	32	4	16	52	7.7%
3.5	42	63	37	5	20	62	8.1%
4	48	72	42	6	24	72	8.3%

Low Income (3 units per 1 affordable bonus)							
Parcel Size (acres)	Maximum Units at Base Density	Maximum Units with Bonus	Market Rate Units	Affordable Units	Bonus Units	Total Units	% Affordable
0.5	6	9	5	1	3	9	11.1%
1	12	18	10	2	6	18	11.1%
1.5	18	27	15	3	9	27	11.1%
2	24	36	20	4	12	36	11.1%
2.5	30	45	25	5	15	45	11.1%
3	36	54	30	6	18	54	11.1%
3.5	42	63	35	7	21	63	11.1%
4	48	72	40	8	24	72	11.1%

Moderate Income (2 units per 1 affordable bonus)							
Parcel Size (acres)	Maximum Units at Base Density	Maximum Units with Bonus	Market Rate Units	Affordable Units	Bonus Units	Total Units	% Affordable
0.5	6	9	5	1	2	8	12.5%
1	12	18	9	3	6	18	16.7%
1.5	18	27	14	4	8	26	15.4%
2	24	36	18	6	12	36	16.7%
2.5	30	45	23	7	14	44	15.9%
3	36	54	27	9	18	54	16.7%
3.5	42	63	32	10	20	62	16.1%
4	48	72	36	12	24	72	16.7%

Workforce Housing Program Density Bonus Allocations

Infill Workforce Housing Area

4+ Bedroom Units

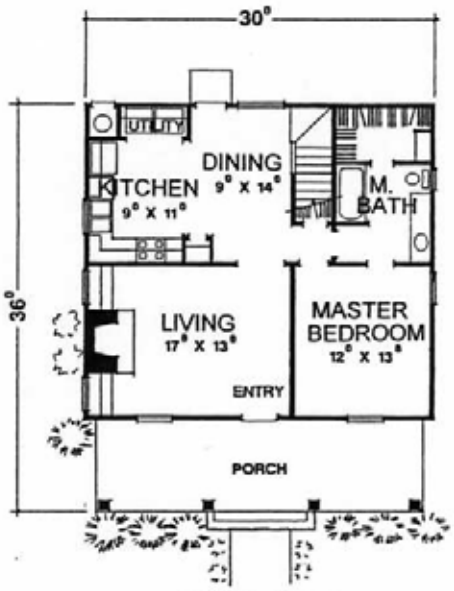
Very-Low Income (4.5 units per 1 affordable bonus)							
Parcel Size (acres)	Maximum Units at Base Density	Maximum Units with Bonus	Market Rate Units	Affordable Units	Bonus Units	Total Units	% Affordable
0.5	6	9	4	1	4	9	11.1%
1	12	18	11	1	4	16	6.3%
1.5	18	27	16	2	9	27	7.4%
2	24	36	22	2	9	33	6.1%
2.5	30	45	27	3	13	43	7.0%
3	36	54	32	4	18	54	7.4%
3.5	42	63	38	4	18	60	6.7%
4	48	72	43	5	22	70	7.1%

Low Income (3.5 units per 1 affordable bonus)							
Parcel Size (acres)	Maximum Units at Base Density	Maximum Units with Bonus	Market Rate Units	Affordable Units	Bonus Units	Total Units	% Affordable
0.5	6	9	5	1	3	9	11.1%
1	12	18	11	1	3	15	6.7%
1.5	18	27	16	2	7	25	8.0%
2	24	36	21	3	10	34	8.8%
2.5	30	45	26	4	14	44	9.1%
3	36	54	31	5	17	53	9.4%
3.5	42	63	36	6	21	63	9.5%
4	48	72	41	7	24	72	9.7%

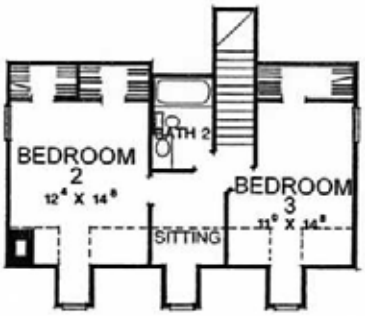
Moderate Income (2.5 units per 1 affordable bonus)							
Parcel Size (acres)	Maximum Units at Base Density	Maximum Units with Bonus	Market Rate Units	Affordable Units	Bonus Units	Total Units	% Affordable
0.5	6	9	5	1	2	8	12.5%
1	12	18	10	2	5	17	11.8%
1.5	18	27	15	3	7	25	12.0%
2	24	36	19	5	12	36	13.9%
2.5	30	45	24	6	15	45	13.3%
3	36	54	29	7	17	53	13.2%
3.5	42	63	34	8	20	62	12.9%
4	48	72	39	9	22	70	12.9%

Section 4.7.12 <u>Other Incentives</u>

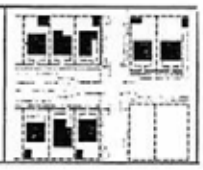
a. In order to address a shortage of workforce housing units, incentives have been added to induce the construction of workforce housing units in the City. In addition to the other incentives contained within this article, lots of record that have at least 40 feet of frontage may be used for Workforce Housing, as long as the workforce housing unit meets the typical designs represented by the sketches set forth below and the additional requirements of 4.1.4(D) as well as other applicable code provisions are met.

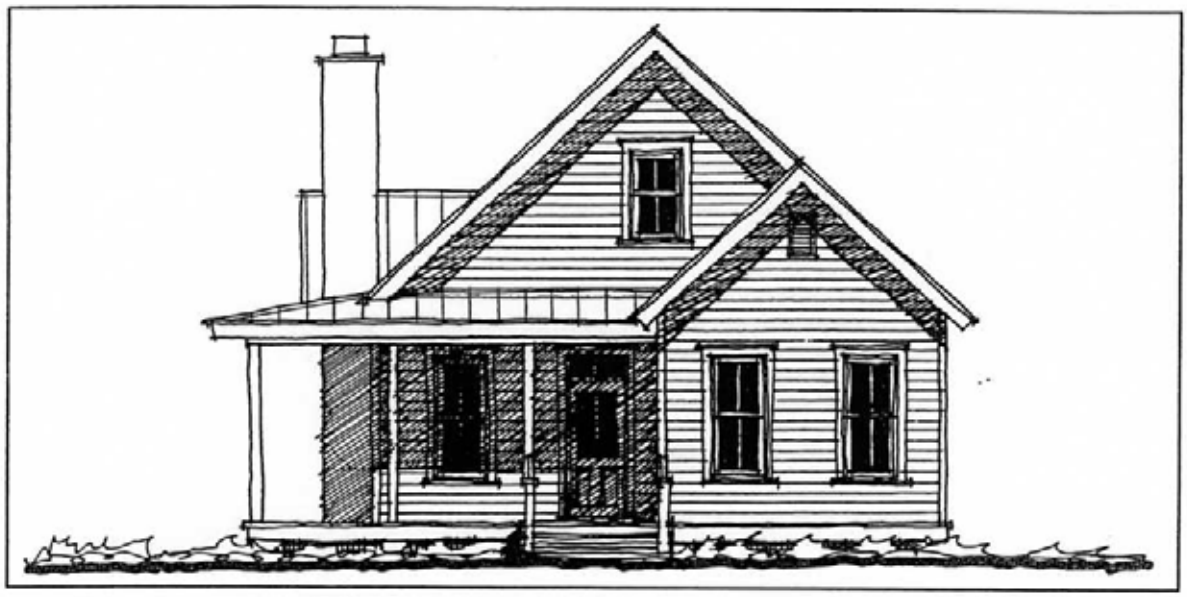


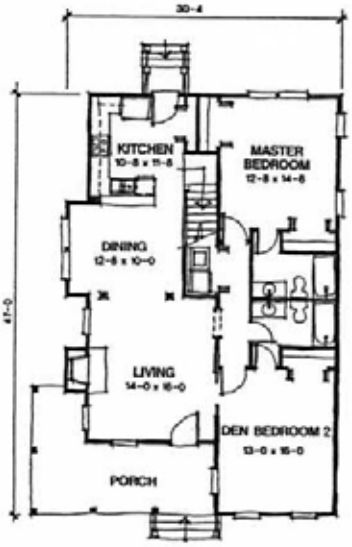
MAIN FLOOR



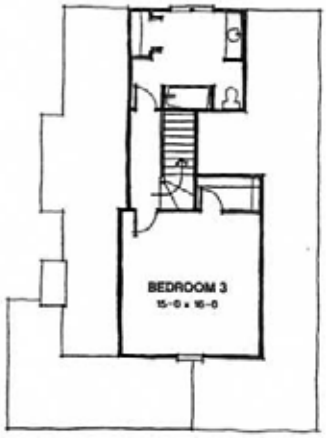
UPPER FLOOR

Upper Floor 565 sq. ft. Main Floor 840 sq. ft. **Total Living Area 1,405 sq. ft.** Basement 840 sq. ft.	**Footprint** **30'-0" x 36'-0"**		**3 Bedrooms** **2 Bathrooms** **Basement,** **Crawlspace or** **Slab Foundation**	

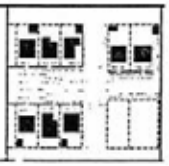


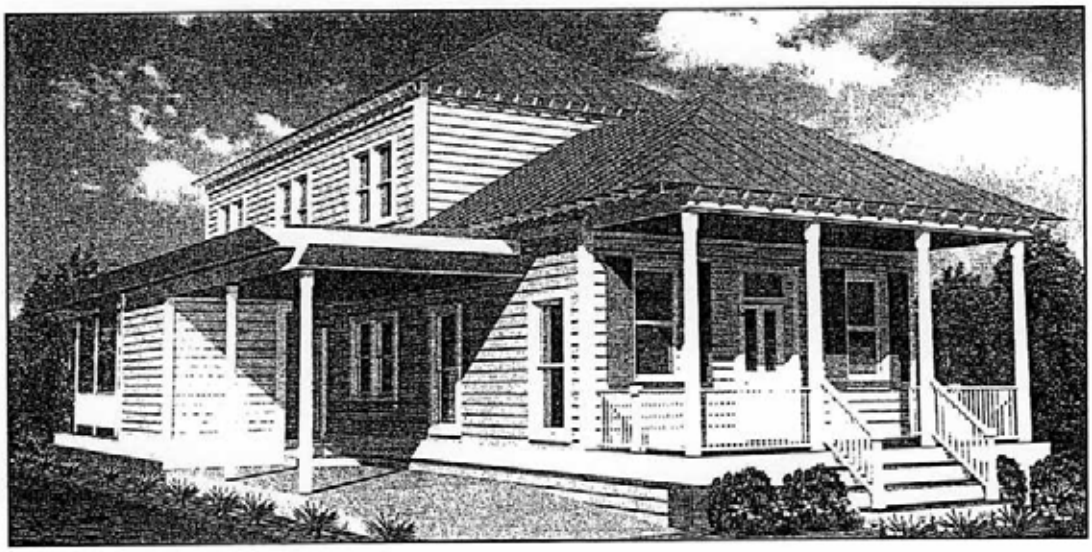


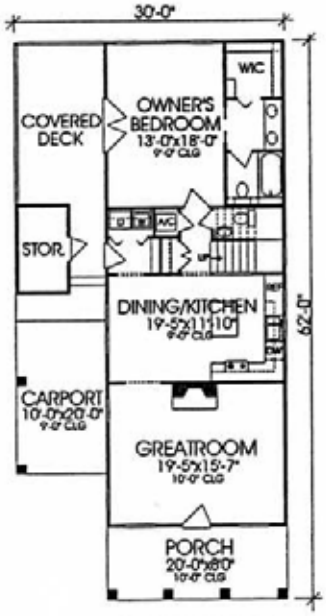
MAIN FLOOR



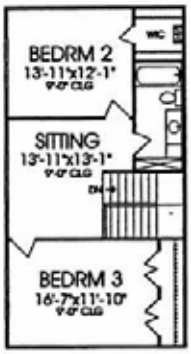
UPPER FLOOR

Upper Floor 480 sq. ft. Main Floor 1,238 sq. ft. **Total Living Area 1,718 sq. ft.**	**Footprint** **30'-4" x 47'-0"**		**2+ Bedrooms** **3 Bathrooms** **Crawlspace** **Foundation**	

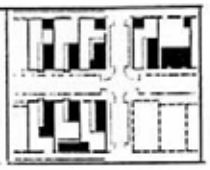


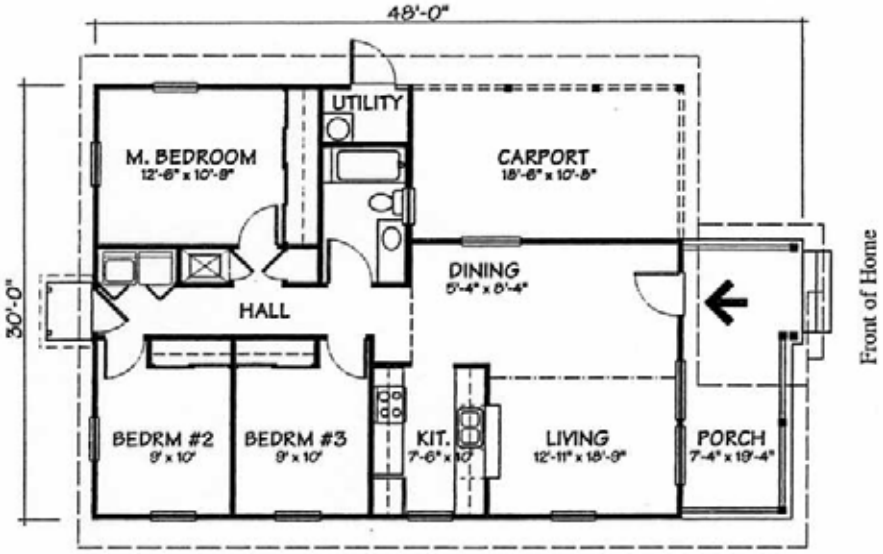


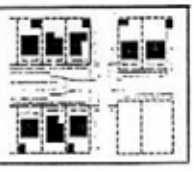
MAIN FLOOR

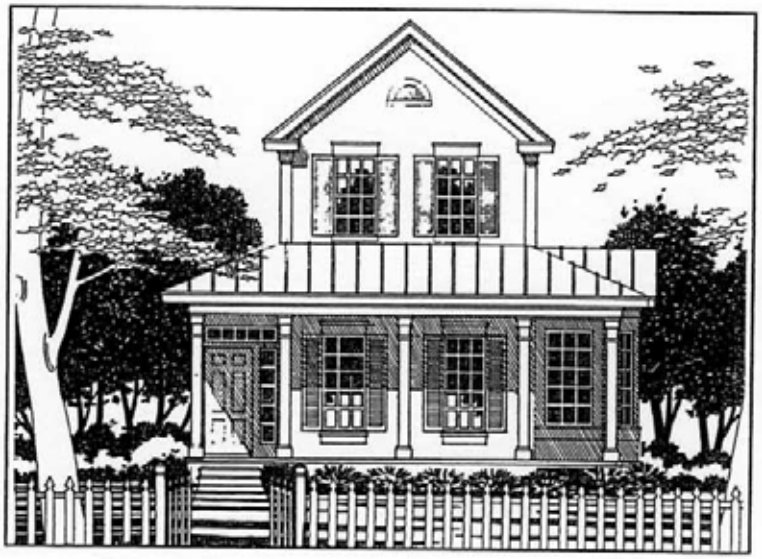


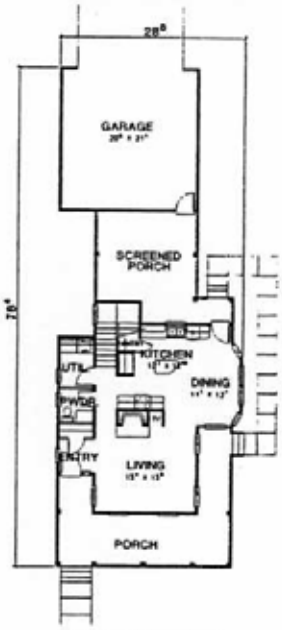
UPPER FLOOR

Upper Floor 698 sq. ft. Main Floor 1,080 sq. ft. **Total Living Area 1,778 sq. ft.** Basement 1,080 sq. ft.	**Footprint** **30'-0" x 62'-0"**		**3 Bedrooms** **2½ Bathrooms** **Crawlspace, Slab or Basement Foundation**	



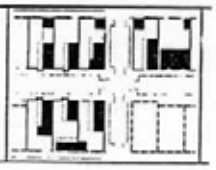
Main Floor 978 sq. ft. **Total Living Area 978 sq. ft.**	**Footprint** **30'-0" x 48'-0"**		**3 Bedrooms** **1 Bathroom** **Slab Foundation**	

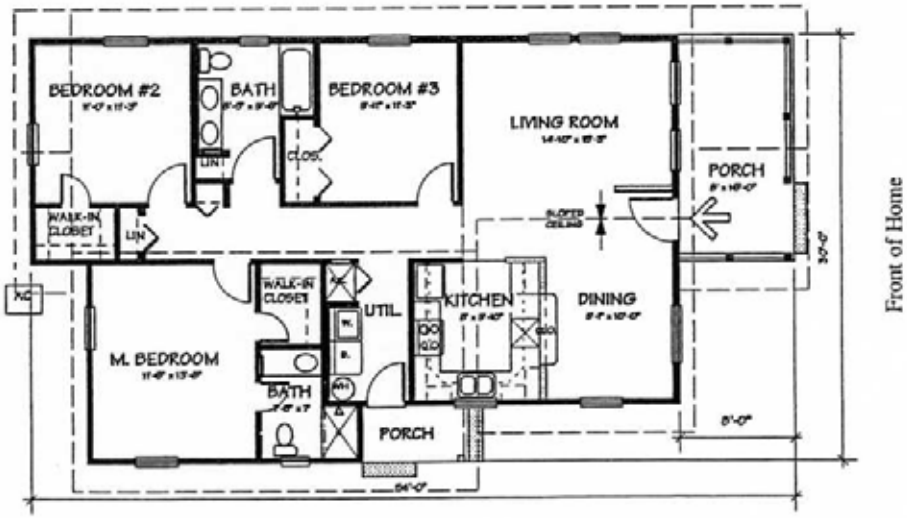


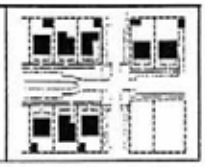


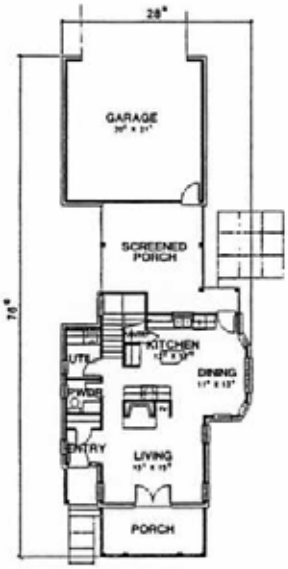
MAIN FLOOR

UPPER FLOOR

Upper Floor 681 sq. ft. Main Floor 706 sq. ft. **Total Living Area 1,387 sq. ft.**	**Footprint** **28'-0" x 76'-4"**		**2 Bedrooms** **2½ Bathrooms** **Crawlspace or** **Slab Foundation**	



Main Floor 1,234 sq. ft. **Total Living Area 1,234 sq. ft.**	**Footprint** **30'-0" x 54'-0"**		**2 Bedrooms** **2 Bathrooms** **Slab Foundation**	



MAIN FLOOR

UPPER FLOOR

Upper Floor 681 sq. ft. Main Floor 706 sq. ft. **Total Living Area 1,387 sq. ft.**	**Footprint** **28'-11" x 76'-10"**		**2 Bedrooms** **2½ Bathrooms** **Crawlspace or** **Slab Foundation**	

City of Key West

Revised for
Second Reading
October 18, 2005

ORDINANCE NO. 05-27

AN ORDINANCE OF THE CITY OF KEY WEST, FLORIDA, AMENDING CHAPTER 122 OF THE CODE OF ORDINANCES ENTITLED "ZONING" BY ADDING SECTION 122-1465 TO THE CODE OF ORDINANCES TO ESTABLISH INTENT; BY AMENDING SECTION 122-1466 TO PROVIDE DEFINITIONS FOR AFFORDABLE HOUSING CATEGORIES; AMENDING SECTION 122-1467 TO ESTABLISH REGULATIONS FOR WORKFORCE HOUSING IN MULTIFAMILY RESIDENTIAL PROJECTS; AMENDING SECTION 122-1468 TO PROVIDE ALLOWED USES FOR THE AFFORDABLE WORKFORCE HOUSING TRUST FUND; AMENDING SECTION 122-1469 TO ADJUST INCOME REQUIREMENTS FOR WORKFORCE HOUSING; AMENDING SECTION 122-1470 TO ALLOW ACCESSORY UNIT INFILL ON SITE IN CERTAIN ZONING DISTRICTS; AMENDING SECTION 122-4171 TO PROMOTE THE ESTABLISHMENT OF A NON-PROFIT COMMUNITY HOUSING DEVELOPMENT ORGANIZATION; AMENDING SECTION 122-1472; REPEALING SECTION 122-1473; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL OF INCONSISTENT PROVISIONS; PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the City Planner has recommended amendments to the affordable housing regulations contained in the City of Key West Land Development Regulations, in order to make the development of affordable housing in the City of Key West more economically feasible; and

WHEREAS, the City Planner has recommended, and the ordinance reflects, four categories of affordable housing: low income, medium income, middle income and moderate income; and

WHEREAS, the Key West Planning Board recommended approval of the proposed amendments regulations at its regular meeting of March 16, 2005; and

WHEREAS, the Key West City Commission finds that regulations amending affordable housing regulations would serve to promote the health, safety and welfare of the citizens of Key West;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF KEY WEST, FLORIDA:

Section 1: That the heading for Division 10 of the Code of Ordinances is hereby re-named and amended as follows*:

DIVISION 10. ~~AFFORDABLE~~ WORK FORCE HOUSING

Section 2: That section 122-1465 is hereby added to the Code of Ordinances as follows:

Sec. 122-1465. Intent.

It is the intent of this ordinance to create affordable housing categories to facilitate the development of housing designed and priced to meet the needs of people employed by the local economy in a manner that reflects the percentage of the workforce at each income level and mixes people of all incomes together and does not create high and low-income enclaves.

*(Coding: Added language is underlined; deleted language is ~~struck through~~.)

Section 3: That section 122-1466 of the Code of Ordinances is hereby amended as follows:

Sec. 122-1466. Definitions.

The following words, terms and phrases, when used in this division, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

~~*Affordable housing* for a rental dwelling unit shall mean a dwelling unit whose monthly rent, not including utilities, does not exceed 30 percent of that amount which represents 100 percent of the monthly median household income (adjusted for family size) for Monroe County. For an owner-occupied dwelling unit, "affordable housing" shall mean a dwelling unit whose monthly mortgage payment (including taxes and insurance, but not including utilities) does not exceed 40 percent of that amount that represents 100 percent of the monthly median household income (adjusted for family size) for Monroe County. However, in any case, the sales price shall not exceed three and one-half times the annual median household income (adjusted for family size) for Monroe County.~~

Affordable housing shall be defined as provided in the following classifications:

Affordable housing~~,~~ *(low income)* for a rental dwelling unit shall mean a ~~rental~~ dwelling unit whose monthly rent, not including utilities, does not exceed 30 percent of that amount which represents 80 percent of the monthly median household income

(adjusted for family size). For an owner-occupied dwelling unit, affordable housing (low income) shall mean a dwelling unit whose sales price shall not exceed two and one-half times the annual median household income (adjusted for family size) for Monroe County, in accordance with Section 122-1472.

Affordable housing (median income) for a rental dwelling unit shall mean a dwelling unit whose monthly rent, not including utilities, does not exceed 30 percent of that amount which represents 100 percent of the monthly median household income (adjusted for family size) for Monroe County. For an owner-occupied dwelling unit, affordable housing (median income) shall mean a dwelling unit whose sales price shall not exceed three and one-half times the annual median household income (adjusted for family size) for Monroe County, in accordance with Section 122-1472. The definition of "affordable housing (median income)" applies to and encompasses all affordable housing under construction or built pursuant to this ordinance prior to July 1, 2005, for which deed restrictions are required.

Affordable housing (middle income) for a rental dwelling unit shall mean a dwelling unit whose monthly rent, not including utilities, does not exceed 30 percent of that amount which represents 140 percent of the monthly median household income (adjusted for family size) for Monroe County. For an owner-occupied dwelling unit, affordable housing (middle income) shall mean a

dwelling unit whose sales price shall not exceed six and one-half times the annual median household income (adjusted for family size) for Monroe County, in accordance with Section 122-1472.

Affordable housing (moderate income) for a rental dwelling unit shall mean a dwelling unit whose monthly rent, not including utilities, does not exceed 30 percent of that amount which represents 120 percent of the monthly median household income (adjusted for family size) for Monroe County. For an owner-occupied dwelling unit, affordable housing (moderate income) shall mean a dwelling unit whose sales price shall not exceed five times the annual median household income (adjusted for family size) for Monroe County, in accordance with Section 122-1472.

Affordable work force housing shall include low income, median income, moderate income and middle income housing.

Affordable work force housing trust fund shall mean the trust fund established and maintained by the city for revenues from fees in lieu of constructing affordable work force housing, and revenues from any other source earmarked for the trust fund by land development regulation, ordinance or donation.

Median household income shall mean the median household income published for Monroe County on an annual basis by the U.S. Department of Housing and Urban Development.

Section 4: That section 122-1467 of the code of ordinances is hereby amended as follows:

Sec. 122-1467. Requirements of affordable work force housing; ratio of new construction.

(a) ~~Generally~~ *New market-rate multifamily residential housing.* At least ten percent of all new multifamily residential units constructed each year shall be low income affordable housing of at least 400 square feet each, as defined herein and 20 percent shall be affordable housing (median income) housing of at least 400 square feet each, as defined herein. Residential or mixed use projects of less than ten residential or mixed use units shall be required to develop at least 30 percent ~~[of]~~ units of at least 400 square feet each as affordable (median income), but may contribute a fee in lieu for each unit to the affordable work force housing trust fund, if approved by the city commission. The per unit fee shall be ~~$40,000.00~~ $200,000.00 (representing construction cost, less land cost, of a 400 square foot unit). The 30 percent affordability requirement shall be determined on a project by project basis and not on a city-wide basis. Vested units shall be subject to this subsection if not otherwise governed by law or agreement. For every required affordable housing (median income) unit, a developer may increase the sales or rental rates to affordable housing (middle income) so long as another unit's sales or rental rate is decreased to affordable housing (low income).

(b) *Linkage of projects.* Two development projects may link to allow the affordable housing requirement of one development project to be built at the site of another project, so long as the

affordable housing requirement of the latter development is fulfilled as well. Written proof of the project linkage shall be supplied by the developer to the city commission at the time of the first site plan approval. The project containing the affordable units must be built either before or simultaneously with the project without, or with fewer than, the required affordable units. In addition, if a developer builds more than the required number of affordable units at a development site, this development project may be linked with a subsequent development project to allow compliance with the subsequent development's affordable unit requirement. Written proof of the linkage must be supplied by the developer to the city commission at the time of the subsequent development's site plan approval. Linkage shall not be available if either development is entirely or in part to be constructed by public funds. Finally, all linkages under this subsection may occur within the city or on a site within the city and on a site on Stock Island in the unincorporated part of the county.

(c) *New affordable work force housing.* The maximum total rental and/or sales price for all new affordable work force housing units in a single development shall be based on each unit being affordable housing (moderate income). The rental and/or sales price may be mixed among affordable housing (low income), (median income), (middle income) and (moderate income) in order that the total value of rental and/or sales does not exceed 10% of the

rental and/or sales of all the units at affordable housing (moderate income).

(~~e~~d) *Demonstration of continuing affordability.* Demonstration of continuing affordability shall be by deed restriction or any other mutually acceptable method that effectively runs with the land and is binding on owners, successors in ownership, or assigns. The deed restriction shall be in a form provided by the city and shall be for a period of at least ~~25~~ 50 years. It shall be recorded in the county records. During the final year of the deed restriction, the city commission may act by Resolution to renew the affordability restriction for an additional 50-year term.

(~~d~~e) *Reporting requirements.* Owners of affordable work force housing projects or units shall furnish the city manager or his designee with annual information necessary to ensure continued compliance with affordability criteria, beginning one year after the date of building permit issuance and on each anniversary date thereafter. Reporting requirements shall include sworn tenant household verification information. Property owners subject to this subsection may contract with the Key West Housing Authority to perform annual tenant eligibility verification.

(~~e~~f) *Compliance with antidiscrimination policy.* All property owners offering ~~affordable~~ housing under this division shall comply with the antidiscrimination policy of article II of chapter 38.

Section 5: That section 122-1468 of the code of ordinances is hereby amended as follows:

Sec. 122-1468. Affordable work force housing trust fund.

(a) The affordable work force housing trust fund (referred to as the "trust fund") is established. The trust fund shall be maintained with funds earmarked for the trust fund for the purpose of promoting affordable work force housing in the city and its immediate environs. Monies received by the trust fund shall not be commingled with general operating funds of the city. The trust fund shall be in a separate dedicated fund used only for the following:

(1) Financial aid to developers as project grants for affordable housing (low income) to (moderate income) construction;

(2) Financial aid to eligible homebuyers of affordable housing (low income) to (moderate income) as mortgage assistance;

(3) Financial incentive for the conversion of transient units to affordable housing (low income) to (moderate income) residential units;

(4) Direct investment in or leverage to housing affordability through site acquisition, housing development and housing conservation; or

(5) Other affordable work force housing purposes from time to time established by resolution of the city commission.

(b) Except as provided in section 122-1471, the city commission shall determine all expenditures from the trust fund upon the advice of the city manager.

Section 6: That section 122-1469 of the code of ordinances is hereby amended as follows:

Sec. 122-1469. Applicant eligibility requirements.

The following eligibility requirements shall be required of households or persons to qualify for affordable work force housing units to the extent lawful:

(1) The household or person shall derive at least 70 percent of its or his/her total income from gainful employment in the county.

(2) At the time of sale or lease of ~~low income~~ an affordable housing (low income) unit, the total income of eligible household or persons shall not exceed 80 percent of the median household income for the county (adjusted for family size).

(3) During occupancy of any ~~low income~~ an affordable housing (low income) rental unit, a household's income may increase to an amount not to exceed 120 percent of the median household income for the county (adjusted for family size). In such event, the tenant's occupancy shall terminate at the end of the existing lease term.

(4) At the time of sale or lease of an affordable housing (median income) unit, the total income of eligible households or persons shall not exceed 100 ~~120~~ percent of the median household income for the county (adjusted for family size).

(5) During occupancy of any affordable housing (median income) ~~housing~~ rental unit, a household's annual income may increase to an amount not to exceed 140 ~~160~~ percent of median household income for the county (adjusted for family size). In such event, the tenant's occupancy shall terminate at the end of the existing lease term.

(6) At the time of sale or lease of an affordable housing (moderate income) unit, the total income of eligible households or persons shall not exceed 120 percent of the median household income for the county (adjusted for family size).

(7) During occupancy of an affordable housing (moderate income) rental unit, a household's annual income may increase to an amount not to exceed 160 percent of median household income for the county (adjusted for family size). In such event, the tenant's occupancy shall terminate at the end of the existing lease term.

(8) At the time of sale or lease of an affordable housing (middle income) unit, the total income of eligible households or persons shall not exceed 140 percent of the median household income for the county (adjusted for family size).

(9) During occupancy of an affordable housing (middle income) rental unit, a household's annual income may increase to an amount not to exceed 180 percent of median household income for the county (adjusted for family size). In such event, the tenant's occupancy shall terminate at the end of the existing lease term.

(~~6~~10) Eligibility is based on proof of legal residence in the county for at least one consecutive year.

(~~7~~11) Priority shall be given to families of four or more members for larger sized affordable work force housing units.

(~~8~~12) The applicant shall execute a sworn affidavit stating the applicant's intention to occupy the dwelling unit.

(~~9~~13) The income of eligible households shall be determined by counting only the first and highest paid 40 hours of employment per week of each unrelated adult. For a household containing adults related by marriage or a domestic partnership registered with the city, only the highest 60 hours of the combined employment shall be counted. The income of dependents regardless of age shall not be counted in calculating a household's income.

(14) In the event that a tenant's income shall exceed the maximum allowable income under this section and such shall occur for the first time during the last three (3) months of a tenancy, then the landlord and tenant may extend a lease for a period of one year at the affordable rental rate.

(~~10~~15) The board of adjustment may review a household's income and unique circumstances to determine eligibility and conformance with the intent of this ordinance to assure that people in need are not excluded and people without need are not included.

Section 9: That section 122-1470 of the code of ordinances is hereby amended as follows:

Sec. 122-1470. Accessory unit infill.

(a) In all zoning districts of the city, except conservation districts (C), airport district (A) and the HPRD, PRD, HHDR, HMDR, MDR, MDR-C, LDR-C and SF districts, the city commission desires to encourage the addition of affordable work force housing on the ~~second story of~~ same site as commercial properties and ~~in association with~~ institutions to promote employee housing. Such development shall be known as accessory unit infill. Tenants shall be eligible persons under section 122-1469. Applicants under this section may provide two bicycle or scooter parking spaces per unit as an alternative to applying to the board of adjustment for parking variances. Provided that units of 600 square feet or less are treated as an 0.55 equivalent unit and all units provided are available under the city's building permit allocation ordinance, section 108-1056 et seq. of the Code of Ordinances, the city shall process applications under this section in the same manner as

multifamily units or as a conditional use if multifamily is not allowed.

(b) The maximum total rental and/or sales price for accessory unit infill in a single development shall be based on each unit being affordable housing (moderate income). The rental and/or sales price may be mixed among affordable housing (low income), (median income), (middle income) and (moderate income) in order that the total value in rental and/or sales does not exceed 10% of the rental and/or sales of all the units at affordable housing (moderate income).

Section 10: That section 122-1471 of the code of ordinances is hereby amended as follows:

Sec. 122-1471. Community Housing Development Organization.

The city commission may ~~establish~~ promote the establishment of a nonprofit community housing development organization (CHDO), pursuant to federal regulations governing such organizations, to serve as developer of affordable work force housing units on city-owned property located in both the city and in the community redevelopment areas, including excessed U.S. Navy property, or located in Key Haven and Stock Island in the unincorporated part of the county, upon interlocal agreement. In such event, the city may delegate to the community housing development organization all or partial administration of the affordable housing trust fund.

Section 11: That section 122-1472 of the code of ordinances is hereby amended as follows:

Sec. 122-1472. Family size.

When establishing a rental ~~and~~ or sales amount, one shall assume family size as indicated in the table below. This section shall not be used to establish the maximum number of individuals who actually live in the unit.

* * * *

Section 12: That section 122-1473 of the code of ordinances is hereby repealed.

Section 13: If any section, provision, clause, phrase, or application of this Ordinance is held invalid or unconstitutional for any reason by any court of competent jurisdiction, the remaining provisions of this Ordinance shall be deemed severable therefrom and shall be construed as reasonable and necessary to achieve the lawful purposes of this Ordinance.

Section 14: All Ordinances or parts of Ordinances of said City in conflict with the provisions of this Ordinance are hereby superseded to the extent of such conflict.

Section 15: This Ordinance shall go into effect immediately upon its passage and adoption and authentication by the signature of the presiding officer and the Clerk of the Commission.

Read and passed on first reading at a regular meeting held this 2 day of August, 2005.

Read and passed on final reading at a regular meeting held this 18 day of October, 2005.

Authenticated by the presiding officer and Clerk of the Commission on 31 day of October, 2005.

Filed with the Clerk October 31, 2005.

MORGAN McPHERSON, MAYOR

ATTEST:

CHERYL SMITH, CITY CLERK

City of Tallahassee

Inclusionary Housing Ordinance

ORDINANCE NO. 04-O-90AA

AN ORDINANCE OF THE CITY OF TALLAHASSEE, FLORIDA, AMENDING THE CITY OF TALLAHASSEE LAND DEVELOPMENT CODE, CREATING NEW REQUIREMENTS FOR INCLUSIONARY HOUSING IN SUBDIVISIONS AND SITE PLANS; PROVIDING FOR A FEE IN-LIEU OF CONSTRUCTING INCLUSIONARY HOUSING; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Tallahassee intends to implement policies 1.2.4, 1.2.5, and 1.2.6 of the Housing Element of the *Tallahassee-Leon County Comprehensive Plan*, which require the City to adopt an ordinance that ensures the implementation of a developer-provided affordable housing contribution for new development located within census tracts where family income is above the county-wide median and in all Target Planning Areas, (TPAs), Critical Planning Areas (CPAs) and Developments of Regional Impact (DRIs) within the City; and

WHEREAS, the City of Tallahassee intends to implement objective 2.1. of the land use element of the *Tallahassee-Leon County Comprehensive Plan*, which requires the city to provide for future mixed residential areas which will accommodate growth and provide a wide choice of housing types, densities, and prices; and

WHEREAS, the City of Tallahassee intends to implement objective 2.1. of the Housing Element of the *Tallahassee-Leon County Comprehensive Plan,* which requires the City to devise and implement a coordinated housing strategy that produces or contributes to the production of at least 15 housing units a year which are affordable for purchase by very low or low income family households, and that this shall be accomplished, in part, through inclusionary zoning for new residential construction or the payment of a fee in lieu; and

WHEREAS, the City of Tallahassee intends to implement policy 2.1.5 of the housing element of the *Tallahassee-Leon County Comprehensive Plan,* which authorizes the city to provide development incentives, including density bonuses, in exchange for the production of affordable housing; and

WHEREAS, the City of Tallahassee intends to implement policy 2.1.14 of the land use element of the *Tallahassee-Leon County Comprehensive Plan,* which authorizes the city to provide density bonuses of up to 25% above the limit otherwise established by future land use classification, in exchange for the construction of affordable housing; and

WHEREAS, the City of Tallahassee intends to implement objective 2.1.8 of the housing element of the *Tallahassee-Leon County Comprehensive Plan*, which requires the City to adopt regulations that provide for the ability to develop a variety of costs and rents within a single planned development to avoid the concentration of low and moderate income residents; and

WHEREAS, the City of Tallahassee is concerned that new developments within the City include housing affordable to workforce families, that is, families earning low and moderate incomes (70% to 100% of the Metropolitan Statistical Area median income); and

WHEREAS, approximately half of the families in the Tallahassee metropolitan area earn less than $57,700 annually, based on the most recent economic data. According to the Florida Department of Labor, approximately 38% percent of the metropolitan area labor force is employed in government jobs; about 11% in retail; 10% in education and health care; 8% in hospitality (restaurants and hotels); and, 5% in other services. These are all sectors where most employees may fall within the low and moderate income levels. This is particularly true in the hospitality and service sectors. Being able to afford housing is a challenge for people working in these fields. It is also a critical public policy issue and the City of Tallahassee seeks to ensure that nurses and other health care professionals, teachers, public safety and emergency responders can afford to live within the community they serve; and

WHEREAS, the growing demand for housing affordable to workforce families has not been adequately addressed by the local market. The average new house price in Leon County for the year ending December 31, 2003 was over $190,000 and over $200,000 in the northeast quadrant of Leon County. Analysis of the Realtor's Multiple Listing Services for the period of February 2003 to February 2004 reveals very few new housing units on the market affordable to working families, particularly within the northeastern part of the City; a review of houses for sale in the *Tallahassee Democrat* this summer also supports this finding. The City of Tallahassee proposes to respond to the challenge of providing housing for the people that our community depends on; and

WHEREAS, the City of Tallahassee finds it reasonable that new developments with 50 or more owner-occupied residential units in the City include no less than 10% housing as owner-occupied housing affordable to working families; and

WHEREAS, the City of Tallahassee also finds it reasonable to provide a range of options for developers of new developments with 50 or more owner-occupied residential units to respond to the need for workforce housing, including rental housing, off-site affordable housing, and an in-lieu fee; and

WHEREAS, the City of Tallahassee finds it reasonable to provide affordable housing for working families in those portions of the City where income levels are above the area median (primarily, the northern and eastern portions of the City); and

WHEREAS, the City of Tallahassee is willing to offer a variety of incentives, including density bonuses, and considerable flexibility in the design and arrangement of the housing within the development, while safeguarding compatibility with neighboring property; and

WHEREAS, the Tallahassee-Leon County Comprehensive Plan Evaluation and Appraisal Report (EAR) issued in 1997 explored several community planning issues, focusing on four issues in particular: the Urban Service Area; the Southern Strategy Area; infill/redevelopment; and, housing. The EAR documented a significant "spatial mismatch"

between the north/northeastern portions of the community and the south/southwestern portions. This was shown to be true in terms of both land use patterns and socioeconomic characteristics, with income distributions becoming more unequal (the north and northeast growing more affluent and south and southwest, poorer). Consistent with these observations was the finding that rather than being evenly dispersed throughout the community, almost all of the "affordable housing" opportunities within the urban area were to be found in the south/southwest and very little "affordable housing" existed in the north/northeast. The EAR found that the concentration of affordable housing units within limited areas of the community can have negative social and economic impacts, such as "pockets of poverty", neighborhoods and blighted areas often associated with high crime rates and low investment in property maintenance and development. The chart below provides information on sales of "affordable" housing units in 1990 and 1995, documenting the severe geographic polarization of affordable housing opportunities.

Residential Detached Units Sold By Quadrant
1990 & 1995

	Total	# Affordable*	% Affordable
NE '90	865	70	8%
NW '90	540	229	42%
SE '90	210	145	69%
SW '90	125	110	88%
All Areas '90	**1740**	**554**	**32%**
NE '95	1527	73	5%
NW '95	920	391	42%
SE '95	393	210	53%
SW '95	228	192	84%
All Areas '95	**3,077**	**866**	**28%**

**Note: For 1990, a sales price of less than $62,456. For 1995, less than $73,182. This figure represents 2.5 times the upper limit of the household low-income level for the area; a number used extensively in the Comprehensive Plan.*

; and

WHEREAS, according to the *Tallahassee Democrat*, "Boomtown for Builders," March 7, 2004, and the Tallahassee Board of Realtors, this geographic trend of high-priced housing on the "northside" and the lowest- priced housing on the "southside" continues to date, with the average closing price of a single family house in the northeast part of the community in 2003 being well over $200,000 while the average in the southwest being under $100,000; and

WHEREAS, the EAR found that the City's inclusionary housing policy was a commendable approach in response to the issues of insufficient supply of affordable homeownership housing and geographic overconcentration of affordable housing, but insufficient to meet community needs as measured by the number of affordable units produced (less than a dozen), fee in-lieu revenues obtained (less than $450,000), and continued skewed geographic distribution of affordable housing; and

WHEREAS, the City of Tallahassee hereby addresses the issues outlined above as follows.

BE IT ENACTED BY THE PEOPLE OF THE CITY OF TALLAHASSEE, FLORIDA, AS FOLLOWS:

SECTION 1: This ordinance shall be known as the City of Tallahassee Inclusionary Housing Ordinance. The findings stated above are adopted and incorporated herein by reference.

SECTION 2: Section 9-111, Required improvements, Division 3, Chapter 9, City of Tallahassee Land Development Code is amended as follows:

(l) *Affordable housing.* In subdivision developments of 50 units or more, affordable on-site housing units shall be provided pursuant to Article VI, Inclusionary Housing, herein. ~~policy 1.2.4 of the housing element of the Comprehensive Plan.~~

SECTION 3: Section 9-152, Site plan review process, Division 2, Review and Approval, Article III, Site Plans, Chapter 9 of the City of Tallahassee Land Development Code is hereby amended as follows:

Sec. 9-152. Site plan review process.

...

(b) *Submittal requirements.*

(1) The applicant shall submit to the land use administrator a detailed statement of objectives indicating:

a. The general purpose of the development;

b. The density, number and type of dwelling units to be constructed;

c. The method and time schedule of development and improvements to be made as part of the project; ~~and~~

d. The type and square footage of nonresidential development including floor area ratios, pervious and impervious surface areas, and other standards as may be required; and

e. For any site plan including 50 or more residential units, the applicant shall include a statement indicating whether the residential units are intended to be owner occupied or rental units. For those site plans with 50 units or more intended to be owner occupied, affordable on-site housing units shall be provided pursuant to Article VI, Inclusionary Housing, in this Chapter.

...

SECTION 4: Chapter 9, Subdivisions and Site Plans, Tallahassee Land Development Code, shall be amended by creating Article VI, Inclusionary Housing, as follows:

ARTICLE VI. INCLUSIONARY HOUSING

Sec. 9-240. *Purpose and intent.* The regulations and requirements of this article are intended to:

(a) Promote the health, safety and general welfare of the citizens of the City of Tallahassee through the implementation of the goals, objectives and policies of the Tallahassee-Leon County Comprehensive Plan Housing Element;

(b) Increase affordable home ownership opportunities within the City,

(c) Stimulate the private sector production of housing available to families within the range of 70% to 100% of the area median income;

(d) Facilitate and encourage development that includes a range of housing opportunities through a variety of residential types, forms of ownership, and home sales prices; and;

(e) Encourage the even and widespread distribution of affordable housing opportunities throughout all portions of the community, including within new developments in fastest growing areas of the community.

Sec. 9-241. Definitions.

In addition to the definitions and rules of construction in section 1-2 of this Code, the following words, terms and phrases, when used in this section, shall have the meanings ascribed to them as set forth below, except where the context clearly indicates a different meaning:

(a) *Area Median Income (AMI).* The median family income for the Tallahassee Metropolitan Statistical Area, as published by the US Bureau of the Census and the US Department of Housing and Urban Development, unless otherwise specified.

(b) *Eligible households.* Eligible households shall be defined as those households composed of residents of the City earning 70% - 100% of MSA or county-wide median family income, adjusted for size, based upon the most recently published Census or HUD data. In addition: 1) households earning less than 70% of the area median family income but able to secure a first institutional mortgage wherein the lender is satisfied that the household can afford

principal and interest mortgage payments in excess of 27% of its income, shall be deemed eligible households for purposes of owner-occupied housing provided pursuant to requirements of this ordinance; and, 2) households earning less than 70% of the area median family income but willing to pay rents in excess of 27% of its income, shall be deemed eligible households for purposes of rental housing provided pursuant to requirements set out in this article.

(c) *Fee in-lieu.* The fee paid by the developer/owner of any primary development as an alternative to providing required inclusionary housing for sale within the primary development.

(d) *Inclusionary Unit.* A newly constructed dwelling unit offered to an eligible household at or below *MASP.*

(e) *Market-rate Unit.* A dwelling unit in a Residential Development that is not an Inclusionary Unit.

(f) *Maximum Affordable Rent.* The maximum monthly rent that may be charged for an inclusionary rental unit provided in lieu of owner-occupied inclusionary housing provided within the primary development.

(g) *Maximum affordable sales price ("MASP").* The initial maximum sales price of an inclusionary housing unit at the time of the effective date shall be $159,378. Thereafter, the MASP shall be reviewed no less than once every twelve months by the City Commission, and reset, if necessary. The City Commission review shall consider analysis of housing economic information, including supply-side factors, demand-side factors, and financing factors, not limited to the following: consideration MASP computed through the formula used to set the initial MASP; FHA single-family home mortgage limits; CPI, area median income, prevailing mortgage rates, FHFC first-time home buyers bond limit, construction materials costs, and other information as may be deemed relevant.

(h) *Metropolitan Statistical Area (MSA).* A geographic entity defined by the federal Office of Management and Budget for use by federal statistical agencies, based on the concept of a core area of a city with 50,000 or more inhabitants, or the presence of an Urbanized Area, as defined by the Office of Management and Budget, and a total population of at least 100,000, plus adjacent communities having a high degree of economic and social integration with that core. The Tallahassee MSA consists of the City of Tallahassee, Leon County, Gadsden County, Jefferson County, and Wakulla County, Florida, and all inclusive local governments.

(i) *Off-Site Unit.* An Inclusionary Unit that will be built at a different location than the primary development.

(j) *On-Site Unit.* An inclusionary unit that will be built as part of the primary development.

(k) *Primary development.* A subdivision or site plan including 50 or more housing units intended for sale and owner-occupancy, required to provide inclusionary housing within its physical confines or to provide those in-lieu comparables as authorized by this section.

(l) *Selected census tracts.* Those census tracts where the median family income is greater than the Countywide median, based upon the most recently published Census or HUD data.

Sec. 9-242. Applicability.

(a) The requirements of this section shall apply to new development within the urban services area, located within selected census tracts as defined herein, Critical Planning Area (CPA) and Target Planning Area (TPA) zoning districts, and Developments of Regional Impact (DRIs) with 50 or more residential dwelling units intended for owner occupancy. Developments subject to the requirements of this section providing no less than 10% and as much as 100% of the total number of residential dwelling units in the primary development as inclusionary housing units shall be eligible for development incentives as provided in accordance with Section 9-246.

(b) Developments not subject to (a) above, and located within selected census tracts that provide no less than 10% and as much as 100% of the total number of residential dwelling units in the primary development as inclusionary housing units shall be eligible for those development incentives as provided in accordance with Section 9-246.

(c) For the purposes of this section, two or more developments shall be aggregated and considered as one development, if they are no more than 1/4 mile apart and any two of the following criteria are met:

(1) There is a common interest in two or more developments;

(2) The developments will undergo improvements within the same five-year period;

(3) A master plan exists, submitted to a governmental body, addressing all developments;

(4) All developments share some infrastructure or amenities; or,

(5) A common advertising scheme addresses all development.

Sec. 9-243. Vested Rights.

Those provisions set out in this article requiring of new development the provision of inclusionary housing units or in in-lieu comparables shall not apply to the development of any property authorized by and consistent with any of the following development orders approved or prior to the effective date of the inclusionary housing ordinance or in application prior to the effective date of the inclusionary housing ordinance and subsequently approved without major modification during the application period: preliminary plat approval; site plan approval; PUD concept plan approval; Development Agreement, approved pursuant to Chapter 163, *Florida Statutes*; or, DRI Development Order approval. In those instances where the property owner of a vested property applies for a new development order, that if approved, would constitute a major

modification of the previous development order, that property may lose its vested status as it relates to the provisions of this Article. Any modification to a previously approved development order resulting in the addition of 50 or more dwelling units than previously allowed in the development order approved prior to April 13, 2005 (the adoption date of this ordinance), that were not previously mitigated, shall be subject to the provisions of this article for the increased number of residential dwelling units. Determination as to whether a change to the development order would be constitute a major modification shall be made by the Director of the Growth Management Department or his/her designee, based upon applicable criteria in this code and Chapter 163, *Florida Statutes*, as may be applicable. Any property owner may instead request that the City Commission make this determination or may appeal staff's determination to the City Commission for reconsideration. In rendering its determination as to vested rights status, the City Commission shall consider staff's recommendation and whether the affected property already complies with this ordinance; has been "built out" in terms of residential development capacity; or, substantially complies with this article. If the City Commission determines that the property substantially complies with this article, it shall also specify those inclusionary housing requirements that thereafter apply to its further development, if any.

Sec. 9-244. Exemptions.

The following shall be exempt from the requirements of this article:

(a) Multifamily and multi-unit residential units constructed for rental purposes shall not be subject to requirements to provide inclusionary housing; however, multifamily and multi-unit residential units constructed for rental purposes may be provided to satisfy certain requirements for inclusionary housing, as provided herein; condominium residential units intended for owner-occupancy are not exempt and shall be subject to these regulations;

(b) Nursing homes, residential care facilities, assisted care living facilities, and retirement homes;

(c) Dormitories and group quarters, as defined by the US Census;

(d) Manufactured homes shall not be subject to requirements to provide inclusionary housing and may not be provided to satisfy any requirements set forth herein.

(e) All developments within the Southern Strategy Area, as established in the *Tallahassee-Leon County Comprehensive Plan*, except for that included within Critical Planning Area (CPA) and Target Planning Area (TPA) zoning districts, or Developments of Regional Impact (DRIs); and,

(f) All developments within areas designated Lake Protection on the future land use map.

Sec. 9-245. Requirements for Inclusionary Housing.

The following requirements shall apply:

(a) *Number of inclusionary units required.* Subdivisions and site plans including 50 or more dwelling units shall provide a minimum of 10% of the units at prices no greater than the MASP. For purposes of this section accessory apartment units shall not be construed as a dwelling or residential unit, either for purposes of determining the number of inclusionary units required or the number of inclusionary units provided.

(b) *Calculation of Required Number of Units.* The following standards shall be utilized in the calculation of number of inclusionary units required to be provided:

(1) Density Bonus Units: For purposes of calculating the number of inclusionary units required by this section, any additional units provided through use of the density bonus incentives of this article will not be counted in determining the required number of inclusionary units.

(2) Fractional Unit Requirements: In determining the number of whole inclusionary units required, any fractional requirement shall be rounded up to the nearest whole number.

(c) *Location of inclusionary units.* Required inclusionary housing units shall be provided within the primary development, at an alternative location within the same census tract or, in a contiguous selected census tract, so long as the off-site location is within the urban service area; the option of providing inclusionary housing at an off-site location shall not be available for developments within TPA or CPA zoning districts, nor within DRIs.

(d) *Waiver of inclusionary housing requirements.* The City Commission may grant waivers of requirements for inclusionary housing if the Commission finds the following:

(1) The application of the requirement would produce a result inconsistent with the goals and objectives of the Tallahassee-Leon County Comprehensive Plan pertaining to the development of the community; or,

(2) If the primary development is part of a larger development, that development furthers the intent of this section through means other than strict compliance with the regulations set out in this section.

(e) *Developer financial responsibility.* At the time of the approval of any site plan or preliminary plat for any primary development required to provide on-site or off-site, owner-occupied or rental, inclusionary housing units, or buildable lots, as authorized by this section, the applicant shall post a bond equivalent to the fee in-lieu of providing the required inclusionary housing. The City shall retain the bond money in escrow in an interest-bearing account for a period of no less than three years, or other time period agreed upon by the applicant and the City, or until the City has documented that the required inclusionary housing or in-lieu comparables have been provided. Upon documentation that the inclusionary housing requirement has been met in part or in full, the City shall remit that portion of the bond money and interest proportionally equivalent to portion of the inclusionary housing requirement satisfied to the applicant or their assigns. If, after a period of three years, or other time period agreed upon by the applicant and the City, the applicant

has not demonstrated compliance with the requirement, the bond shall be forfeited and the bond money and interest shall be transferred to the Inclusionary Housing Trust Fund, and may thereafter be utilized for purposes of providing inclusionary housing. In those instances where the applicant has agreed in advance to pay a fee in-lieu of all or a portion of the required inclusionary housing, no bond shall be required to be posted for that amount of the requirement to be satisfied through payment of the fee in-lieu. This provision shall not be available for developments within TPA or CPA zoning districts, nor within DRIs.

(f) *Fee in-lieu of providing inclusionary units.* As an alternative to providing inclusionary housing units, the owner/developer may a pay a fee in-lieu to the City. The fee rate shall be as follows:

- for those developments where the median sales price of housing units is equal to the Maximum Affordable Sales Price (MASP) up to 110% of MASP: $10,000 per required unit not constructed;

- for those developments where the median sales price of housing units is greater than 110% of MASP and less than or equal to 175% of MASP: $15,000 per required unit not constructed;

- for those developments where the median sales price of housing units is greater than 175% of MASP and less than or equal to 225% of MASP: $20,000 per required unit not constructed; and,

- for those developments where the median sales price of housing units is greater than 225% of MASP: $25,000 per required unit not constructed.

This provision shall not be available for developments within TPA or CPA zoning districts, nor within DRIs.

(g) *Multifamily rental housing in-lieu of providing inclusionary units.* As an alternative to providing inclusionary owner-occupancy housing units, the owner/developer may provide 1½ multifamily rental units per each owner-occupancy unit not otherwise provided. Rental units provided in lieu of owner-occupancy units shall be provided on-site within the primary development, at an alternative location within the same census tract or, in an adjacent selected census tract, so long as the off-site location is within the urban service area. Rents charged for these rental units shall not exceed the current US HUD's High HOME rent limit by bedroom size in the Tallahassee Metropolitan Statistical Area (MSA). The option of providing off-site multifamily rental housing in-lieu of providing inclusionary units shall not be available for developments within TPA or CPA zoning districts, nor within DRIs.

(h) *Residential lots in-lieu of providing inclusionary units.* As an alternative to providing inclusionary owner-occupancy housing units, the owner/developer may provide to the City or its designated agent, one residential lot per each owner-occupancy unit not otherwise provided. Lots so provided shall be located on-site within the primary development and each lot shall have sufficient area devoid of environmental constraint to allow construction of a

residential unit thereupon. The City or its designated agency shall assume responsibility for the development of all lots so provided with inclusionary units.

(i) *Establishment of the required number of inclusionary units at time of plan approval.* The number and location of inclusionary units required in conjunction with a particular primary development will be determined at the time of preliminary plat or site plan approval. Any of the following changes in the location of any on-site inclusionary housing unit after preliminary plat or site plan approval shall constitute a major modification to the original development order and shall be reviewed accordingly: 1) relocation contiguous to vacant property outside the primary development; 2) relocation contiguous to property outside the primary development developed with less intensive residential use; or 3) relocation contiguous to property inside the primary development, developed with less intensive residential use and not previously intended as the location of inclusionary housing. Determination as to whether the contiguous property is considered less intensive residential use shall be made by the Land Use Administrator.

Sec. 9-246. Incentives for Provision of Inclusionary Housing.

The following incentives shall be available to developments constructing the required number of inclusionary housing units within the primary development:

(a) *Additional Development Density.* Any development providing inclusionary housing pursuant to this section shall be entitled to a 25% increase in allowable density above that otherwise established by the zoning district in which the development is located. The density bonus provided herein shall only be effectuated consistent with Policy 2.1.14 of the Land Use Element of the Tallahassee-Leon County Comprehensive Plan. To qualify for this bonus, the applicant must include a narrative in the development application describing how the design and orientation of the development seeking the density bonus is compatible with the surrounding land use character, particularly with any low density residential neighborhoods. This narrative shall address building size and massing, site layout and design, architectural characteristics, and landscaping, as well as any other aspects of development that the applicant deems appropriate.

(b) *Design Flexibility.* The developer of inclusionary housing developments shall be eligible to obtain greater flexibility in development design through application of the following:

(1) Choice of Housing Type. Inclusionary housing units required by this section as well as any provided through density bonus incentive may be provided as single family, duplex, townhouse units, or cluster development within the RP-1, RP-2, and RP-MH zoning districts, and as single family, duplex, triplex, or townhouse units or as units intended for owner occupancy in a condominium, or multifamily residential structure, in other zoning districts provided that the height, setbacks, massing and exterior appearance of the inclusionary units are consistent with other residential units within the development in which they are located.

(2) Alleviation of Setback and Lot Size Requirements Internal to the Development. Housing units (inclusionary and "non-inclusionary") shall not be subject to yard setback requirements, except for yards adjacent to boundary of the primary development and other property. Housing units (inclusionary and "non-inclusionary") shall not be subject to minimum lot size requirements, except where lots are located adjacent to property outside of the primary development.

(3) Alleviation of Buffering and Screening Requirements Internal to the Development. Inclusionary housing units shall not be subject to requirements for the provision of buffering and screening for purpose of mitigating incompatibility within the primary development. Where adjacent to property outside of the primary development, inclusionary housing units shall be subject to those buffering and screening requirements as set out in this Code as may be applicable.

(c) *Expedited Review*. The developer of an inclusionary housing development shall be eligible for expedited development review. The developer shall inform the Growth Management Department at the pre-application stage that the development will include inclusionary housing; thereafter, the Growth Management Department shall expedite the review of the application to the fullest extent permitted by law and shall notify other reviewing departments/agencies that the application is required to receive expedited review. Expedited applications are to be reviewed prior to other applications filed on the same date or in the same application period, except for other applications including inclusionary housing or affordable housing, pursuant to Chapter 420.9076, *Florida Statutes*. Any development order application not directly pertaining to or required for the development of inclusionary housing units shall not be entitled to expedited review.
The Director of the Growth Management Department shall serve as the City's liaison to expedite the review and approval process. This provision shall apply to site and development plan applications, subdivision applications, environmental permits, as well to individual building permits for individual inclusionary units.

(d) *Deviations to Development Standards for Primary Developments Incorporating Inclusionary Housing*. The developer of inclusionary housing seeking deviation(s) to development standards not addressed in subparagraph 2, Design Flexibility, above, shall submit a request for the deviation(s), along with the development application, to the entity with authority to approve the development application. There shall be no fee charged to the developer of inclusionary housing for requested deviations in conjunction with the development of the inclusionary housing. Deviations requested pursuant to this section shall not be required to comply with requirements of Section 9-233 of this Chapter for the granting of a deviation. Instead, requests for deviation under this section shall be subject to demonstrate compliance with the following criteria:

(1) The request for deviation shall specify the standard(s) to be deviated, the extent of deviation, and where the deviation will apply (requests for deviations to setbacks should be expressed in terms of linear feet and, requests for deviations to lot sizes should be expressed in square footage; requests may provided on a graphic plan);

(2) The deviation shall not result in an increase in gross residential density for the development in excess of the density bonus provided by this section;

(3) The deviation shall not result in conditions detrimental to the public's health, safety, or welfare; and,

(4) The granting of this deviation shall be consistent with the intent and purpose of this section and the Tallahassee-Leon County Comprehensive Plan.

Upon a finding in the affirmative, the entity with authority to approve the application shall grant the requested deviation(s).

(e) *Transportation Concurrency Exemption.* Within any and all developments wherein inclusionary units are provided under this article, any inclusionary units provided, less than or equal to the requirement for inclusionary units, as well as any provided electively through density bonus, shall be exempt from Transportation concurrency requirements.

(f) Additional incentives. A developer of inclusionary housing may request additional incentives. The City Commission may grant such additional incentives through approval of a development agreement pursuant to Section 163.3220, *Florida Statutes* ("163 Development Agreement") or Planned Unit Development Concept Plan, so long as the Commission finds the following:

(1) The application of the incentive would not produce a result inconsistent with the goals and objectives of the *Tallahassee-Leon County Comprehensive Plan*; and,

(2) The provision of the incentive furthers the intent of this section.

Sec. 9-247. Compliance Procedures.

(a) *General.* Approval of an Inclusionary Housing Plan and implementation of an approved Inclusionary Housing Agreement is a requirement of any site plan and preliminary plat subject to the requirements of the inclusionary housing section. An Inclusionary Housing Plan is not required where the requirements are satisfied by provision of residential lots or payment of a fee in-lieu of provision of inclusionary units. The Inclusionary Housing Plan must include:

(1) A site plan that includes the location of the inclusionary units (or lots or areas set aside for inclusionary units), setbacks and lot sizes for inclusionary housing units and other proposed development;

(2) The structure type of inclusionary units (may be a range of types) to be provided;

(3) The proposed tenure (owner-occupancy or rental) of inclusionary units to be provided;

(4) The structure size (may be a size range) of the inclusionary units to be provided;

(5) The mechanisms that will be used to assure that the units remain affordable, per City Commission Policy, such as resale and rental restrictions, and rights of first refusal and other documents;

(6) For inclusionary units to be provided off-site: the location (including parcel identification number(s)), structure type of inclusionary units and, proposed tenure; and,

(7) Any other information as may be necessary to demonstrate that the development complies with the provisions of this section.

(b) *Pertinent Information to be Recorded.* The method of compliance with this section, including, as applicable, the number and location of inclusionary housing units, shall be established within the final development order and incorporated through appropriate annotation on the approved site plan or preliminary plat and in an inclusionary housing letter of agreement, signed by all parties, and recorded by the Leon County Clerk of Courts. Where inclusionary requirements are satisfied through the provision of units off-site, the development orders for the primary and off-site development may be issued concurrently or sequentially; however, the site plans or preliminary plats for both developments shall reflect the method the compliance and shall as well be incorporated through appropriate annotation in an inclusionary housing letter of agreement, signed by all parties, and recorded by the Leon County Clerk of Courts.

Sec. 9-248. Appeals of Subdivision and Development Orders for Developments With On-Site Inclusionary Housing.

(a) *Appeals.* Appeal of a decision by the City Commission to approve, approve with conditions, or deny a subdivision final plat, or any other development order authorizing the development of inclusionary housing shall be considered by the Circuit Court. A party with standing shall have the right to seek review in Circuit Court by petition for writ of certiorari within 30 days from final action on any application.

(b) *Attorney's Fees and related costs.*

(1) In any civil litigation resulting from the City's approval of inclusionary housing as part of a development order, the prevailing party may receive his or her reasonable attorney's fees and costs from the nonprevailing party. For the purposes of this section, civil litigation shall include administrative proceedings before the Tallahassee-Leon County Planning Commission, the Division of

Administrative Hearings, Leon County Circuit Court, and any appellate proceedings before the First District Court of Appeal and Florida Supreme Court.

(2) The attorney for the prevailing party shall submit a sworn affidavit of his or her time spent on the case and his or her costs incurred in the civil litigation for all the motions and hearings, including appeals, to the circuit court having jurisdiction or the administrative law judge who presided over the civil litigation.

(3) The circuit court having jurisdiction or administrative law judge may award the prevailing party the sum of reasonable costs incurred in the action plus a reasonable legal fee for the hours actually spent on the case as sworn to in an affidavit.

(4) Any award of attorney's fees or costs, to the extent allowed by law, shall become a part of the judgment or final order and subject to execution as the law allows.

Sec. 9-249. Monitoring and Sunset Review.

The inclusionary housing implementation provisions in this Code shall be monitored to ensure effective and equitable application. Prior to October 1, 2006, the City Manager will present a status report to the City Commission on the implementation of Ordinance No. 04-O-90AA, as codified. Ordinance No. 04-O-90AA shall stand repealed and no longer be effective on October 1, 2007, unless the City Commission conducts a review prior to October 1, 2007 and saves the ordinance from repeal by passing a resolution extending the term of the ordinance, as codified.

Sec. 9-250. Administration.

The housing provisions of this section shall be administered jointly by the Department of Neighborhood and Community Services and the Growth Management Department, or their successors in interest, in consultation with the Tallahassee-Leon County Planning Department. These Departments shall be authorized to provide interpretations regarding the implementation and administration of this section.

SECTION 5: Conflicts. All ordinances or parts of ordinances in conflict herewith be and the same are hereby repealed.

SECTION 6: Severability. If any provision or portion of this ordinance is declared by any court of competent jurisdiction to be void, unconstitutional, or unenforceable, then all remaining provisions and portions of this ordinance shall remain in full force and effect.

SECTION 7: Effective Date. This ordinance shall become effective immediately upon its passage, but compliance with the provisions herein shall not be required prior to October 1, 2005. Any person applying for a site plan or preliminary plat meeting the criteria herein may voluntarily comply with the provisions herein, and shall be entitled to take advantage of the incentives provided herein at any time after passage.

INTRODUCED in the City Commission on the 13th day of October, A.D., 2004.

PASSED by the City Commission on the 13th day of April, A.D., 2005.

CITY OF TALLAHASSEE

By: _____
John R. Marks, III
Mayor

ATTEST:

By: _____
Gary Herndon
City Treasurer-Clerk

APPROVED AS TO FORM:

By: _____
James R. English
City Attorney

AFFIDAVIT OF DISTRIBUTION

STATE OF Florida)

COUNTY OF Leon)

I, April Spooner, being duly sworn on oath says he/she is and during all times herein stated has been the publisher of the publisher's designated agent in charge of the publication known as

The Tallahassee Democrat ("Publisher")

and has full knowledge of the facts herein stated as follows:

The ad for The City of Tallahassee ("Advertiser") was distributed to Publisher's full circulation on the 3 day of April, 2005.

By: A. Spooner

Subscribed and sworn to before me
This 10th day of April, 2005. Notary Seal:

Katie Knight

Notary Public

KATIE KNIGHT
MY COMMISSION # DD 103011
EXPIRES: March 25, 2006
Bonded Thru Notary Public Underwriters

2005 MAY -4 AM 8:42
CITY TREASURER-CLERK

Appendix B. Housing Tables

Table B-1. Population and Household Trends, 1990 to 2006

	City of St. Petersburg					City of Clearwater				
	1990	2000	2006	Annual Growth 90-00	Annual Growth 00-06	1990	2000	2006	Annual Growth 90-00	Annual Growth 00-06
Population	238,629	248,232	250,579	0.4%	0.2%	98,784	108,787	109,168	1.0%	0.1%
Households	105,703	109,663	110,573	0.4%	0.1%	44,138	48,449	48,717	0.9%	0.1%
Avg. Household Size	2.19	2.20	2.21			2.17	2.17	2.16		
Household Type										
Family	61,620	61,584	61,812			26,667	27,439	27,478		
Non-Family	44,083	48,079	48,761			17,471	21,010	21,239		
Household Tenure										
Owner	66,577	69,626	69,685	63.0%		27,267	30,098	30,261	62.1%	
Renter	39,126	40,037	40,888			16,871	18,351	18,456		

	City of Largo					Barrier Island Cities and Towns (a)				
	1990	2000	2006	Annual Growth 90-00	Annual Growth 00-06	1990	2000	2006	Annual Growth 90-00	Annual Growth 00-06
Population	65,674	69,371	69,332	0.5%	0.0%	33,316	35,769	36,498	0.7%	0.3%
Households	31,921	34,041	34,085	0.6%	0.0%	17,586	19,284	19,936	0.9%	0.6%
Avg. Household Size	1.96	1.99	1.98			1.89	1.84	1.82		
Household Type										
Family	18,870	18,380	18,449			9,639	9,918	10,243		
Non-Family	13,051	15,661	15,636			7,947	9,366	9,693		
Household Tenure										
Owner	21,012	22,930	22,994	67.5%		11,050	13,040	13,462	67.5%	
Renter	10,909	11,111	11,091			6,536	6,244	6,474		

	Remainder of Pinellas County (b)				
	1990	2000	2006	Annual Growth 90-00	Annual Growth 00-06
Population	415,256	459,323	471,605	1.0%	0.4%
Households	181,287	203,531	210,046	1.2%	0.5%
Avg. Household Size	2.23	2.21	2.20		
Household Type					
Family	119,758	126,018	130,276		
Non-Family	61,529	77,513	79,770		
Household Tenure					
Owner	137,482	158,172	163,218	77.7%	
Renter	43,805	45,359	46,828		

	Pinellas County Total					Tampa Bay Area (c)				
	1990	2000	2006	Annual Growth 90-00	Annual Growth 00-06	1990	2000	2006	Annual Growth 90-00	Annual Growth 00-06
Population	851,659	921,482	937,182	0.8%	0.3%	2,178,551	2,529,197	2,801,599	1.5%	1.7%
Households	380,635	414,968	423,357	0.9%	0.3%	918,241	1,066,351	1,178,996	1.5%	1.7%
Avg. Household Size	2.23	2.17	2.16				2.32	2.33		
Household Type										
Family	236,554	243,339	248,258			603,470	671,360	744,919		
Non-Family	144,081	171,629	175,099			314,771	394,991	434,077		
Household Tenure										
Owner	263,388	293,866	299,620			631,312	749,351	835,258		
Renter	117,247	121,102	123,737			286,929	317,000	343,738		

Notes:
(a) The Barrier Island Cities and Towns include the following: Belleair Beach, Belleair Shore, Indian Rocks Beach, Indian Shores, Madeira Beach, North Redington Beach, Redington Beach, Redington Shores, St. Pete Beach, and Treasure Island.
(b) The Remainder of Pinellas County includes all areas of the county not specifically listed above.
(c) As defined by the Tampa Bay Area Regional Planning Council, the Tampa Bay Area is comprised of Hillsborough, Manatee, Pasco, and Pinellas counties.
(d) Data for 2006 are estimates provided by Claritas, a national demographic vendor.
Sources: U.S. Census, 1990 & 2000; Claritas, 2006; BAE, 2006.

Table B-2. Age Distribution Trends, 1990 to 2006

	City of St. Petersburg						City of Clearwater					
	1990		2000		2006		1990		2000		2006	
Age Range	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total
Under 18	47,341	19.8%	53,436	21.5%	55,003	22.0%	17331	17.5%	20,818	19.1%	21,627	19.8%
18 - 24	20,231	8.5%	19,210	7.7%	20,344	8.1%	8121	8.2%	8,735	8.0%	8,616	7.9%
25 - 34	38,708	16.2%	34,152	13.8%	30,306	12.1%	14268	14.4%	13,905	12.8%	12,526	11.5%
35 - 44	33,597	14.1%	40,887	16.5%	36,685	14.6%	13257	13.4%	16,068	14.8%	14,798	13.6%
45 - 54	22,754	9.5%	34,617	13.9%	38,584	15.4%	9976	10.1%	14,900	13.7%	15,872	14.5%
55 - 64	23,053	9.7%	22,757	9.2%	28,799	11.5%	10558	10.7%	11,004	10.1%	13,653	12.5%
65 and Over	52,945	22.2%	43,173	17.4%	40,858	16.3%	25273	25.6%	23,357	21.5%	22,076	20.2%
Total Population	**238,629**	**100.0%**	**248,232**	**100.0%**	**250,579**	**100.0%**	**98,784**	**100.0%**	**108,787**	**100.0%**	**109,168**	**100.0%**
Median Age	**38.5**		**38.8**		**39.8**		**41.6**		**41.1**		**42.2**	

	City of Largo						Barrier Island Cities and Towns (a)					
	1990		2000		2006		1990		2000		2006	
Age Range	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total
Under 18	9,261	14.1%	10,829	15.6%	11,873	17.1%	2,842	8.5%	3,398	9.5%	3,597	9.9%
18 - 24	4,884	7.4%	4,247	6.1%	3,969	5.7%	1,816	5.5%	1,243	3.5%	1,412	3.9%
25 - 34	10,059	15.3%	7,901	11.4%	7,106	10.2%	4,245	12.7%	3,064	8.6%	2,359	6.5%
35 - 44	7,462	11.4%	9,508	13.7%	8,974	12.9%	4,714	14.1%	5,527	15.5%	4,473	12.3%
45 - 54	5,702	8.7%	8,273	11.9%	8,977	12.9%	4,367	13.1%	6,804	19.0%	7,431	20.4%
55 - 64	7,037	10.7%	7,701	11.1%	8,736	12.6%	5,099	15.3%	5,805	16.2%	7,340	20.1%
65 and Over	21,269	32.4%	20,912	30.1%	19,697	28.4%	10,233	30.7%	9,928	27.8%	9,886	27.1%
Total Population	**65,674**	**100.0%**	**69,371**	**100.0%**	**69,332**	**100.0%**	**33,316**	**100.0%**	**35,769**	**100.0%**	**36,498**	**100.0%**
Median Age	**46.8**		**47.4**		**47.8**		**51.3**		**51.2**		**52.8**	

	Remainder of Pinellas County (b)					
	1990		2000		2006	
Age Range	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total
Under 18	74,681	18.0%	89,052	19.4%	92,683	19.7%
18 - 24	28,746	6.9%	25,662	5.6%	34,011	7.2%
25 - 34	59,222	14.3%	49,456	10.8%	41,923	8.9%
35 - 44	56,850	13.7%	71,486	15.6%	62,818	13.3%
45 - 54	39,895	9.6%	64,621	14.1%	71,762	15.2%
55 - 64	43,914	10.6%	48,853	10.6%	60,794	12.9%
65 and Over	111,948	27.0%	110,193	24.0%	107,614	22.8%
Total Population	**415,256**	**100.0%**	**459,323**	**100.0%**	**471,605**	**100.0%**
Median Age	**42.1**		**43.2**		**44.6**	

	Pinellas County Total						Tampa Bay Area (c)					
	1990		2000		2006		1990		2000		2006	
Age Range	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total
Under 18	151,456	17.8%	177,533	19.3%	184,783	19.7%	444,569	20.4%	554,832	21.9%	628,655	22.4%
18 - 24	63,798	7.5%	59,097	6.4%	68,352	7.3%	187,140	8.6%	189,522	7.5%	232,275	8.3%
25 - 34	126,502	14.9%	108,478	11.8%	94,220	10.1%	344,694	15.8%	324,206	12.8%	327,519	11.7%
35 - 44	115,880	13.6%	143,476	15.6%	127,748	13.6%	300,329	13.8%	392,533	15.5%	392,526	14.0%
45 - 54	82,694	9.7%	129,215	14.0%	142,626	15.2%	211,618	9.7%	335,985	13.3%	398,639	14.2%
55 - 64	89,661	10.5%	96,120	10.4%	119,322	12.7%	216,169	9.9%	246,833	9.8%	321,458	11.5%
65 and Over	221,668	26.0%	207,563	22.5%	200,131	21.4%	474,032	21.8%	485,286	19.2%	500,527	17.9%
Total Population	**851,659**	**100.0%**	**921,482**	**100.0%**	**937,182**	**100.0%**	**2,178,551**	**100.0%**	**2,529,197**	**100.0%**	**2,801,599**	**100.0%**
Median Age	**41.5**		**42.3**		**43.5**		**38.4**		**39.5**		**39.9**	

Notes:
(a) The Barrier Island Cities and Towns include the following: Belleair Beach, Belleair Shore, Indian Rocks Beach, Indian Shores, Madeira Beach, North Redington Beach, Redington Beach, Redington Shores, St. Pete Beach, and Treasure Island.
(b) The Remainder of Pinellas County includes all areas of the county not specifically listed above.
(c) As defined by the Tampa Bay Area Regional Planning Council, the Tampa Bay Area is comprised of Hillsborough, Manatee, Pasco, and Pinellas counties.
(d) Data for 2006 are estimates provided by Claritas, a national demographic vendor.
Sources: U.S. Census, 1990 & 2000; Claritas, 2006; BAE, 2006.

Table B-3. Households by Age of Householder, 2000

Age of Householder	City of St. Petersburg 2000 Households	City of St. Petersburg 2000 Percent of Total	City of Clearwater 2000 Households	City of Clearwater 2000 Percent of Total
15 to 24 years	5,462	5.0%	1,846	3.8%
25 to 34 years	17,305	15.8%	6,865	14.2%
35 to 44 years	23,109	21.1%	8,969	18.6%
45 to 54 years	21,452	19.6%	8,527	17.7%
55 to 59 years	7,396	6.8%	3,674	7.6%
60 to 64 years	6,213	5.7%	2,813	5.8%
65 to 74 years	13,418	12.3%	7,307	15.1%
75 to 84 years	10,908	10.0%	6,088	12.6%
85 years and over	4,256	3.9%	2,166	4.5%
Total	**109,519**	**100.0%**	**48,255**	**100.0%**

Age of Householder	City of Largo 2000 Households	City of Largo 2000 Percent of Total	Barrier Island Communities 2000 Households	Barrier Island Communities 2000 Percent of Total
15 to 24 years	1,195	3.5%	247	1.3%
25 to 34 years	4,154	12.2%	1,351	7.0%
35 to 44 years	5,734	16.9%	3,277	17.0%
45 to 54 years	4,991	14.7%	4,043	21.0%
55 to 59 years	2,155	6.3%	1,949	10.1%
60 to 64 years	2,221	6.5%	1,718	8.9%
65 to 74 years	6,006	17.7%	3,211	16.7%
75 to 84 years	5,557	16.3%	2,604	13.5%
85 years and over	2,002	5.9%	868	4.5%
Total	**34,015**	**100.0%**	**19,268**	**100.0%**

Age of Householder	Remainder of Pinellas County 2000 Households	Remainder of Pinellas County 2000 Percent of Total
15 to 24 years	4,874	2.4%
25 to 34 years	22,972	11.3%
35 to 44 years	38,157	18.7%
45 to 54 years	36,477	17.9%
55 to 59 years	15,401	7.6%
60 to 64 years	13,431	6.6%
65 to 74 years	32,076	15.7%
75 to 84 years	30,641	15.0%
85 years and over	9,882	4.8%
Total	**203,911**	**100.0%**

Age of Householder	Pinellas County Total 2000 Households	Pinellas County Total 2000 Percent of Total	Tampa Bay Area 2000 Households	Tampa Bay Area 2000 Percent of Total
15 to 24 years	13,624	3.3%	44,391	4.2%
25 to 34 years	52,647	12.7%	155,051	14.5%
35 to 44 years	79,246	19.1%	213,276	20.0%
45 to 54 years	75,490	18.2%	193,075	18.1%
55 to 59 years	30,575	7.4%	76,959	7.2%
60 to 64 years	26,396	6.4%	67,618	6.3%
65 to 74 years	62,018	14.9%	149,722	14.0%
75 to 84 years	55,798	13.4%	126,971	11.9%
85 years and over	19,174	4.6%	39,288	3.7%
Total	**414,968**	**100.0%**	**1,066,351**	**100.0%**

Notes:
(a) The Barrier Island Cities and Towns include the following: Belleair Beach, Belleair Shore, Indian Rocks Beach, Indian Shores, Madeira Beach, North Redington Beach, Redington Beach, Redington Shores, St. Pete Beach, and Treasure Island.
(b) The Remainder of Pinellas County includes all areas of the county not specifically listed above.
(c) As defined by the Tampa Bay Area Regional Planning Council, the Tampa Bay Area is comprised of Hillsborough, Manatee, Pasco, and Pinellas counties.
(d) Data for 2006 are estimates provided by Claritas, a national demographic vendor.
(e) Household totals differ slightly compared to other tables due to discrepancies in data as provided by the U.S. Census and Claritas.
Sources: U.S. Census, 1990 & 2000; Claritas, 2006; BAE, 2006.

Table B-4. Household Size Distribution Trends, 1990 to 2006

	City of St. Petersburg						City of Clearwater					
	1990		2000		2006		1990		2000		2006	
Household Size	**Number**	**Percent of Total**	**Number**	**Percent of Total**	**Number**	**Percent of Total**	**Number**	**Percent of Total**	**Number**	**Percent of Total**	**Number**	**Percent of Total**
1 person	37,154	35.1%	39,016	35.6%	39,499	35.7%	14,552	33.0%	17,184	35.5%	17,490	35.9%
2 persons	37,588	35.6%	37,811	34.5%	37,895	34.3%	17,487	39.6%	17,873	36.9%	17,792	36.5%
3 persons	14,671	13.9%	15,461	14.1%	15,694	14.2%	5,798	13.1%	6,333	13.1%	6,419	13.2%
4 persons	9,887	9.4%	10,423	9.5%	10,328	9.3%	3,994	9.0%	4,284	8.8%	4,206	8.6%
5 persons	3,926	3.7%	4,438	4.0%	4,533	4.1%	1,564	3.5%	1,721	3.6%	1,730	3.6%
6 persons	1,508	1.4%	1,590	1.4%	1,701	1.5%	486	1.1%	616	1.3%	634	1.3%
7 or more	969	0.9%	924	0.8%	923	0.8%	257	0.6%	438	0.9%	446	0.9%
Total	**105,703**	**100.0%**	**109,663**	**100.0%**	**110,573**	**100.0%**	**44,138**	**100.0%**	**48,449**	**100.0%**	**48,717**	**100.0%**

	City of Largo						Barrier Island Cities and Towns (a)					
	1990		2000		2006		1990		2000		2006	
Household Size	**Number**	**Percent of Total**	**Number**	**Percent of Total**	**Number**	**Percent of Total**	**Number**	**Percent of Total**	**Number**	**Percent of Total**	**Number**	**Percent of Total**
1 person	11,077	34.7%	13,097	38.5%	13,254	38.9%	6,447	36.7%	7,578	39.3%	8,091	40.6%
2 persons	13,918	43.6%	13,728	40.3%	13,578	39.8%	8,253	46.9%	8,853	45.9%	9,001	45.1%
3 persons	3,719	11.7%	3,687	10.8%	3,742	11.0%	1,730	9.8%	1,684	8.7%	1,696	8.5%
4 persons	2,162	6.8%	2,285	6.7%	2,254	6.6%	835	4.7%	813	4.2%	806	4.0%
5 persons	727	2.3%	852	2.5%	858	2.5%	240	1.4%	266	1.4%	260	1.3%
6 persons	227	0.7%	272	0.8%	283	0.8%	61	0.3%	61	0.3%	59	0.3%
7 or more	91	0.3%	120	0.4%	116	0.3%	20	0.1%	29	0.2%	23	0.1%
Total	**31,921**	**100.0%**	**34,041**	**100.0%**	**34,085**	**100.0%**	**17,586**	**100.0%**	**19,284**	**100.0%**	**19,936**	**100.0%**

	Remainder of Pinellas County (b)					
	1990		2000		2006	
Household Size	**Number**	**Percent of Total**	**Number**	**Percent of Total**	**Number**	**Percent of Total**
1 person	52,081	28.7%	64,502	31.7%	67,816	32.3%
2 persons	76,085	42.0%	80,263	39.4%	81,794	38.9%
3 persons	25,222	13.9%	27,116	13.3%	28,265	13.5%
4 persons	18,501	10.2%	20,684	10.2%	20,940	10.0%
5 persons	6,583	3.6%	7,753	3.8%	7,928	3.8%
6 persons	2,016	1.1%	2,241	1.1%	2,350	1.1%
7 or more	799	0.4%	972	0.5%	953	0.5%
Total	**181,287**	**100.0%**	**203,531**	**100.0%**	**210,046**	**100.0%**

	Pinellas County Total						Tampa Bay Area (c)					
	1990		2000		2006		1990		2000		2006	
Household Size	**Number**	**Percent of Total**	**Number**	**Percent of Total**	**Number**	**Percent of Total**	**Number**	**Percent of Total**	**Number**	**Percent of Total**	**Number**	**Percent of Total**
1 person	121,311	31.9%	141,377	34.1%	146,150	34.5%	259,368	28.2%	318,985	29.9%	352,007	29.9%
2 persons	153,331	40.3%	158,528	38.2%	160,060	37.8%	362,718	39.5%	400,363	37.5%	439,165	37.2%
3 persons	51,140	13.4%	54,281	13.1%	55,816	13.2%	135,588	14.8%	153,375	14.4%	172,647	14.6%
4 persons	35,379	9.3%	38,489	9.3%	38,534	9.1%	99,673	10.9%	117,057	11.0%	129,444	11.0%
5 persons	13,040	3.4%	15,030	3.6%	15,309	3.6%	39,604	4.3%	49,321	4.6%	55,209	4.7%
6 persons	4,298	1.1%	4,780	1.2%	5,027	1.2%	13,410	1.5%	17,193	1.6%	19,609	1.7%
7 or more	2,136	0.6%	2,483	0.6%	2,461	0.6%	7,880	0.9%	10,057	0.9%	10,915	0.9%
Total	**380,635**	**100.0%**	**414,968**	**100.0%**	**423,357**	**100.0%**	**918,241**	**100.0%**	**1,066,351**	**100.0%**	**1,178,996**	**100.0%**

Notes:
(a) The Barrier Island Cities and Towns include the following: Belleair Beach, Belleair Shore, Indian Rocks Beach, Indian Shores, Madeira Beach, North Redington Beach, Redington Beach, Redington Shores, St. Pete Beach, and Treasure Island.
(b) The Remainder of Pinellas County includes all areas of the county not specifically listed above.
(c) As defined by the Tampa Bay Area Regional Planning Council, the Tampa Bay Area is comprised of Hillsborough, Manatee, Pasco, and Pinellas counties.
(d) Data for 2006 are estimates provided by Claritas, a national demographic vendor.
Sources: U.S. Census, 1990 & 2000; Claritas, 2006; BAE, 2006.

Table B-5: Distribution of Family Households by Size, 2000 and 2006

	City of St. Petersburg				City of Clearwater			
	2000		2006		2000		2006	
Family Size	**Number**	**Percent of Total**	**Number**	**Percent of Total**	**Number**	**Percent of Total**	**Number**	**Percent of Total**
2 persons	29,853	48.5%	29,835	48.3%	14,675	53.5%	14,719	53.6%
3 persons	14,662	23.8%	14,820	24.0%	5,895	21.5%	5,945	21.6%
4 persons	10,217	16.6%	10,120	16.4%	4,185	15.3%	4,105	14.9%
5 persons	4,369	7.1%	4,451	7.2%	1,675	6.1%	1,678	6.1%
6 persons	1,571	2.6%	1,679	2.7%	591	2.2%	609	2.2%
7 or more	912	1.5%	907	1.5%	418	1.5%	422	1.5%
Total	**61,584**	**100.0%**	**61,812**	**100.0%**	**27,439**	**100.0%**	**27,478**	**100.0%**

	City of Largo				Barrier Island Cities and Towns (a)			
	2000		2006		2000		2006	
Family Size	**Number**	**Percent of Total**	**Number**	**Percent of Total**	**Number**	**Percent of Total**	**Number**	**Percent of Total**
2 persons	11,464	62.4%	11,500	62.3%	7,241	73.0%	7,561	73.8%
3 persons	3,472	18.9%	3,518	19.1%	1,537	15.5%	1,561	15.2%
4 persons	2,221	12.1%	2,198	11.9%	792	8.0%	788	7.7%
5 persons	841	4.6%	846	4.6%	261	2.6%	255	2.5%
6 persons	268	1.5%	277	1.5%	58	0.6%	55	0.5%
7 or more	114	0.6%	110	0.6%	29	0.3%	23	0.2%
Total	**18,380**	**100.0%**	**18,449**	**100.0%**	**9,918**	**100.0%**	**10,243**	**100.0%**

	Remainder of Pinellas County (b)			
	2000		2006	
Family Size	**Number**	**Percent of Total**	**Number**	**Percent of Total**
2 persons	68,862	54.6%	71,375	54.8%
3 persons	25,976	20.6%	27,177	20.9%
4 persons	20,351	16.1%	20,644	15.8%
5 persons	7,650	6.1%	7,814	6.0%
6 persons	2,219	1.8%	2,329	1.8%
7 or more	960	0.8%	937	0.7%
Total	**126,018**	**100.0%**	**130,276**	**100.0%**

	Pinellas County Total				Tampa Bay Area (c)			
	2000		2006		2000		2006	
Family Size	**Number**	**Percent of Total**	**Number**	**Percent of Total**	**Number**	**Percent of Total**	**Number**	**Percent of Total**
2 persons	132,095	54.3%	134,990	54.4%	335,402	50.0%	369,851	49.6%
3 persons	51,542	21.2%	53,021	21.4%	145,756	21.7%	163,777	22.0%
4 persons	37,766	15.5%	37,855	15.2%	114,823	17.1%	127,049	17.1%
5 persons	14,796	6.1%	15,044	6.1%	48,604	7.2%	54,302	7.3%
6 persons	4,707	1.9%	4,949	2.0%	16,915	2.5%	19,270	2.6%
7 or more	2,433	1.0%	2,399	1.0%	9,860	1.5%	10,670	1.4%
Total	**243,339**	**100.0%**	**248,258**	**100.0%**	**671,360**	**100.0%**	**744,919**	**100.0%**

Notes:
(a) The Barrier Island Cities and Towns include the following: Belleair Beach, Belleair Shore, Indian Rocks Beach, Indian Shores, Madeira Beach, North Redington Beach, Redington Beach, Redington Shores, St. Pete Beach, and Treasure Island.

(b) The Remainder of Pinellas County includes all areas of the county not specifically listed above.
(c) As defined by the Tampa Bay Area Regional Planning Council, the Tampa Bay Area is comprised of Hillsborough, Manatee, Pasco, and Pinellas Counties.

(d) Data for 2006 are estimates provided by Claritas, a national demographic and market research vendor.
Sources: U.S. Census, 1990 & 2000; Claritas, 2006; BAE, 2006.

Table B-6. Household Income Distribution Trends, 2000 to 2006

	City of St. Petersburg				City of Clearwater			
	2000		2006		2000		2006	
Income Range	**Households**	**Percent of Total**	**Households**	**Percent of Total**	**Households**	**Percent of Total**	**Households**	**Percent of Total**
Income Less than $15,000	20,626	18.8%	17,298	15.6%	8,352	17.3%	7,128	14.6%
Income $15,000 - $24,999	17,685	16.1%	15,182	13.7%	7,464	15.5%	6,326	13.0%
Income $25,000 - $34,999	17,032	15.5%	15,879	14.4%	7,054	14.6%	6,504	13.4%
Income $35,000 - $49,999	18,978	17.3%	19,148	17.3%	8,473	17.6%	8,307	17.1%
Income $50,000 - $74,999	18,489	16.9%	20,050	18.1%	8,434	17.5%	9,325	19.1%
Income $75,000 - $99,999	8,458	7.7%	10,173	9.2%	3,879	8.1%	4,720	9.7%
Income $100,000 - $149,999	5,183	4.7%	8,385	7.6%	2,688	5.6%	4,076	8.4%
Income $150,000 - $249,999	2,220	2.0%	3,010	2.7%	1,371	2.8%	1,661	3.4%
Income $250,000 - $499,999	667	0.6%	1,000	0.9%	342	0.7%	500	1.0%
Income $500,000 or more	270	0.2%	448	0.4%	102	0.2%	170	0.3%
Total Households	**109,608**	**100.0%**	**110,573**	**100.0%**	**48,159**	**100.0%**	**48,717**	**100.0%**
Median Household Income	**$34,683**		**$40,427**		**$37,142**		**$42,946**	

	City of Largo				Barrier Island Cities and Towns (a)			
	2000		2006		2000		2006	
Income Range	**Households**	**Percent of Total**	**Households**	**Percent of Total**	**Households**	**Percent of Total**	**Households**	**Percent of Total**
Income Less than $15,000	6,194	18.2%	5,164	15.2%	2,579	13.4%	2,090	10.5%
Income $15,000 - $24,999	6,466	19.0%	5,549	16.3%	2,457	12.7%	2,120	10.6%
Income $25,000 - $34,999	5,825	17.1%	5,568	16.3%	2,233	11.6%	2,076	10.4%
Income $35,000 - $49,999	6,553	19.2%	6,597	19.4%	3,081	16.0%	2,811	14.1%
Income $50,000 - $74,999	5,339	15.7%	6,156	18.1%	3,673	19.0%	3,802	19.1%
Income $75,000 - $99,999	2,222	6.5%	2,598	7.6%	1,869	9.7%	2,397	12.0%
Income $100,000 - $149,999	862	2.5%	1,740	5.1%	1,757	9.1%	2,339	11.7%
Income $150,000 - $249,999	438	1.3%	424	1.2%	1,120	5.8%	1,458	7.3%
Income $250,000 - $499,999	138	0.4%	203	0.6%	354	1.8%	566	2.8%
Income $500,000 or more	58	0.2%	86	0.3%	163	0.8%	277	1.4%
Total Households	**34,095**	**100.0%**	**34,085**	**100.0%**	**19,286**	**100.0%**	**19,936**	**100.0%**
Median Household Income	**$32,532**		**$36,732**		**$46,557**		**$55,729**	

	Remainder of Pinellas County (b)			
	2000		2006	
Income Range	**Households**	**Percent of Total**	**Households**	**Percent of Total**
Income Less than $15,000	30,315	14.9%	25,431	12.1%
Income $15,000 - $24,999	31,013	15.2%	26,687	12.7%
Income $25,000 - $34,999	30,032	14.7%	27,549	13.1%
Income $35,000 - $49,999	35,705	17.5%	35,449	16.9%
Income $50,000 - $74,999	37,030	18.1%	40,277	19.2%
Income $75,000 - $99,999	18,050	8.8%	21,913	10.4%
Income $100,000 - $149,999	13,011	6.4%	20,014	9.5%
Income $150,000 - $249,999	6,109	3.0%	8,331	4.0%
Income $250,000 - $499,999	1,891	0.9%	2,941	1.4%
Income $500,000 or more	895	0.4%	1,454	0.7%
Total Households	**204,051**	**100.0%**	**210,046**	**100.0%**
Median Household Income	**$39,480**		**$45,729**	

	Pinellas County Total				Tampa Bay Area (c)			
	2000		2006		2000		2006	
Income Range	**Households**	**Percent of Total**	**Households**	**Percent of Total**	**Households**	**Percent of Total**	**Households**	**Percent of Total**
Income Less than $15,000	68,066	16.4%	57,111	13.5%	171,343	16.1%	154,818	13.1%
Income $15,000 - $24,999	65,085	15.7%	55,864	13.2%	161,949	15.2%	149,130	12.6%
Income $25,000 - $34,999	62,176	15.0%	57,576	13.6%	157,579	14.8%	157,058	13.3%
Income $35,000 - $49,999	72,790	17.5%	72,312	17.1%	188,951	17.7%	202,990	17.2%
Income $50,000 - $74,999	72,965	17.6%	79,610	18.8%	194,137	18.2%	227,283	19.3%
Income $75,000 - $99,999	34,478	8.3%	41,801	9.9%	90,185	8.5%	121,059	10.3%
Income $100,000 - $149,999	23,501	5.7%	36,554	8.6%	63,404	5.9%	106,071	9.0%
Income $150,000 - $249,999	11,258	2.7%	14,884	3.5%	28,150	2.6%	41,073	3.5%
Income $250,000 - $499,999	3,392	0.8%	5,210	1.2%	7,959	0.7%	13,793	1.2%
Income $500,000 or more	1,488	0.4%	2,435	0.6%	3,135	0.3%	5,721	0.5%
Total Households	**415,199**	**100.0%**	**423,357**	**100.0%**	**1,066,792**	**100.0%**	**1,178,996**	**100.0%**
Median Household Income	**$37,529**		**$43,531**		**$38,376**		**$44,495**	

Notes:
(a) The Barrier Island Cities and Towns include the following: Belleair Beach, Belleair Shore, Indian Rocks Beach, Indian Shores, Madeira Beach, North Redington Beach, Redington Beach, Redington Shores, St. Pete Beach, and Treasure Island.
(b) The Remainder of Pinellas County includes all areas of the county not specifically listed above.
(c) As defined by the Tampa Bay Area Regional Planning Council, the Tampa Bay Area is comprised of Hillsborough, Manatee, Pasco, and Pinellas counties.
(d) Data for 2006 are estimates provided by Claritas, a national demographic vendor.
(e) Household totals differ slightly compared to other tables due to discrepancies in data as provided by the U.S. Census and Claritas.
Sources: U.S. Census, 1990 & 2000; Claritas, 2006; BAE, 2006.

Table B-7. Estimate of Owner- and Renter-Occupied Housing Units by Income, 2005

Household Income Owner-Occupied Housing Units	City of St. Petersburg		City of Clearwater		City of Largo		Pinellas County		Tampa Bay Area (a)	
	Units	Percent of Total	Units	Percent of Total	Units	Percent of Total	Units	Percent of Total	Units	Percent of Total
Less than $5,000	2,145	3.1%	737	2.4%	1,337	5.8%	8,464	2.8%	20,101	2.4%
$5,000 to $9,999	3,155	4.6%	547	1.8%	286	1.2%	9,476	3.2%	24,699	3.0%
$10,000 to $14,999	3,575	5.2%	1,612	5.2%	1,648	7.2%	17,177	5.8%	44,426	5.4%
$15,000 to $19,999	3,215	4.7%	1,643	5.3%	1,861	8.1%	16,077	5.4%	41,837	5.1%
$20,000 to $24,999	3,981	5.8%	1,956	6.3%	1,363	5.9%	20,553	6.9%	49,436	6.0%
$25,000 to $34,999	8,184	11.9%	3,735	12.1%	2,729	11.9%	34,997	11.8%	97,568	11.8%
$35,000 to $49,999	11,817	17.2%	5,324	17.2%	5,515	24.0%	49,589	16.7%	133,767	16.2%
$50,000 to $74,999	12,969	18.8%	7,419	24.0%	3,880	16.9%	57,619	19.4%	164,604	20.0%
$75,000 to $99,999	6,907	10.0%	2,957	9.6%	2,478	10.8%	33,514	11.3%	98,775	12.0%
$100,000 to $149,999	8,192	11.9%	3,384	10.9%	1,483	6.5%	30,617	10.3%	93,185	11.3%
$150,000 or more	4,696	6.8%	1,631	5.3%	399	1.7%	18,986	6.4%	55,690	6.8%
Total	**68,836**	**100.0%**	**30,945**	**100.0%**	**22,979**	**100.0%**	**297,069**	**100.0%**	**824,088**	**100.0%**
Household Income Renter-Occupied Housing Units										
Less than $5,000	1,239	3.1%	738	4.0%	348	2.8%	4,276	3.5%	17,996	5.1%
$5,000 to $9,999	5,342	13.4%	1,274	6.9%	884	7.2%	11,600	9.6%	28,106	8.0%
$10,000 to $14,999	3,685	9.2%	2,342	12.6%	1,017	8.3%	11,790	9.7%	33,406	9.6%
$15,000 to $19,999	4,287	10.7%	1,637	8.8%	1,292	10.5%	12,020	9.9%	28,369	8.1%
$20,000 to $24,999	3,799	9.5%	1,577	8.5%	1,426	11.6%	11,009	9.1%	35,736	10.2%
$25,000 to $34,999	7,577	19.0%	3,282	17.7%	2,233	18.2%	20,643	17.1%	60,051	17.2%
$35,000 to $49,999	6,272	15.7%	3,142	16.9%	3,133	25.5%	21,668	17.9%	63,675	18.2%
$50,000 to $74,999	4,822	12.1%	3,003	16.2%	1,182	9.6%	17,914	14.8%	51,740	14.8%
$75,000 to $99,999	2,016	5.0%	858	4.6%	463	3.8%	5,506	4.6%	16,709	4.8%
$100,000 to $149,999	227	0.6%	502	2.7%	0	0.0%	2,303	1.9%	9,008	2.6%
$150,000 or more	706	1.8%	207	1.1%	317	2.6%	2,221	1.8%	4,791	1.4%
Total	**39,972**	**100.0%**	**18,562**	**100.0%**	**12,295**	**100.0%**	**120,950**	**100.0%**	**349,587**	**100.0%**

Note: (a) As defined by the Tampa Bay Area Regional Planning Council, the Tampa Bay Area is comprised of Hillsborough, Manatee, Pasco, and Pinellas Counties.
Source: American Community Survey, 2005; BAE, 2006.

Table B-8. Housing Tenure by Income, 2005

	City of St. Petersburg		City of Clearwater		City of Largo		Pinellas County		Tampa Bay Area (a)	
Household Income	**Percent Owner**	**Percent Renter**	**Percent Owner**	**Percent Renter**	**Percent Owner**	**Percent Renter**	**Percent Owner**	**Percent Renter**	**Percent Owner**	**Percent Renter**
Less than $5,000	63.4%	36.6%	50.0%	50.0%	79.3%	20.7%	66.4%	33.6%	52.8%	47.2%
$5,000 to $9,999	37.1%	62.9%	30.0%	70.0%	24.4%	75.6%	45.0%	55.0%	46.8%	53.2%
$10,000 to $14,999	49.2%	50.8%	40.8%	59.2%	61.8%	38.2%	59.3%	40.7%	57.1%	42.9%
$15,000 to $19,999	42.9%	57.1%	50.1%	49.9%	59.0%	41.0%	57.2%	42.8%	59.6%	40.4%
$20,000 to $24,999	51.2%	48.8%	55.4%	44.6%	48.9%	51.1%	65.1%	34.9%	58.0%	42.0%
$25,000 to $34,999	51.9%	48.1%	53.2%	46.8%	55.0%	45.0%	62.9%	37.1%	61.9%	38.1%
$35,000 to $49,999	65.3%	34.7%	62.9%	37.1%	63.8%	36.2%	69.6%	30.4%	67.8%	32.2%
$50,000 to $74,999	72.9%	27.1%	71.2%	28.8%	76.6%	23.4%	76.3%	23.7%	76.1%	23.9%
$75,000 to $99,999	77.4%	22.6%	77.5%	22.5%	84.3%	15.7%	85.9%	14.1%	85.5%	14.5%
$100,000 to $149,999	97.3%	2.7%	87.1%	12.9%	100.0%	0.0%	93.0%	7.0%	91.2%	8.8%
$150,000 or more	86.9%	13.1%	88.7%	11.3%	55.7%	44.3%	89.5%	10.5%	92.1%	7.9%
All Income Groups	**63.3%**	**36.7%**	**62.5%**	**37.5%**	**65.1%**	**34.9%**	**71.1%**	**28.9%**	**70.2%**	**29.8%**

Note: (a) As defined by the Tampa Bay Area Regional Planning Council, the Tampa Bay Area is comprised of Hillsborough, Manatee, Pasco, and Pinellas counties.
Source: American Community Survey, 2005; BAE, 2006.

Table B-9. Tourist, Seasonal and Permanent Population, St. Petersburg, Clearwater, Largo and Pinellas County, 2005

	Greater St. Petersburg (d)		Greater Clearwater (d)		Greater Largo (d)		Pinellas County	
Population Type	**Number**	**Percent**	**Number**	**Percent**	**Number**	**Percent**	**Number**	**Percent**
Tourist (a)	19,222	6%	18,821	11%	7,475	7%	91,018	8%
Seasonal (b)	17,018	6%	11,881	7%	8,395	8%	78,116	7%
Permanent (c)	272,443	88%	140,473	82%	93,223	85%	944,773	85%
Total	308,683	100%	171,175	100%	109,092	100%	1,113,907	100%

Notes:
(a) Tourist Population is the impact that tourists have on public services and facilities that are comparable to permanent residents.
(b) Seasonal Population is defined as persons who reside in Pinellas County for less than six months and declare their permanent home somewhere else
(c) Permanent Population is defined as persons who reside in Pinellas County all year around
(d) Greater St. Petersburg, Greater Clearwater, and Greater Largo refer to Planning Sectors as defined by the County Planning Department.
Sources: Pinellas County Planning Department, August 2004; BAE 2006.

Table B-10. Housing Units by Type, 2006

Units in Structure	City of St. Petersburg Number of Units	City of St. Petersburg Percent of Total	City of Clearwater Number of Units	City of Clearwater Percent of Total
1 Unit Attached	3,356	2.7%	3,006	5.3%
1 Unit Detached	71,727	56.9%	22,290	38.9%
2 Units	3,680	2.9%	2,182	3.8%
3 to 19 Units	22,759	18.0%	12,586	22.0%
20 to 49 Units	8,070	6.4%	4,438	7.8%
50 or More Units	12,272	9.7%	8,890	15.5%
Mobile Home or Trailer	4,070	3.2%	3,822	6.7%
Boat, RV, Van, etc	168	0.1%	24	0.0%
Total Units	**126,102**	**100.0%**	**57,238**	**100.0%**

Units in Structure	City of Largo Number of Units	City of Largo Percent of Total	Barrier Island Cities and Towns (a) Number of Units	Barrier Island Cities and Towns (a) Percent of Total
1 Unit Attached	1,426	3.5%	1,411	4.6%
1 Unit Detached	12,634	31.4%	10,004	32.7%
2 Units	1,379	3.4%	1,615	5.3%
3 to 19 Units	7,803	19.4%	6,342	20.7%
20 to 49 Units	1,468	3.6%	3,455	11.3%
50 or More Units	2,958	7.3%	7,328	23.9%
Mobile Home or Trailer	12,516	31.1%	354	1.2%
Boat, RV, Van, etc	79	0.2%	120	0.4%
Total Units	**40,263**	**31.9%**	**30,629**	**100.0%**

Units in Structure	Remainder of Pinellas County (b) Number of Units	Remainder of Pinellas County (b) Percent of Total
1 Unit Attached	24,995	5.1%
1 Unit Detached	238,347	48.5%
2 Units	14,236	2.9%
3 to 19 Units	82,216	16.7%
20 to 49 Units	30,384	6.2%
50 or More Units	49,057	10.0%
Mobile Home or Trailer	51,393	10.4%
Boat, RV, Van, etc	1,180	0.2%
Total Units	**491,808**	**100.0%**

Units in Structure	Pinellas County Total Number of Units	Pinellas County Total Percent of Total	Tampa Bay Area (c) Number of Units	Tampa Bay Area (c) Percent of Total
1 Unit Attached	24,995	5.1%	66,115	4.9%
1 Unit Detached	238,347	48.5%	711,189	52.9%
2 Units	14,236	2.9%	38,415	2.9%
3 to 19 Units	82,216	16.7%	197,713	14.7%
20 to 49 Units	30,384	6.2%	56,800	4.2%
50 or More Units	49,057	10.0%	84,177	6.3%
Mobile Home or Trailer	51,393	10.4%	183,696	13.7%
Boat, RV, Van, etc	1,180	0.2%	6,102	0.5%
Total Units	**491,808**	**100.0%**	**1,344,207**	**100.0%**

Notes:
(a) The Barrier Island Cities and Towns include the following: Belleair Beach, Belleair Shore, Indian Rocks Beach, Indian Shores, Madeira Beach, North Redington Beach, Redington Beach, Redington Shores, St. Pete Beach, and Treasure
(b) The Remainder of Pinellas County includes all areas of the county not specifically listed above.
(c) As defined by the Tampa Bay Area Regional Planning Council, the Tampa Bay Area is comprised of Hillsborough, Manatee, Pasco, and Pinellas counties.
(d) Data for 2006 are estimates provided by Claritas, a national demographic vendor.
Sources: Claritas, 2006; BAE, 2006.

Table B-11. Housing Units by Year Built, 2006

Year Structure Built	City of St. Petersburg Number of Units	City of St. Petersburg Percent of Total	City of Clearwater Number of Units	City of Clearwater Percent of Total
1999 to 2006 (a)	6,323	5.0%	3,348	5.8%
1995 to 1998	2,187	1.7%	1,916	3.3%
1990 to 1994	3,584	2.8%	2,322	4.1%
1980 to 1989	12,885	10.2%	10,993	19.2%
1970 to 1979	24,476	19.4%	17,744	31.0%
1960 to 1969	24,180	19.2%	9,611	16.8%
1950 to 1959	31,244	24.8%	7,380	12.9%
1940 to 1949	9,036	7.2%	2,303	4.0%
1939 or Earlier	12,187	9.7%	1,621	2.8%
Total	**126,102**	**100.0%**	**57,238**	**100.0%**

Year Structure Built	City of Largo Number of Units	City of Largo Percent of Total	Barrier Island Cities and Towns (a Number of Units	Barrier Island Cities and Towns (a Percent of Total
1999 to 2006 (a)	2,068	5.1%	2,137	7.0%
1995 to 1998	685	1.7%	1,017	3.3%
1990 to 1994	1,322	3.3%	1,339	4.4%
1980 to 1989	8,492	21.1%	5,278	17.2%
1970 to 1979	16,829	41.8%	7,970	26.0%
1960 to 1969	6,447	16.0%	4,810	15.7%
1950 to 1959	3,298	8.2%	5,791	18.9%
1940 to 1949	579	1.4%	1,473	4.8%
1939 or Earlier	543	1.3%	814	2.7%
Total	**40,263**	**100.0%**	**30,629**	**100.0%**

Year Structure Built	Remainder of Pinellas County (b) Number of Units	Remainder of Pinellas County (b) Percent of Total
1999 to 2006 (a)	16,703	7.0%
1995 to 1998	10,884	4.6%
1990 to 1994	16,041	6.8%
1980 to 1989	62,562	26.3%
1970 to 1979	63,826	26.9%
1960 to 1969	34,834	14.7%
1950 to 1959	25,092	10.6%
1940 to 1949	4,028	1.7%
1939 or Earlier	3,606	1.5%
Total	**237,576**	**100.0%**

Year Structure Built	Pinellas County Total Number of Units	Pinellas County Total Percent of Total	Tampa Bay Area (c) Number of Units	Tampa Bay Area (c) Percent of Total
1999 to 2006 (a)	30,579	6.2%	185,783	13.8%
1995 to 1998	16,689	3.4%	83,621	6.2%
1990 to 1994	24,608	5.0%	91,629	6.8%
1980 to 1989	100,210	20.4%	298,909	22.2%
1970 to 1979	130,845	26.6%	305,220	22.7%
1960 to 1969	79,882	16.2%	167,336	12.4%
1950 to 1959	72,805	14.8%	130,959	9.7%
1940 to 1949	17,419	3.5%	38,044	2.8%
1939 or Earlier	18,771	3.8%	42,706	3.2%
Total	**491,808**	**100.0%**	**1,344,207**	**100.0%**

Notes:
(a) The Barrier Island Cities and Towns include the following: Belleair Beach, Belleair Shore, Indian Rocks Beach, Indian Shores, Madeira Beach, North Redington Beach, Redington Beach, Redington Shores, St. Pete Beach, and Treasure Island.
(b) The Remainder of Pinellas County includes all areas of the county not specifically listed above.
(c) As defined by the Tampa Bay Area Regional Planning Council, the Tampa Bay Area is comprised of Hillsborough, Manatee, Pasco, and Pinellas counties.
(d) Data for 2006 are estimates provided by Claritas, a national demographic vendor.
Sources: Claritas, 2006; BAE, 2006.

Table B-12: Residential Construction Trends by Building Type, Pinellas County, 2002 to 2006

Unit Type	2002	2003	2004	2005	2006 (a)	Average Annual Rate
Single Family/Duplex Units	1,653	1,681	2,276	2,783	1,744	2,027
Multi-Family Units	683	1,862	1,293	1,088	372	1,060
Total Units	**2,336**	**3,543**	**3,569**	**3,871**	**2,116**	**3,087**

Note: (a) 2006 data are preliminary estimate prepared by the Census. December 2006 data is still unavailable.
Sources: U.S. Census, 2006; BAE, 2006.

Table B-13: Change in the Number of Manufactured and Mobile Homes, Pinellas County, 2003 to 2005

	2003	2005	Total Change	Average Annual Change
Number of Units	50,264	45,802	(4,462)	(2,231)

Source: Pinellas County Planning Department, *Report on Manufactured and Modual Homes,* October 2006; BAE 2006.

Table B-14. Condominium Conversion Trends, 2000 to 2005

	Apartments Converted to Condominiums						
	2000	2001	2002	2003	2004	2005	2000-2005
Pinellas County							
City of St. Petersburg	-	-	29	344	416	840	1,629
City of Clearwater	-	-	12	-	475	284	771
City of Largo	-	-	-	-	-	312	312
Barrier Island Cities and Towns (a)	13	-	-	17	396	160	586
Remainder of Pinellas County (b)	-	-	-	26	434	676	1,136
Pinellas County Total	13	-	41	387	1,721	2,272	4,434
Tampa Bay Area (c)	73	501	45	800	3,730	8,420	13,569

Notes:
(a) The Barrier Island Cities and Towns include the following: Belleair Beach, Belleair Shore, Indian Rocks Beach, Indian Shores, Madeira Beach, North Redington Beach, Redington Beach, Redington Shores, St. Pete Beach, and Treasure Island.
(b) The Remainder of Pinellas County includes all areas of the county not specifically listed above.
(c) As defined by the Tampa Bay Area Regional Planning Council, the Tampa Bay Area is comprised of Hillsborough, Manatee, Pasco, and Pinellas counties.

Source: Florida Division of Real Estate, 2006; BAE, 2006.

Table B-15: Pinellas County Rental Housing Market Overview, 2nd Quarter 2006

Rental Units (a)

Pinellas County	Number of Units	Percent of Mix
Studio	439	1.4%
1 Bedroom	13,678	44.7%
2 Bedrooms	14,142	46.2%
3 Bedrooms	2,229	7.3%
4 or More Bedrooms	133	0.4%
Total	30,621	100.0%

Rent Trends

Pinellas County	Average Rent 2004	Average Rent 2005	Change 2004-2005	Average Rent, 2006	Change 2005-2006
1 BR	$609	$638	4.8%	$689	8.0%
2 BR	$770	$795	3.2%	$858	7.9%
3 BR	$985	$1,012	2.7%	$1,065	5.2%
All	$716	$743	3.8%	$801	7.8%

Vacancy Rate

2004	7.0%
2005	4.8%
2006	3.8%

Notes:
(a) Based on a survey of apartment communities containing 50 or more units.
Sources: RealData 2006; BAE, 2006.

Table B-16: Pinellas County Rental Market Data by City, 2nd Quarter 2006

	Studios	One Bedrooms	Two Bedrooms	Three Bedrooms	Four or More Bedrooms
St. Petersburg					
Number of Units	219	5,510	4,762	624	N/A
Number Vacant	1	170	202	25	N/A
Vacancy Rate	0.5%	3.1%	4.2%	4.0%	N/A
Median Rent	$583	$710	$885	$1,165	N/A
Median Size (Sq. Ft.)	536	719	1,004	1,292	N/A
Median Rent per Sq. Ft.	$1.06	$1.06	$0.92	$0.94	N/A
Clearwater					
Number of Units	164	3,113	4,102	670	31
Number Vacant	13	174	208	44	0
Vacancy Rate	7.9%	5.6%	5.1%	6.6%	0.0%
Median Rent	$570	$710	$825	$1,100	$1,363
Median Size (Sq. Ft.)	500	750	1,000	1,390	1,595
Median Rent per Sq. Ft.	$1.14	$0.99	$0.80	$0.81	$0.86
Largo					
Number of Units	24	2,553	1,984	324	24
Number Vacant	2	66	95	6	1
Vacancy Rate	8.3%	2.6%	4.8%	1.9%	4.2%
Median Rent	$549	$640	$803	$968	$1,155
Median Size (Sq. Ft.)	488	707	1,010	1,225	1,408
Median Rent per Sq. Ft.	$1.13	$0.92	$0.80	$0.76	$0.82
Pinellas County Total					
Number of Units	439	13,678	14,142	2,229	133
Number Vacant	17	478	588	94	8
Vacancy Rate	3.9%	3.5%	4.2%	4.2%	6.0%
Median Rent	$570	$700	$850	$1,054	$1,350
Median Size (Sq. Ft.)	512	732	1,020	1,278	1,579
Median Rent per Sq. Ft.	$1.14	$0.98	$0.84	$0.82	$0.86

Notes:
(a) Based on a survey of apartment communities containing 50 or more units.
Sources: RealData 2006; BAE, 2006.

Table B-17: Sales Trends for Existing Single-Family Homes, 2000 to 2006

YEAR END DATA							
Tampa-St. Petersburg-Clearwater MSA	**2000**	**2001**	**2002**	**2003**	**2004**	**2005**	**2006**
Median Sale Price	$105,800	$124,400	$133,300	$139,300	$159,900	$201,700	NA
Number of Sales	28,253	14,518	25,925	40,867	47,639	53,183	NA
State of Florida							
Median Sale Price	$117,600	$126,600	$141,700	$155,800	$181,900	$235,100	NA
Number of Sales	159,114	140,364	179,631	218,739	242,597	248,565	NA
MONTHLY DATA							
Tampa-St. Petersburg-Clearwater MSA	**Nov 00**	**Nov 01**	**Nov 02**	**Nov 03**	**Nov 04**	**Nov 05**	**Nov 06**
Median Sale Price	$104,900	$130,500	$137,900	$139,200	$167,100	$222,900	$229,000
Number of Sales	2,225	2,356	NA	3,151	3,276	3,799	2,182
State of Florida							
Median Sale Price	$117,100	$128,800	$141,500	$157,400	$191,300	$250,400	$242,500
Number of Sales	12,454	12,637	NA	15,757	17,110	17,088	11,912

Sources: Florida Association of Realtors, 2006; BAE, 2006.

Table B-18: House Price Index, Tampa-St. Petersburg-Clearwater Metropolitan Area, 1990-3rd Quarter 2006

Quarter/Year	Annual Percent Change in House Price Index
1st Quarter, 1990	2.80%
2nd Quarter, 1990	1.75%
3rd Quarter, 1990	0.60%
4th Quarter, 1990	-0.81%
1st Quarter, 1991	0.57%
2nd Quarter, 1991	1.36%
3rd Quarter, 1991	0.36%
4th Quarter, 1991	3.12%
1st Quarter, 1992	1.98%
2nd Quarter, 1992	1.65%
3rd Quarter, 1992	4.15%
4th Quarter, 1992	1.55%
1st Quarter, 1993	1.27%
2nd Quarter, 1993	2.94%
3rd Quarter, 1993	1.26%
4th Quarter, 1993	2.75%
1st Quarter, 1994	2.11%
2nd Quarter, 1994	-0.45%
3rd Quarter, 1994	-0.20%
4th Quarter, 1994	-1.35%
1st Quarter, 1995	-0.91%
2nd Quarter, 1995	2.32%
3rd Quarter, 1995	3.55%
4th Quarter, 1995	4.18%
1st Quarter, 1996	5.76%
2nd Quarter, 1996	2.76%
3rd Quarter, 1996	1.50%
4th Quarter, 1996	2.04%
1st Quarter, 1997	1.25%
2nd Quarter, 1997	2.54%
3rd Quarter, 1997	4.21%
4th Quarter, 1997	4.61%
1st Quarter, 1998	5.18%
2nd Quarter, 1998	5.98%
3rd Quarter, 1998	5.19%
4th Quarter, 1998	5.42%

Table B-18: House Price Index, Tampa-St. Petersburg-Clearwater Metropolitan Area, 1990-3rd Quarter 2006 (Continued)

Quarter/Year	Annual Percent Change in House Price Index
1st Quarter, 1999	4.81%
2nd Quarter, 1999	5.78%
3rd Quarter, 1999	5.67%
4th Quarter, 1999	6.12%
1st Quarter, 2000	6.52%
2nd Quarter, 2000	7.60%
3rd Quarter, 2000	8.83%
4th Quarter, 2000	8.66%
1st Quarter, 2001	10.73%
2nd Quarter, 2001	10.62%
3rd Quarter, 2001	10.24%
4th Quarter, 2001	10.42%
1st Quarter, 2002	8.63%
2nd Quarter, 2002	8.96%
3rd Quarter, 2002	9.43%
4th Quarter, 2002	9.09%
1st Quarter, 2003	9.22%
2nd Quarter, 2003	8.01%
3rd Quarter, 2003	7.84%
4th Quarter, 2003	10.19%
1st Quarter, 2004	11.24%
2nd Quarter, 2004	13.97%
3rd Quarter, 2004	17.66%
4th Quarter, 2004	17.54%
1st Quarter, 2005	19.81%
2nd Quarter, 2005	22.39%
3rd Quarter, 2005	23.30%
4th Quarter, 2005	26.43%
1st Quarter, 2006	26.86%
2nd Quarter, 2006	23.12%
3rd Quarter, 2006	16.59%

Table B-18: House Price Index, Tampa-St. Petersburg-Clearwater Metropolitan Area, 1990-3rd Quarter 2006 (Continued)

Quarter/Year	Annual Percent Change in House Price Index
Average Annual Change	
1990-2006	7.00%
1990-1999	2.63%
2000-2003	9.06%
2004-2006	19.90%

Note: Compares the percent change in the House Price Index compared with the same quarter of the previous year.
Source: Office of Federal Housing Enterprise Oversight; BAE, 2006.

Table B-19: Single-Family Residential and Condominium Sales in Pinellas County, 2006

	SFR		CONDOMINIUMS		ALL UNITS	
	Number of Units	Percent of SFR	Number of Units	Percent of Condos	Number of Units	Percent of Total
Less than $50,000	25	1%	27	1%	52	1%
$50,000 to $99,999	266	6%	333	16%	599	9%
$100,000 to $149,999	858	18%	630	30%	1488	22%
$150,000 to $199,999	1245	26%	393	19%	1638	24%
$200,000 to $249,999	864	18%	177	9%	1041	15%
$250,000 to $299,999	527	11%	117	6%	644	9%
$300,000 to $349,999	270	6%	112	5%	382	6%
$350,000 to $399,999	165	3%	68	3%	233	3%
$400,000 to $449,999	101	2%	43	2%	144	2%
$450,000 to $499,999	84	2%	29	1%	113	2%
$500,000 +	382	8%	144	7%	526	8%
Total	**4,787**	**100%**	**2,073**	**100%**	**6,860**	**100.0%**
Avg Sales Per Month	**399**		**173**		**2,287**	
Median Sale Price	$199,900		$153,000		$185,000	
Average Sale Price	$256,806		$218,859		$245,339	
Avg. Square Feet	1,431		1,055		1,317	
Avg. Price per SF	$175		$199		$182	

Sources: First American Real Estate Solutions, 2006; BAE, 2006.

Table B-20: Single-Family Residential Sales by Unit Size, Pinellas County, 2006

Sales Price	ALL UNITS Number of Units (b)	ALL UNITS Percent of Total	Less than 1,000 sq. ft.	1,000 to 1,499 sq. ft.	1,500 to 1,999 sq. ft.	2,000 sq. ft. or more
Less than $50,000	25	1%	15	7	3	0
$50,000 to $99,999	266	6%	173	70	14	9
$100,000 to $149,999	858	18%	507	307	33	11
$150,000 to $199,999	1245	26%	403	737	97	8
$200,000 to $249,999	864	18%	60	537	240	27
$250,000 to $299,999	527	11%	16	196	271	44
$300,000 to $349,999	270	6%	15	41	135	79
$350,000 to $399,999	165	3%	3	15	56	91
$400,000 to $449,999	101	2%	1	8	23	69
$450,000 to $499,999	84	2%	1	12	12	59
$500,000 +	382	8%	7	24	59	292
Total	**4,787**	100.0%	**1,201**	**1,954**	**943**	**689**
Avg Sales Per Month	**399**		**100**	**163**	**79**	**57**
Median Sale Price	$199,900		$142,000	$189,900	$265,000	$450,000
Average Sale Price	$256,806		$149,060	$201,096	$288,042	$559,863
Average Square Feet	1,431		824	1,227	1,717	2,675
Average Price per Square Foot	$175		$183	$164	$168	$203

Sources: First American Real Estate Solutions, 2006; BAE, 2006.

Table B-21: Condominium Sales by Unit Size, Pinellas County, 2006

Sales Price	Total Units: Number of Units (b)	Total Units: Percent of Total	Less than 800 sq. ft.	800 to 999 sq. ft.	1,000 to 1,199 sq. ft.	1,200 sq. ft. or more
Less than $50,000	27	**1%**	13	6	4	4
$50,000 to $99,999	333	**16%**	184	107	37	5
$100,000 to $149,999	630	**30%**	138	269	167	56
$150,000 to $199,999	393	**19%**	26	75	167	125
$200,000 to $249,999	177	**9%**	38	18	53	68
$250,000 to $299,999	117	**6%**	24	27	30	36
$300,000 to $349,999	112	**5%**	24	14	34	40
$350,000 to $399,999	68	**3%**	6	11	19	32
$400,000 to $449,999	43	**2%**	3	7	12	21
$450,000 to $499,999	29	**1%**	4	2	8	15
$500,000 +	144	**7%**	1	2	24	117
Total	**2,073**	**100.0%**	**461**	**538**	**555**	**519**
Avg Sales Per Month	**173**		**38**	**45**	**46**	**43**
Median Sale Price	$153,000		$106,500	$130,000	$160,000	$250,000
Average Sale Price	$218,859		$139,053	$148,883	$205,497	$376,575
Average Square Feet	1,055		660	896	1,092	1,531
Average Price per Square Foot	$199		$211	$166	$189	$234

Sources: First American Real Estate Solutions, 2006; BAE, 2006.

Table B-22: Single-Family Residential and Condominium Sales in Pinellas County by Subarea, 2006

Sales Price	St. Petersburg	Clearwater	Largo	Barrier Islands	Remainder of County	County Total
Less than $50,000	29	8	3	2	10	52
$50,000 to $99,999	318	123	32	3	123	599
$100,000 to $149,999	742	275	134	6	331	1488
$150,000 to $199,999	670	292	182	14	480	1638
$200,000 to $249,999	377	194	97	14	359	1041
$250,000 to $299,999	225	115	57	32	215	644
$300,000 to $349,999	132	61	16	39	134	382
$350,000 to $399,999	69	35	15	27	87	233
$400,000 to $449,999	47	26	10	17	44	144
$450,000 to $499,999	27	23	4	13	46	113
$500,000 +	128	111	22	114	151	526
Total	**2,764**	**1,263**	**572**	**281**	**1,980**	**6,860**
Avg Sales Per Month	**230**	**105**	**48**	**23**	**165**	**572**
Median Sale Price	$165,000	$185,000	$175,700	$410,000	$205,000	$185,000
Average Sale Price	$213,440	$252,121	$211,379	$540,003	$253,535	$245,339
Average Square Feet	1,192	1,328	1,327	1,339	1,479	$1,317
Average Price per Square Foot	$175	$184	$157	$402	$168	$182

Sources: First American Real Estate Solutions, 2006; BAE, 2006.

Table B-23: Housing Costs as a Percentage of Income, St. Petersburg, Clearwater, Largo, and Pinellas County

Housing Costs as Percent of Household Income	2000		
St. Petersburg	**Owner Occupied (a)**	**Renter Occupied**	**All Units**
Less than 10 percent	6.6%	4.3%	5.5%
10 to 14 percent	15.2%	10.5%	12.9%
15 to 19 percent	19.8%	14.0%	16.9%
20 to 24 percent	16.6%	14.0%	15.3%
25 to 29 percent	11.2%	11.6%	11.4%
30 to 34 percent	8.0%	9.2%	8.6%
35 to 39 percent	5.1%	6.3%	5.7%
40 to 49 percent	5.5%	7.1%	6.3%
50 percent or more	11.5%	17.2%	14.3%
Not Computed (b)	0.5%	5.7%	3.1%
Total Units	100%	100%	100%
Clearwater	**2000**		
Less than 10 percent	5.9%	4.6%	5.2%
10 to 14 percent	15.6%	11.0%	13.0%
15 to 19 percent	19.4%	12.0%	15.2%
20 to 24 percent	16.1%	14.3%	15.1%
25 to 29 percent	11.2%	10.7%	10.9%
30 to 34 percent	8.5%	8.9%	8.7%
35 to 39 percent	5.1%	5.8%	5.5%
40 to 49 percent	6.4%	7.7%	7.1%
50 percent or more	11.2%	18.8%	15.5%
Not Computed (b)	0.7%	6.2%	3.8%
Total Units	100%	100%	100%
Largo	**2000**		
Less than 10 percent	7.8%	4.3%	5.8%
10 to 14 percent	13.5%	10.0%	11.5%
15 to 19 percent	19.3%	15.5%	17.2%
20 to 24 percent	18.1%	14.7%	16.2%
25 to 29 percent	12.5%	10.1%	11.1%
30 to 34 percent	6.9%	8.9%	8.0%
35 to 39 percent	5.6%	5.9%	5.8%
40 to 49 percent	5.7%	7.5%	6.7%
50 percent or more	10.0%	19.0%	15.1%
Not Computed (b)	0.5%	4.0%	2.5%
Total Units	100%	100%	100%

	2000			2005 (c)		
Pinellas County	**Owner Occupied (a)**	**Renter Occupied**	**All Units**	**Owner Occupied (a)**	**Renter Occupied**	**All Units**
Less than 10 percent	6.4%	4.5%	5.5%	4.7%	3.1%	4.1%
10 to 14 percent	15.0%	10.8%	13.1%	10.9%	6.4%	9.1%
15 to 19 percent	20.0%	14.0%	17.3%	17.0%	12.1%	15.0%
20 to 24 percent	17.0%	14.1%	15.7%	16.1%	12.7%	14.7%
25 to 29 percent	11.6%	10.8%	11.3%	12.4%	11.8%	12.2%
30 to 34 percent	8.0%	8.9%	8.4%	9.2%	9.4%	9.3%
35 to 39 percent	5.0%	5.9%	5.4%	7.0%	6.8%	6.9%
40 to 49 percent	5.8%	7.4%	6.5%	7.2%	9.1%	8.0%
50 percent or more	10.6%	17.8%	13.8%	14.6%	23.4%	18.1%
Not Computed (b)	0.7%	5.8%	3.0%	1.0%	5.1%	2.6%
Total Units	100%	100%	100%	100%	100%	100%

Notes:
(a) Includes only ownership housing units with a mortgage.
(b) Due to data limitations housing cost by income is not computed for all housing units by the US Census Bureau.
(c) American Community Survey data is not available for St. Petersburg, Clearwater, or Largo.
Sources: U.S. Census 2000; American Community Survey, 2005; BAE, 2006.

Appendix C. Inclusionary Zoning Tables

Table C-1: Single-Family Development Including No Affordable Units

Major Assumptions			
Characteristics of Project			
Base Project Size (Units)			30
Market Rate Units			30
Below Market Rate Units			0
Product Mix:	*Size*	%	
3 BR 2.5 BA	1,700	50%	15
4 BR 2.5 BA	1,825	50%	15
Afford 3 BR 2.5 BA 80% AMI	1,700	50%	-
Afford 3 BR 2.5 BA 100% AMI	1,700	50%	-
			30
Average Unit Size (Rentable Sq. Ft.)			1,763
Parking Ratio			2.00
Parking Spaces			60
Project Size (Gross Sq. Ft.):			
Unit Net Square Footage			52,875
Common Area			-
Total Residential			52,875
Prices:			
3 BR 2.5 BA			$467,500
4 BR 2.5 BA			$492,750
Affordable 3 BR/ 2.5 BA	80% AMI		$92,000
Affordable 3 BR/ 2.5 BA	100% AMI		$124,000
Parking Spaces (Included in Unit Price)			$0
Development Costs			
Land / Unit			$90,000
Construction Costs (per Gross Sq. Ft.) (2)			$125
Soft Costs (percent of Hard Costs)			25.0%
Parking Costs (included in base price)			$0
Impact Fees			$2,066

Pro Forma Analysis	
Development Cost Survey	
Land	$2,700,000
Unit Construction Cost	$6,609,000
Parking Construction Cost	$0
Soft Costs	$1,652,000
Impact Fees	$62,000
Total Development Costs	$11,023,000
Total Development Costs/Unit	$367,433
Development Feasibility	
Gross Sales Revenue	$14,403,750
Less Cost of Sales (6.0%)	$864,000
Less Development Costs	$11,023,000
Project Return (Net Rev - Dev Costs)	**$2,516,750**
Return as % of Total Development Costs	**22.83%**
Required Return	**$2,880,750**
Surplus/(Gap)	**-$364,000**

NOTES:

1) Based on conversations with local developers and analysis of local housing market conditions.

2) Data from *RS Means Square Foot Costs, 2007* .

Source: BAE, 2006.

Table C-2: Single-Family Development Including 20 Percent Affordable Units

Major Assumptions			
Characteristics of Project			
Base Project Size (Units)			30
Market Rate Units			24
Below Market Rate Units			6
Product Mix:	*Size*	%	
3 BR 2.5 BA	1,700	50%	12
4 BR 2.5 BA	1,825	50%	12
Afford 3 BR 2.5 BA 80% AMI	1,700	50%	3
Afford 3 BR 2.5 BA 100% AMI	1,700	50%	3
			30
Average Unit Size (Rentable Sq. Ft.)			1,750
Parking Ratio			2.00
Parking Spaces			60
Project Size (Gross Sq. Ft.):			
Unit Net Square Footage			52,500
Common Area			-
Total Residential			52,500
Prices:			
3 BR 2.5 BA			$467,500
4 BR 2.5 BA			$492,750
Affordable 3 BR/ 2.5 BA	80% AMI		$92,000
Affordable 3 BR/ 2.5 BA	100% AMI		$124,000
Parking Spaces (Included in Unit Price)			$0
Development Costs			
Land / Unit			$90,000
Construction Costs (per Gross Sq. Ft.) (2)			$125
Soft Costs (percent of Hard Costs)			25.0%
Parking Costs (included in base price)			$0
Impact Fees			$2,066

Pro Forma Analysis	
Development Cost Survey	
Land	$2,700,000
Unit Construction Cost	$6,563,000
Parking Construction Cost	$0
Soft Costs	$1,641,000
Impact Fees	$62,000
Total Development Costs	$10,966,000
Total Development Costs/Unit	$365,533
Development Feasibility	
Gross Sales Revenue	$12,183,000
Less Cost of Sales (6.0%)	$731,000
Less Development Costs	$10,966,000
Project Return (Net Rev - Dev Costs)	**$486,000**
Return as % of Total Development Costs	**4.43%**
Required Return	**$2,436,600**
Surplus/(Gap)	**-$1,950,600**

NOTES:

1) Based on conversations with local developers and analysis of local housing market conditions.

2) Data from *RS Means Square Foot Costs, 2007*.

Source: BAE, 2006.

Table C-3: Single-Family Development Including 20 Percent Affordable Units and 50-Percent Bonus Density

Major Assumptions			
Characteristics of Project			
Base Project Size (Units)			45
Market Rate Units			36
Below Market Rate Units			9
Product Mix:	*Size*	%	
3 BR 2.5 BA	1,700	50%	18
4 BR 2.5 BA	1,825	50%	18
Afford 3 BR 2.5 BA 80% AMI	1,700	50%	5
Afford 3 BR 2.5 BA 100% AMI	1,700	50%	4
			45
Average Unit Size (Rentable Sq. Ft.)			1,750
Parking Ratio			2.00
Parking Spaces			90
Project Size (Gross Sq. Ft.):			
Unit Net Square Footage			78,750
Common Area			-
Total Residential			78,750
Prices:			
3 BR 2.5 BA			$467,500
4 BR 2.5 BA			$492,750
Affordable 3 BR/ 2.5 BA	80% AMI		$92,000
Affordable 3 BR/ 2.5 BA	100% AMI		$124,000
Parking Spaces (Included in Unit Price)			$0
Development Costs			
Land / Unit			$60,000
Construction Costs (per Gross Sq. Ft.) (2)			$125
Soft Costs (percent of Hard Costs)			25.0%
Parking Costs (included in base price)			$0
Impact Fees			$2,066

Pro Forma Analysis	
Development Cost Survey	
Land	$2,700,000
Unit Construction Cost	$9,844,000
Parking Construction Cost	$0
Soft Costs	$2,461,000
Impact Fees	$93,000
Total Development Costs	$15,098,000
Total Development Costs/Unit	$335,511
Development Feasibility	
Gross Sales Revenue	$18,256,500
Less Cost of Sales (6.0%)	$1,095,000
Less Development Costs	$15,098,000
Project Return (Net Rev - Dev Costs)	**$2,063,500**
Return as % of Total Development Costs	**13.67%**
Required Return	**$3,651,300**
Surplus/(Gap)	**-$1,587,800**

NOTES:

1) Based on conversations with local developers and analysis of local housing market conditions.

2) Data from *RS Means Square Foot Costs, 2007* .

Source: BAE, 2006.

Table C-4: Single-Family Development with 20 Percent Affordable Units and a Land Write-Down

Major Assumptions			
Characteristics of Project			
Base Project Size (Units)			30
Market Rate Units			24
Below Market Rate Units			6
Product Mix:	*Size*	%	
3 BR 2.5 BA	1,700	50%	12
4 BR 2.5 BA	1,825	50%	12
Afford 3 BR 2.5 BA 80% AMI	1,700	50%	3
Afford 3 BR 2.5 BA 100% AMI	1,700	50%	3
			30
Average Unit Size (Rentable Sq. Ft.)			1,750
Parking Ratio			2.00
Parking Spaces			60
Project Size (Gross Sq. Ft.):			
Unit Net Square Footage			52,500
Common Area			-
Total Residential			52,500
Prices:			
3 BR 2.5 BA			$467,500
4 BR 2.5 BA			$492,750
Affordable 3 BR/ 2.5 BA	80% AMI		$92,000
Affordable 3 BR/ 2.5 BA	100% AMI		$124,000
Parking Spaces (Included in Unit Price)			$0
Development Costs			
Land / Unit			$42,000
Construction Costs (per Gross Sq. Ft.) (2)			$125
Soft Costs (percent of Hard Costs)			25.0%
Parking Costs (included in base price)			$0
Impact Fees			$2,066

Pro Forma Analysis	
Development Cost Survey	
Land	$1,260,000
Unit Construction Cost	$6,563,000
Parking Construction Cost	$0
Soft Costs	$1,641,000
Impact Fees	$62,000
Total Development Costs	$9,526,000
Total Development Costs/Unit	$317,533
Development Feasibility	
Gross Sales Revenue	$12,183,000
Less Cost of Sales (6.0%)	$731,000
Less Development Costs	$9,526,000
Project Return (Net Rev - Dev Costs)	**$1,926,000**
Return as % of Total Development Costs	**20.22%**
Required Return	**$2,436,600**
Surplus/(Gap)	**-$510,600**

NOTES:

1) Based on conversations with local developers and analysis of local housing market conditions.

2) Data from *RS Means Square Foot Costs, 2007*.

Source: BAE, 2006.

Table C-5: Single-Family Development Including 20 Percent Affordable Units, County Pays Impact Fees

Major Assumptions			
Characteristics of Project			
Base Project Size (Units)			30
Market Rate Units			24
Below Market Rate Units			6
Product Mix:	*Size*	%	
3 BR 2.5 BA	1,700	50%	12
4 BR 2.5 BA	1,825	50%	12
Afford 3 BR 2.5 BA 80% AMI	1,700	50%	3
Afford 3 BR 2.5 BA 100% AMI	1,700	50%	3
			30
Average Unit Size (Rentable Sq. Ft.)			1,750
Parking Ratio			2.00
Parking Spaces			60
Project Size (Gross Sq. Ft.):			
Unit Net Square Footage			52,500
Common Area			-
Total Residential			52,500
Prices:			
3 BR 2.5 BA			$467,500
4 BR 2.5 BA			$492,750
Affordable 3 BR/ 2.5 BA	80% AMI		$92,000
Affordable 3 BR/ 2.5 BA	100% AMI		$124,000
Parking Spaces (Included in Unit Price)			$0
Development Costs			
Land / Unit			$90,000
Construction Costs (per Gross Sq. Ft.) (2)			$125
Soft Costs (percent of Hard Costs)			25.0%
Parking Costs (included in base price)			$0
Impact Fees			$0

Pro Forma Analysis	
Development Cost Survey	
Land	$2,700,000
Unit Construction Cost	$6,563,000
Parking Construction Cost	$0
Soft Costs	$1,641,000
Impact Fees	$0
Total Development Costs	$10,904,000
Total Development Costs/Unit	$363,467
Development Feasibility	
Gross Sales Revenue	$12,183,000
Less Cost of Sales (6.0%)	$731,000
Less Development Costs	$10,904,000
Project Return (Net Rev - Dev Costs)	**$548,000**
Return as % of Total Development Costs	**5.03%**
Required Return	**$2,436,600**
Surplus/(Gap)	**-$1,888,600**

NOTES:

1) Based on conversations with local developers and analysis of local housing market conditions.

2) Data from *RS Means Square Foot Costs, 2007*.

Source: BAE, 2006.

Table C-6: Single-Family Development Including 10 Percent Affordable Units and 50-Percent Bonus Density

Major Assumptions			
Characteristics of Project			
Base Project Size (Units)			45
Market Rate Units			40
Below Market Rate Units			5
Product Mix:	*Size*	%	
3 BR 2.5 BA	1,700	50%	20
4 BR 2.5 BA	1,825	50%	20
Afford 3 BR 2.5 BA 80% AMI	1,700	0%	-
Afford 3 BR 2.5 BA 120% AMI	1,700	100%	5
			45
Average Unit Size (Rentable Sq. Ft.)			1,756
Parking Ratio			2.00
Parking Spaces			90
Project Size (Gross Sq. Ft.):			
Unit Net Square Footage			79,000
Common Area			-
Total Residential			79,000
Prices:			
3 BR 2.5 BA			$467,500
4 BR 2.5 BA			$492,750
Affordable 3 BR/ 2.5 BA	80% AMI		$92,000
Affordable 3 BR/ 2.5 BA	120% AMI		$157,000
Parking Spaces (Included in Unit Price)			$0
Development Costs			
Land / Unit			$60,000
Construction Costs (per Gross Sq. Ft.) (2)			$125
Soft Costs (percent of Hard Costs)			25.0%
Parking Costs (included in base price)			$0
Impact Fees			$2,066

Pro Forma Analysis	
Development Cost Survey	
Land	$2,700,000
Unit Construction Cost	$9,875,000
Parking Construction Cost	$0
Soft Costs	$2,469,000
Impact Fees	$93,000
Total Development Costs	$15,137,000
Total Development Costs/Unit	$336,378
Development Feasibility	
Gross Sales Revenue	$20,000,000
Less Cost of Sales (6.0%)	$1,200,000
Less Development Costs	$15,137,000
Project Return (Net Rev - Dev Costs)	**$3,663,000**
Return as % of Total Development Costs	**24.20%**
Required Return	**$3,027,400**
Surplus/(Gap)	**$635,600**

NOTES:

1) Based on conversations with local developers and analysis of local housing market conditions.

2) Data from *RS Means Square Foot Costs, 2007* .

Source: BAE, 2006.

Table C-7: Townhouse Development Including No Affordable Units

Major Assumptions			
Characteristics of Project			
Base Project Size (Units)			30
Market Rate Units			30
Below Market Rate Units			0
Product Mix:	*Size*	%	
2 BR 2 BA	1,275	50%	15
3 BR 2 BA	1,450	50%	15
Afford 2 BR 2 BA 80% AMI	1,275	50%	-
Afford 2 BR 2 BA 100% AMI	1,275	50%	-
			30
Average Unit Size (Rentable Sq. Ft.)			1,363
Parking Ratio			2.00
Parking Spaces			60
Project Size (Gross Sq. Ft.):			
Unit Net Square Footage			40,875
Common Area			-
Total Residential			40,875
Prices:			
2 BR 2 BA			$369,750
3 BR 2 BA			$413,250
Affordable 2 BR/2 BA	80% AMI		$83,000
Affordable 2 BR/2 BA	100% AMI		$112,000
Parking Spaces (Included in Unit Price)			$0
Development Costs			
Land / Unit			$65,000
Construction Costs (per Gross Sq. Ft.) (2)			$130
Soft Costs (percent of Hard Costs			25.0%
Parking Costs (per Space)			$5,500
Impact Fees			$2,066

Pro Forma Analysis	
Development Cost Survey	
Land	$1,950,000
Unit Construction Cost	$5,314,000
Parking Construction Cost	$330,000
Soft Costs	$1,411,000
Impact Fees	$62,000
Total Development Costs	$9,067,000
Total Development Costs/Unit	$302,233
Development Feasibility	
Gross Sales Revenue	$11,745,000
Less Cost of Sales (6.0%)	$705,000
Less Development Costs	$9,067,000
Project Return (Net Rev - Dev Costs)	**$1,973,000**
Return as % of Total Development Costs	**21.76%**
Required Return	**$1,813,400**
Surplus/(Gap)	**$159,600**

NOTES:

1) Based on conversations with local developers and analysis of local housing market conditions.

2) Data from *RS Means Square Foot Costs, 2007* .

Source: BAE, 2006.

Table C-8: Townhouse Development Including 20 Percent Affordable Units

Major Assumptions			
Characteristics of Project			
Base Project Size (Units)			30
Market Rate Units			24
Below Market Rate Units			6
Product Mix:	*Size*	%	
2 BR 2 BA	1,275	50%	12
3 BR 2 BA	1,450	50%	12
Afford 2 BR 2 BA 80% AMI	1,275	50%	3
Afford 2 BR 2 BA 100% AMI	1,275	50%	3
			30
Average Unit Size (Rentable Sq. Ft.)			1,345
Parking Ratio			2.00
Parking Spaces			60
Project Size (Gross Sq. Ft.):			
Unit Net Square Footage			40,350
Common Area			-
Total Residential			40,350
Prices:			
2 BR 2 BA			$369,750
3 BR 2 BA			$413,250
Affordable 2 BR/2 BA	80% AMI		$83,000
Affordable 2 BR/2 BA	100% AMI		$112,000
Parking Spaces (Included in Unit Price)			$0
Development Costs			
Land / Unit			$65,000
Construction Costs (per Gross Sq. Ft.) (2)			$130
Soft Costs (percent of Hard Costs)			25.0%
Parking Costs (per Space)			$5,500
Impact Fees			$2,066

Pro Forma Analysis	
Development Cost Survey	
Land	$1,950,000
Unit Construction Cost	$5,246,000
Parking Construction Cost	$330,000
Architecture, Engineering, Insurance & Accounting	$1,394,000
Impact Fees	$62,000
Total Development Costs	$8,982,000
Total Development Costs/Unit	$299,400
Development Feasibility	
Gross Sales Revenue	$9,990,000
Less Cost of Sales (6.0%)	$599,000
Less Development Costs	$8,982,000
Project Return (Net Rev - Dev Costs)	**$409,000**
Return as % of Total Development Costs	**4.55%**
Required Return	**$1,796,400**
Surplus/(Gap)	**-$1,387,400**

NOTES:

1) Based on conversations with local developers and analysis of local housing market conditions.

2) Data from *RS Means Square Foot Costs, 2007*.

Source: BAE, 2006.

Table C-9: Townhouse Development Including 20 Percent Affordable Units and 50-Percent Bonus Density

Major Assumptions			
Characteristics of Project			
Base Project Size (Units)			45
Market Rate Units			36
Below Market Rate Units			9
Product Mix:	*Size*	%	
2 BR 2 BA	1,275	50%	18
3 BR 2 BA	1,450	50%	18
Afford 2 BR 2 BA 80% AMI	1,275	50%	5
Afford 2 BR 2 BA 100% AMI	1,275	50%	4
			45
Average Unit Size (Rentable Sq. Ft.)			1,345
Parking Ratio			2.00
Parking Spaces			90
Project Size (Gross Sq. Ft.):			
Unit Net Square Footage			60,525
Common Area			-
Total Residential			60,525
Prices:			
2 BR 2 BA			$369,750
3 BR 2 BA			$413,250
Affordable 2 BR/2 BA	80% AMI		$83,000
Affordable 2 BR/2 BA	100% AMI		$112,000
Parking Spaces (Included in Unit Price)			$0
Development Costs			
Land / Unit			$43,333
Construction Costs (per Gross Sq. Ft.) (2)			$130
Soft Costs (percent of Hard Costs)			25.0%
Parking Costs (per Space)			$5,500
Impact Fees			$2,066

Pro Forma Analysis	
Development Cost Survey	
Land	$1,950,000
Unit Construction Cost	$7,868,000
Parking Construction Cost	$495,000
Soft Costs	$2,091,000
Impact Fees	$93,000
Total Development Costs	$12,497,000
Total Development Costs/Unit	$277,711
Development Feasibility	
Gross Sales Revenue	$14,969,000
Less Cost of Sales (6.0%)	$898,000
Less Development Costs	$12,497,000
Project Return (Net Rev - Dev Costs)	**$1,574,000**
Return as % of Total Development Costs	**12.60%**
Required Return	**$2,499,400**
Surplus/(Gap)	**-$925,400**

NOTES:

1) Based on conversations with local developers and analysis of local housing market conditions.

2) Data from *RS Means Square Foot Costs, 2007* .

Source: BAE, 2006.

Table C-10: Townhouse Development with 20 Percent Affordable Units and a Land Write-Down

Major Assumptions			
Characteristics of Project			
Base Project Size (Units)			30
Market Rate Units			24
Below Market Rate Units			6
Product Mix:	*Size*	%	
2 BR 2 BA	1,275	50%	12
3 BR 2 BA	1,450	50%	12
Afford 2 BR 2 BA 80% AMI	1,275	50%	3
Afford 2 BR 2 BA 100% AMI	1,275	50%	3
			30
Average Unit Size (Rentable Sq. Ft.)			1,345
Parking Ratio			2.00
Parking Spaces			60
Project Size (Gross Sq. Ft.):			
Unit Net Square Footage			40,350
Common Area			-
Total Residential			40,350
Prices:			
2 BR 2 BA			$369,750
3 BR 2 BA			$413,250
Affordable 2 BR/2 BA	80% AMI		$83,000
Affordable 2 BR/2 BA	100% AMI		$112,000
Parking Spaces (Included in Unit Price)			$0
Development Costs			
Land / Unit			$26,000
Construction Costs (per Gross Sq. Ft.) (2)			$130
Soft Costs (percent of Hard Costs)			25.0%
Parking Costs (per Space)			$5,500
Impact Fees			$2,066

Pro Forma Analysis	
Development Cost Survey	
Land	$780,000
Unit Construction Cost	$5,246,000
Parking Construction Cost	$330,000
Architecture, Engineering, Insurance & Accounting	$1,394,000
Impact Fees	$62,000
Total Development Costs	$7,812,000
Total Development Costs/Unit	$260,400
Development Feasibility	
Gross Sales Revenue	$9,990,000
Less Cost of Sales (6.0%)	$599,000
Less Development Costs	$7,812,000
Project Return (Net Rev - Dev Costs)	**$1,579,000**
Return as % of Total Development Costs	**20.21%**
Required Return	**$1,562,400**
Surplus/(Gap)	**$16,600**

NOTES:

1) Based on conversations with local developers and analysis of local housing market conditions.

2) Data from *RS Means Square Foot Costs, 2007*.

Source: BAE, 2006.

Table C-11: Townhouse Development Including 20 Percent Affordable Units, County Pays Impact Fees

Major Assumptions			
Characteristics of Project			
Base Project Size (Units)			30
Market Rate Units			24
Below Market Rate Units			6
Product Mix:	*Size*	%	
2 BR 2 BA	1,275	50%	12
3 BR 2 BA	1,450	50%	12
Afford 2 BR 2 BA 80% AMI	1,275	50%	3
Afford 2 BR 2 BA 100% AMI	1,275	50%	3
			30
Average Unit Size (Rentable Sq. Ft.)			1,345
Parking Ratio			2.00
Parking Spaces			60
Project Size (Gross Sq. Ft.):			
Unit Net Square Footage			40,350
Common Area			-
Total Residential			40,350
Prices:			
2 BR 2 BA			$369,750
3 BR 2 BA			$413,250
Affordable 2 BR/2 BA	80% AMI		$83,000
Affordable 2 BR/2 BA	100% AMI		$112,000
Parking Spaces (Included in Unit Price)			$0
Development Costs			
Land / Unit			$65,000
Construction Costs (per Gross Sq. Ft.) (2)			$130
Soft Costs (percent of Hard Costs)			25.0%
Parking Costs (per Space)			$5,500
Impact Fees			$0

Pro Forma Analysis	
Development Cost Survey	
Land	$1,950,000
Unit Construction Cost	$5,246,000
Parking Construction Cost	$330,000
Soft Costs	$1,394,000
Impact Fees	$0
Total Development Costs	$8,920,000
Total Development Costs/Unit	$297,333
Development Feasibility	
Gross Sales Revenue	$9,990,000
Less Cost of Sales (6.0%)	$599,000
Less Development Costs	$8,920,000
Project Return (Net Rev - Dev Costs)	**$471,000**
Return as % of Total Development Costs	**5.28%**
Required Return	**$1,784,000**
Surplus/(Gap)	**-$1,313,000**

NOTES:

1) Based on conversations with local developers and analysis of local housing market conditions.

2) Data from *RS Means Square Foot Costs, 2007*.

Source: BAE, 2006.

Table C-12: Townhouse Development Including 10 Percent Affordable Units and 50-Percent Bonus Density

Major Assumptions			
Characteristics of Project			
Base Project Size (Units)			45
Market Rate Units			40
Below Market Rate Units			5
Product Mix:	*Size*	%	
2 BR 2 BA	1,275	50%	20
3 BR 2 BA	1,450	50%	20
Afford 2 BR 2 BA 80% AMI	1,275	0%	-
Afford 2 BR 2 BA 120% AMI	1,275	100%	5
			45
Average Unit Size (Rentable Sq. Ft.)			1,353
Parking Ratio			2.00
Parking Spaces			90
Project Size (Gross Sq. Ft.):			
Unit Net Square Footage			60,875
Common Area			-
Total Residential			60,875
Prices:			
2 BR 2 BA			$369,750
3 BR 2 BA			$413,250
Affordable 2 BR/2 BA	80% AMI		$83,000
Affordable 2 BR/2 BA	120% AMI		$141,000
Parking Spaces (Included in Unit Price)			$0
Development Costs			
Land / Unit			$43,333
Construction Costs (per Gross Sq. Ft.) (2)			$130
Soft Costs (percent of Hard Costs)			25.0%
Parking Costs (per Space)			$5,500
Impact Fees			$2,066

Pro Forma Analysis	
Development Cost Survey	
Land	$1,950,000
Unit Construction Cost	$7,914,000
Parking Construction Cost	$495,000
Soft Costs	$2,102,000
Impact Fees	$93,000
Total Development Costs	$12,554,000
Total Development Costs/Unit	$278,978
Development Feasibility	
Gross Sales Revenue	$16,375,000
Less Cost of Sales (6.0%)	$983,000
Less Development Costs	$12,554,000
Project Return (Net Rev - Dev Costs)	**$2,838,000**
Return as % of Total Development Costs	**22.61%**
Required Return	**$2,510,800**
Surplus/(Gap)	**$327,200**

NOTES:

1) Based on conversations with local developers and analysis of local housing market conditions.

2) Data from *RS Means Square Foot Costs, 2007*.

Source: BAE, 2007.

Table C-13: High-Rise Condominium Development Including No Affordable Units

Major Assumptions			
Characteristics of Project			
Base Project Size (Units)			125
Market Rate Units			125
Below Market Rate Units			0
Product Mix:	*Size*	%	
Studio	575	10%	13
1BR	775	40%	50
2 BR 2 BA	1,025	45%	56
3 BR 2 BA	1,300	5%	6
Afford 2 BR 2 BA 80% AMI	1,025	50%	-
Afford 2 BR 2 BA 100% AMI	1,025	50%	-
			125
Average Unit Size (Rentable Sq. Ft.)			891
Parking Ratio			1.75
Parking Spaces			219
Project Size (Gross Sq. Ft.):			
Unit Net Square Footage			111,375
Common Area			21,000
Total Residential			132,375
Prices:			
Studio			$258,750
1BR			$341,000
2 BR 2 BA			$445,875
3 BR 2 BA			$559,000
Affordable 2 BR/2 BA	80% AMI		$83,000
Affordable 2 BR/2 BA	100% AMI		$115,000
Parking Spaces			$0
Development Costs			
Land / Unit			$50,000
Construction Costs (per Gross Sq. Ft.) (2)			$155
Soft Costs (percent of Hard Costs)			30.0%
Parking Costs (per Space)			$17,000
Impact Fees			$1,270

Pro Forma Analysis	
Development Cost Survey	
Land	$6,250,000
Unit Construction Cost	$20,518,000
Parking Construction Cost	$3,723,000
Soft Costs	$7,272,000
Impact Fees	$159,000
Total Development Costs	$37,922,000
Total Development Costs/Unit	$303,376
Development Feasibility	
Gross Sales Revenue	$48,736,750
Less Cost of Sales (6.0%)	$2,924,000
Less Development Costs	$37,922,000
Project Return (Net Rev - Dev Costs)	**$7,890,750**
Return as % of Total Development Costs	**20.81%**
Required Return	**$7,584,400**
Surplus/(Gap)	**$306,350**

NOTES:

1) Based on conversations with local developers and analysis of local housing market conditions.

2) Data from *RS Means Square Foot Costs, 2007*.

Source: BAE, 2006.

Table C-14: High-Rise Condominium Development Including 20 Percent Affordable Units

Major Assumptions			
Characteristics of Project			
Base Project Size (Units)			125
Market Rate Units			100
Below Market Rate Units			25
Product Mix:	*Size*	%	
Studio	575	10%	10
1BR	775	40%	40
2 BR 2 BA	1,025	45%	45
3 BR 2 BA	1,300	5%	5
Afford 2 BR 2 BA 80% AMI	1,025	50%	13
Afford 2 BR 2 BA 100% AMI	1,025	50%	12
			125
Average Unit Size (Rentable Sq. Ft.)			920
Parking Ratio			1.75
Parking Spaces			219
Project Size (Gross Sq. Ft.):			
Unit Net Square Footage			115,000
Common Area			22,000
Total Residential			137,000
Prices:			
Studio			$258,750
1BR			$341,000
2 BR 2 BA			$445,875
3 BR 2 BA			$559,000
Affordable 2 BR/2 BA	80% AMI		$83,000
Affordable 2 BR/2 BA	100% AMI		$115,000
Parking Spaces			$0
Development Costs			
Land / Unit			$50,000
Construction Costs (per Gross Sq. Ft.) (2)			$155
Soft Costs (percent of Hard Costs)			30.0%
Parking Costs (per Space)			$17,000
Impact Fees			$1,270

Pro Forma Analysis	
Development Cost Survey	
Land	$6,250,000
Unit Construction Cost	$21,235,000
Parking Construction Cost	$3,723,000
Soft Costs	$7,487,000
Impact Fees	$159,000
Total Development Costs	$38,854,000
Total Development Costs/Unit	$310,832
Development Feasibility	
Gross Sales Revenue	$41,545,875
Less Cost of Sales (6.0%)	$2,493,000
Less Development Costs	$38,854,000
Project Return (Net Rev - Dev Costs)	**$198,875**
Return as % of Total Development Costs	**0.51%**
Required Return	**$7,770,800**
Surplus/(Gap)	**-$7,571,925**

NOTES:

1) Based on conversations with local developers and analysis of local housing market conditions.

2) Data from *RS Means Square Foot Costs, 2007* .

Source: BAE, 2006.

Table C-15: High-Rise Condominium Development Including 20 Percent Affordable Units with 50-Percent Bonus Density

Major Assumptions

Characteristics of Project			
Base Project Size (Units)			188
Market Rate Units			150
Below Market Rate Units			38
Product Mix:	*Size*	%	
Studio	575	10%	15
1BR	775	40%	60
2 BR 2 BA	1,025	45%	67
3 BR 2 BA	1,300	5%	8
Afford 2 BR 2 BA 80% AMI	1,025	50%	19
Afford 2 BR 2 BA 100% AMI	1,025	50%	19
			188
Average Unit Size (Rentable Sq. Ft.)			920
Parking Ratio			1.75
Parking Spaces			328
Project Size (Gross Sq. Ft.):			
Unit Net Square Footage			172,500
Common Area			33,000
Total Residential			205,500
Prices:			
Studio			$258,750
1BR			$341,000
2 BR 2 BA			$445,875
3 BR 2 BA			$559,000
Affordable 2 BR/2 BA	80% AMI		$83,000
Affordable 2 BR/2 BA	100% AMI		$115,000
Parking Spaces			$0
Development Costs			
Land / Unit			$33,333
Construction Costs (per Gross Sq. Ft.) (2)			$155
Soft Costs (percent of Hard Costs)			30.0%
Parking Costs (per Space)			$17,000
Impact Fees			$1,270

Pro Forma Analysis

Development Cost Survey	
Land	$6,250,000
Unit Construction Cost	$31,853,000
Parking Construction Cost	$5,576,000
Soft Costs	$11,229,000
Impact Fees	$238,000
Total Development Costs	$55,146,000
Total Development Costs/Unit	$294,112
Development Feasibility	
Gross Sales Revenue	$62,169,375
Less Cost of Sales (6.0%)	$3,730,000
Less Development Costs	$55,146,000
Project Return (Net Rev - Dev Costs)	**$3,293,375**
Return as % of Total Development Costs	**5.97%**
Required Return	**$11,029,200**
Surplus/(Gap)	**-$7,735,825**

NOTES:

1) Based on conversations with local developers and analysis of local housing market conditions.

2) Data from *RS Means Square Foot Costs, 2007* .

Source: BAE, 2006.

Table C-16: High-Rise Condominium Development with 20 Percent Affordable Units and a Land Write-Down

Major Assumptions

Characteristics of Project			
Base Project Size (Units)			125
Market Rate Units			100
Below Market Rate Units			25
Product Mix:	*Size*	%	
Studio	575	10%	10
1BR	775	40%	40
2 BR 2 BA	1,025	45%	45
3 BR 2 BA	1,300	5%	5
Afford 2 BR 2 BA 80% AMI	1,025	50%	13
Afford 2 BR 2 BA 100% AMI	1,025	50%	12
			125
Average Unit Size (Rentable Sq. Ft.)			920
Parking Ratio			1.75
Parking Spaces			219
Project Size (Gross Sq. Ft.):			
Unit Net Square Footage			115,000
Common Area			22,000
Total Residential			137,000
Prices:			
Studio			$258,750
1BR			$341,000
2 BR 2 BA			$445,875
3 BR 2 BA			$559,000
Affordable 2 BR/2 BA	80% AMI		$83,000
Affordable 2 BR/2 BA	100% AMI		$115,000
Parking Spaces			$0
Development Costs			
Land / Unit			$0
Construction Costs (per Gross Sq. Ft.) (2)			$155
Soft Costs (percent of Hard Costs)			30.0%
Parking Costs (per Space)			$17,000
Impact Fees			$1,270

Pro Forma Analysis

Development Cost Survey	
Land	$0
Unit Construction Cost	$21,235,000
Parking Construction Cost	$3,723,000
Soft Costs	$7,487,000
Impact Fees	$159,000
Total Development Costs	$32,604,000
Total Development Costs/Unit	$260,832
Development Feasibility	
Gross Sales Revenue	$41,545,875
Less Cost of Sales (6.0%)	$2,493,000
Less Development Costs	$32,604,000
Project Return (Net Rev - Dev Costs)	**$6,448,875**
Return as % of Total Development Costs	**19.78%**
Required Return	**$6,520,800**
Surplus/(Gap)	**-$71,925**

NOTES:

1) Based on conversations with local developers and analysis of local housing market conditions.

2) Data from *RS Means Square Foot Costs, 2007* .

Source: BAE, 2006.

Table C-17: High-Rise Condominium Development Including 20 Percent Affordable Units, County Pays Impact Fees

Major Assumptions			
Characteristics of Project			
Base Project Size (Units)			125
Market Rate Units			100
Below Market Rate Units			25
Product Mix:	*Size*	%	
Studio	575	10%	10
1BR	775	40%	40
2 BR 2 BA	1,025	45%	45
3 BR 2 BA	1,300	5%	5
Afford 2 BR 2 BA 80% AMI	1,025	50%	13
Afford 2 BR 2 BA 100% AMI	1,025	50%	12
			125
Average Unit Size (Rentable Sq. Ft.)			920
Parking Ratio			1.75
Parking Spaces			219
Project Size (Gross Sq. Ft.):			
Unit Net Square Footage			115,000
Common Area			22,000
Total Residential			137,000
Prices:			
Studio			$258,750
1BR			$341,000
2 BR 2 BA			$445,875
3 BR 2 BA			$559,000
Affordable 2 BR/2 BA	80% AMI		$83,000
Affordable 2 BR/2 BA	100% AMI		$115,000
Parking Spaces			$0
Development Costs			
Land / Unit			$50,000
Construction Costs (per Gross Sq. Ft.) (2)			$155
Soft Costs (percent of Hard Costs)			30.0%
Parking Costs (per Space)			$17,000
Impact Fees			$0

Pro Forma Analysis	
Development Cost Survey	
Land	$6,250,000
Unit Construction Cost	$21,235,000
Parking Construction Cost	$3,723,000
Soft Costs	$7,487,000
Impact Fees	$0
Total Development Costs	$38,695,000
Total Development Costs/Unit	$309,560
Development Feasibility	
Gross Sales Revenue	$41,545,875
Less Cost of Sales (6.0%)	$2,493,000
Less Development Costs	$38,695,000
Project Return (Net Rev - Dev Costs)	**$357,875**
Return as % of Total Development Costs	**0.92%**
Required Return	**$7,739,000**
Surplus/(Gap)	**-$7,381,125**

NOTES:

1) Based on conversations with local developers and analysis of local housing market conditions.

2) Data from *RS Means Square Foot Costs, 2007* .

Source: BAE, 2006.

Table C-18: High-Rise Condominium Development Including 10 Percent Affordable Units with 50-Percent Bonus Density

Major Assumptions			
Characteristics of Project			
Base Project Size (Units)			188
Market Rate Units			169
Below Market Rate Units			19
Product Mix:	*Size*	%	
Studio	575	10%	17
1BR	775	40%	67
2 BR 2 BA	1,025	45%	76
3 BR 2 BA	1,300	5%	9
Afford 2 BR 2 BA 80% AMI	1,025	0%	-
Afford 2 BR 2 BA 120% AMI	1,025	100%	19
			188
Average Unit Size (Rentable Sq. Ft.)			907
Parking Ratio			1.75
Parking Spaces			328
Project Size (Gross Sq. Ft.):			
Unit Net Square Footage			170,063
Common Area			32,000
Total Residential			202,063
Prices:			
Studio			$258,750
1BR			$341,000
2 BR 2 BA			$445,875
3 BR 2 BA			$559,000
Affordable 2 BR/2 BA	80% AMI		$83,000
Affordable 2 BR/2 BA	120% AMI		$143,000
Parking Spaces			$0
Development Costs			
Land / Unit			$33,333
Construction Costs (per Gross Sq. Ft.) (2)			$155
Soft Costs (percent of Hard Costs)			30.0%
Parking Costs (per Space)			$17,000
Impact Fees			$1,270

Pro Forma Analysis	
Development Cost Survey	
Land	$6,250,000
Unit Construction Cost	$31,320,000
Parking Construction Cost	$5,576,000
Soft Costs	$11,069,000
Impact Fees	$238,000
Total Development Costs	$54,453,000
Total Development Costs/Unit	$290,416
Development Feasibility	
Gross Sales Revenue	$68,600,750
Less Cost of Sales (6.0%)	$4,116,000
Less Development Costs	$54,453,000
Project Return (Net Rev - Dev Costs)	**$10,031,750**
Return as % of Total Development Costs	**18.42%**
Required Return	**$10,890,600**
Surplus/(Gap)	**-$858,850**

NOTES:

1) Based on conversations with local developers and analysis of local housing market conditions.

2) Data from *RS Means Square Foot Costs, 2007*.

Source: BAE, 2007.

Table C-19: Low-Rise Condominium Development Including No Affordable Units

Major Assumptions			
Characteristics of Project			
Base Project Size (Units)			125
Market Rate Units			125
Below Market Rate Units			0
Product Mix:	*Size*	%	
Studio	575	10%	13
1BR	775	40%	50
2 BR 2 BA	1,025	45%	56
3 BR 2 BA	1,300	5%	6
Afford 2 BR 2 BA 80% AMI	1,025	50%	-
Afford 2 BR 2 BA 100% AMI	1,025	50%	-
			125
Average Unit Size (Rentable Sq. Ft.)			891
Parking Ratio			1.75
Parking Spaces			219
Project Size (Gross Sq. Ft.):			
Unit Net Square Footage			111,375
Common Area			21,000
Total Residential			132,375
Prices:			
Studio			$201,250
1BR			$263,500
2 BR 2 BA			$343,375
3 BR 2 BA			$429,000
Affordable 2 BR/2 BA	80% AMI		$83,000
Affordable 2 BR/2 BA	100% AMI		$112,000
Parking Spaces			$0
Development Costs			
Land / Unit			$50,000
Construction Costs (per Gross Sq. Ft.) (2)			$130
Soft Costs (percent of Hard Costs)			30.0%
Parking Costs (per Space)			$17,000
Impact Fees			$1,270

Pro Forma Analysis	
Development Cost Survey	
Land	$6,250,000
Unit Construction Cost	$17,209,000
Parking Construction Cost	$3,723,000
Soft Costs	$6,280,000
Impact Fees	$159,000
Total Development Costs	$33,621,000
Total Development Costs/Unit	$268,968
Development Feasibility	
Gross Sales Revenue	$37,594,250
Less Cost of Sales (6.0%)	$2,256,000
Less Development Costs	$33,621,000
Project Return (Net Rev - Dev Costs)	**$1,717,250**
Return as % of Total Development Costs	**5.11%**
Required Return	**$6,724,200**
Surplus/(Gap)	**-$5,006,950**

NOTES:

1) Based on conversations with local developers and analysis of local housing market conditions.

2) Data from *RS Means Square Foot Costs, 2007*.

Source: BAE, 2006.

Table C-20: Low-Rise Condominium Development Including 20 Percent Affordable Units

Major Assumptions			
Characteristics of Project			
Base Project Size (Units)			125
Market Rate Units			100
Below Market Rate Units			25
Product Mix:	*Size*	%	
Studio	575	10%	10
1BR	775	40%	40
2 BR 2 BA	1,025	45%	45
3 BR 2 BA	1,300	5%	5
Afford 2 BR 2 BA 80% AMI	1,025	50%	13
Afford 2 BR 2 BA 100% AMI	1,025	50%	12
			125
Average Unit Size (Rentable Sq. Ft.)			920
Parking Ratio			1.75
Parking Spaces			219
Project Size (Gross Sq. Ft.):			
Unit Net Square Footage			115,000
Common Area			22,000
Total Residential			137,000
Prices:			
Studio			$201,250
1BR			$263,500
2 BR 2 BA			$343,375
3 BR 2 BA			$429,000
Affordable 2 BR/2 BA	80% AMI		$83,000
Affordable 2 BR/2 BA	100% AMI		$112,000
Parking Spaces			$0
Development Costs			
Land / Unit			$50,000
Construction Costs (per Gross Sq. Ft.) (2)			$130
Soft Costs (percent of Hard Costs)			30.0%
Parking Costs (per Space)			$17,000
Impact Fees			$1,270

Pro Forma Analysis	
Development Cost Survey	
Land	$6,250,000
Unit Construction Cost	$17,810,000
Parking Construction Cost	$3,723,000
Soft Costs	$6,460,000
Impact Fees	$159,000
Total Development Costs	$34,402,000
Total Development Costs/Unit	$275,216
Development Feasibility	
Gross Sales Revenue	$32,608,375
Less Cost of Sales (6.0%)	$1,957,000
Less Development Costs	$34,402,000
Project Return (Net Rev - Dev Costs)	**-$3,750,625**
Return as % of Total Development Costs	**-10.90%**
Required Return	**$6,880,400**
Surplus/(Gap)	**-$10,631,025**

NOTES:

1) Based on conversations with local developers and analysis of local housing market conditions.

2) Data from *RS Means Square Foot Costs, 2007* .

Source: BAE, 2006.

Table C-21: Low-Rise Condominium Development Including 20 Percent Affordable Units and 50-Percent Bonus Density

Major Assumptions			
Characteristics of Project			
Base Project Size (Units)			188
Market Rate Units			150
Below Market Rate Units			38
Product Mix:	*Size*	%	
Studio	575	10%	15
1BR	775	40%	60
2 BR 2 BA	1,025	45%	67
3 BR 2 BA	1,300	5%	8
Afford 2 BR 2 BA 80% AMI	1,025	50%	19
Afford 2 BR 2 BA 100% AMI	1,025	50%	19
			188
Average Unit Size (Rentable Sq. Ft.)			920
Parking Ratio			1.75
Parking Spaces			328
Project Size (Gross Sq. Ft.):			
Unit Net Square Footage			172,500
Common Area			33,000
Total Residential			205,500
Prices:			
Studio			$201,250
1BR			$263,500
2 BR 2 BA			$343,375
3 BR 2 BA			$429,000
Affordable 2 BR/2 BA	80% AMI		$83,000
Affordable 2 BR/2 BA	100% AMI		$112,000
Parking Spaces			$0
Development Costs			
Land / Unit			$33,333
Construction Costs (per Gross Sq. Ft.) (2)			$130
Soft Costs (percent of Hard Costs)			30.0%
Parking Costs (per Space)			$17,000
Impact Fees			$1,270

Pro Forma Analysis	
Development Cost Survey	
Land	$6,250,000
Unit Construction Cost	$26,715,000
Parking Construction Cost	$5,576,000
Soft Costs	$9,687,000
Impact Fees	$238,000
Total Development Costs	$48,466,000
Total Development Costs/Unit	$258,485
Development Feasibility	
Gross Sales Revenue	$48,814,375
Less Cost of Sales (6.0%)	$2,929,000
Less Development Costs	$48,466,000
Project Return (Net Rev - Dev Costs)	**-$2,580,625**
Return as % of Total Development Costs	**-5.32%**
Required Return	**$9,693,200**
Surplus/(Gap)	**-$12,273,825**

NOTES:

1) Based on conversations with local developers and analysis of local housing market conditions.

2) Data from *RS Means Square Foot Costs, 2007* .

Source: BAE, 2006.

Table C-22: Low-Rise Condominium Development with 20 Percent Affordable Units and a Land Write-Down

Major Assumptions			
Characteristics of Project			
Base Project Size (Units)			125
Market Rate Units			100
Below Market Rate Units			25
Product Mix:	*Size*	%	
Studio	575	10%	10
1BR	775	40%	40
2 BR 2 BA	1,025	45%	45
3 BR 2 BA	1,300	5%	5
Afford 2 BR 2 BA 80% AMI	1,025	50%	13
Afford 2 BR 2 BA 100% AMI	1,025	50%	12
			125
Average Unit Size (Rentable Sq. Ft.)			920
Parking Ratio			1.75
Parking Spaces			219
Project Size (Gross Sq. Ft.):			
Unit Net Square Footage			115,000
Common Area			22,000
Total Residential			137,000
Prices:			
Studio			$201,250
1BR			$263,500
2 BR 2 BA			$343,375
3 BR 2 BA			$429,000
Affordable 2 BR/2 BA	80% AMI		$83,000
Affordable 2 BR/2 BA	100% AMI		$112,000
Parking Spaces			$0
Development Costs			
Land / Unit			$0
Construction Costs (per Gross Sq. Ft.) (2)			$130
Soft Costs (percent of Hard Costs)			30.0%
Parking Costs (per Space)			$17,000
Impact Fees			$1,270

Pro Forma Analysis	
Development Cost Survey	
Land	$0
Unit Construction Cost	$17,810,000
Parking Construction Cost	$3,723,000
Soft Costs	$6,460,000
Impact Fees	$159,000
Total Development Costs	$28,152,000
Total Development Costs/Unit	$225,216
Development Feasibility	
Gross Sales Revenue	$32,608,375
Less Cost of Sales (6.0%)	$1,957,000
Less Development Costs	$28,152,000
Project Return (Net Rev - Dev Costs)	**$2,499,375**
Return as % of Total Development Costs	**8.88%**
Required Return	**$5,630,400**
Surplus/(Gap)	**-$3,131,025**

NOTES:

1) Based on conversations with local developers and analysis of local housing market conditions.

2) Data from *RS Means Square Foot Costs, 2007* .

Source: BAE, 2006.

Table C-23: Low-Rise Condominium Development Including 20 Percent Affordable Units, County Pays Impact Fees

Major Assumptions			
Characteristics of Project			
Base Project Size (Units)			125
Market Rate Units			100
Below Market Rate Units			25
Product Mix:	*Size*	%	
Studio	575	10%	10
1BR	775	40%	40
2 BR 2 BA	1,025	45%	45
3 BR 2 BA	1,300	5%	5
Afford 2 BR 2 BA 80% AMI	1,025	50%	13
Afford 2 BR 2 BA 100% AMI	1,025	50%	12
			125
Average Unit Size (Rentable Sq. Ft.)			920
Parking Ratio			1.75
Parking Spaces			219
Project Size (Gross Sq. Ft.):			
Unit Net Square Footage			115,000
Common Area			22,000
Total Residential			137,000
Prices:			
Studio			$201,250
1BR			$263,500
2 BR 2 BA			$343,375
3 BR 2 BA			$429,000
Affordable 2 BR/2 BA	80% AMI		$83,000
Affordable 2 BR/2 BA	100% AMI		$112,000
Parking Spaces			$0
Development Costs			
Land / Unit			$50,000
Construction Costs (per Gross Sq. Ft.) (2)			$130
Soft Costs (percent of Hard Costs)			30.0%
Parking Costs (per Space)			$17,000
Impact Fees			$0

Pro Forma Analysis	
Development Cost Survey	
Land	$6,250,000
Unit Construction Cost	$17,810,000
Parking Construction Cost	$3,723,000
Soft Costs	$6,460,000
Impact Fees	$0
Total Development Costs	$34,243,000
Total Development Costs/Unit	$273,944
Development Feasibility	
Gross Sales Revenue	$32,608,375
Less Cost of Sales (6.0%)	$1,957,000
Less Development Costs	$34,243,000
Project Return (Net Rev - Dev Costs)	**-$3,591,625**
Return as % of Total Development Costs	**-10.49%**
Required Return	**$6,848,600**
Surplus/(Gap)	**-$10,440,225**

NOTES:

1) Based on conversations with local developers and analysis of local housing market conditions.

2) Data from *RS Means Square Foot Costs, 2007* .

Source: BAE, 2006.

Table C-24: Low-Rise Condominium Development Including 10 Percent Affordable Units and 50-Percent Bonus Density

Major Assumptions			
Characteristics of Project			
Base Project Size (Units)			188
Market Rate Units			169
Below Market Rate Units			19
Product Mix:	*Size*	%	
Studio	575	10%	17
1BR	775	40%	67
2 BR 2 BA	1,025	45%	76
3 BR 2 BA	1,300	5%	9
Afford 2 BR 2 BA 80% AMI	1,025	0%	-
Afford 2 BR 2 BA 120% AMI	1,025	100%	19
			188
Average Unit Size (Rentable Sq. Ft.)			907
Parking Ratio			1.75
Parking Spaces			328
Project Size (Gross Sq. Ft.):			
Unit Net Square Footage			170,063
Common Area			32,000
Total Residential			202,063
Prices:			
Studio			$201,250
1BR			$263,500
2 BR 2 BA			$343,375
3 BR 2 BA			$429,000
Affordable 2 BR/2 BA	80% AMI		$83,000
Affordable 2 BR/2 BA	120% AMI		$141,000
Parking Spaces			$0
Development Costs			
Land / Unit			$33,333
Construction Costs (per Gross Sq. Ft.) (2)			$130
Soft Costs (percent of Hard Costs)			30.0%
Parking Costs (per Space)			$17,000
Impact Fees			$1,270

Pro Forma Analysis	
Development Cost Survey	
Land	$6,250,000
Unit Construction Cost	$26,268,000
Parking Construction Cost	$5,576,000
Soft Costs	$9,553,000
Impact Fees	$238,000
Total Development Costs	$47,885,000
Total Development Costs/Unit	$255,387
Development Feasibility	
Gross Sales Revenue	$53,535,750
Less Cost of Sales (6.0%)	$3,212,000
Less Development Costs	$47,885,000
Project Return (Net Rev - Dev Costs)	**$2,438,750**
Return as % of Total Development Costs	**5.09%**
Required Return	**$9,577,000**
Surplus/(Gap)	**-$7,138,250**

NOTES:

1) Based on conversations with local developers and analysis of local housing market conditions.

2) Data from *RS Means Square Foot Costs, 2007*.

Source: BAE, 2007.

Table C-25: High-Rise Rental Apartment Development Including No Affordable Units

Major Assumptions			
Characteristics of Project			
Base Project Size (Units)			250
FAR			2.0
Site Size			3.0
Market Rate Units			250
Below Market Rate Units			0
Product Mix:	*Size*	%	
Studio	525	15%	38
1BR	750	40%	100
2 BR 2 BA	1,000	35%	88
3 BR 2 BA	1,250	10%	24
Affordable 2 BR/ 2 BA 50 % AMI	1,000	50%	-
Affordable 2 BR/ 2 BA 80 % AMI	1,000	50%	-
			250
Average Unit Size (Rentable Sq. Ft.)			852
Parking Ratio			1.75
Parking Spaces			438
Project Size (Gross Sq. Ft.):			
Unit Net Square Footage			213,000
Common Area			41,000
Total Residential			254,000
Rents:			
Studio			$788
1BR			$1,088
2 BR 2 BA			$1,420
3 BR 2 BA			$1,725
Affordable 2 BR/ 2 BA 50 % AMI			$613
Affordable 2 BR/ 2 BA 80 % AMI			$979
Parking Rental (per space)			$0
Development Costs			
Land / Unit			$40,000
Construction Costs (per Gross Sq. Ft.) (2)			$140
Soft Costs (percent of Hard Costs)			30.0%
Parking Costs (per Space)			$17,000
Impact Fees			$1,420

Pro Forma Analysis	
Development Cost Survey	
Land	$10,000,000
Unit Construction Cost	$35,560,000
Parking Construction Cost	$7,446,000
Soft Costs	$12,902,000
Impact Fees	$355,000
Total Development Costs	$66,263,000
Total Development Costs/Unit	$265,052
Value Stabilized Income	
Gross Potential Rent (100 % Occupancy)	$3,660,420
Vacancy Rate	5%
Gross Scheduled Rent	$3,477,399
Operating Expense	$1,235,000
Net Operating Income	$2,242,399
Capitalization Rate	7.00%
Potential Market Value	$32,034,271
Return on Investment (NOI/Costs)	**3.38%**
Gap Between Market Value and Costs	**$34,228,729**

NOTES:

1) Based on conversations with local developers and analysis of local housing market conditions.

2) Data from *RS Means Square Foot Costs, 2007* .

Source: BAE, 2006.

Table C-26: High-Rise Rental Apartment Development Including 20 Percent Affordable Units

Major Assumptions			
Characteristics of Project			
Base Project Size (Units)			250
FAR			2.0
Site Size			3.0
Market Rate Units			200
Below Market Rate Units			50
Product Mix:	*Size*	%	
Studio	525	15%	30
1BR	750	40%	80
2 BR 2 BA	1,000	35%	70
3 BR 2 BA	1,250	10%	20
Affordable 2 BR/ 2 BA 50 % AMI	1,000	50%	25
Affordable 2 BR/ 2 BA 80 % AMI	1,000	50%	25
			250
Average Unit Size (Rentable Sq. Ft.)			883
Parking Ratio			1.75
Parking Spaces			438
Project Size (Gross Sq. Ft.):			
Unit Net Square Footage			220,750
Common Area			42,000
Total Residential			262,750
Rents:			
Studio			$788
1BR			$1,088
2 BR 2 BA			$1,420
3 BR 2 BA			$1,725
Affordable 2 BR/ 2 BA 50 % AMI			$613
Affordable 2 BR/ 2 BA 80 % AMI			$979
Parking Rental (per space)			$0
Development Costs			
Land / Unit			$40,000
Construction Costs (per Gross Sq. Ft.) (2)			$140
Soft Costs (percent of Hard Costs)			30.0%
Parking Costs (per Space)			$17,000
Impact Fees			$1,420

Pro Forma Analysis	
Development Cost Survey	
Land	$10,000,000
Unit Construction Cost	$36,785,000
Parking Construction Cost	$7,446,000
Soft Costs	$13,269,000
Impact Fees	$355,000
Total Development Costs	$67,855,000
Total Development Costs/Unit	$271,420
Value Stabilized Income	
Gross Potential Rent (100 % Occupancy)	$3,411,675
Vacancy Rate	5%
Gross Scheduled Rent	$3,241,091
Operating Expense	$1,235,000
Net Operating Income	$2,006,091
Capitalization Rate	7.00%
Potential Market Value	$28,658,446
Return on Investment (NOI/Costs)	**2.96%**
Gap Between Market Value and Costs	**$39,196,554**

NOTES:
1) Based on conversations with local developers and analysis of local housing market conditions.
2) Data from *RS Means Square Foot Costs, 2007*.
Source: BAE, 2006.

Table C-27: High-Rise Rental Apartments Including 20 Percent Affordable Units and 50-Percent Bonus Density

Major Assumptions			
Characteristics of Project			
Base Project Size (Units)			375
FAR			2.0
Site Size			3.0
Market Rate Units			300
Below Market Rate Units			75
Product Mix:	*Size*	%	
Studio	525	15%	45
1BR	750	40%	120
2 BR 2 BA	1,000	35%	105
3 BR 2 BA	1,250	10%	30
Affordable 2 BR/ 2 BA 50 % AMI	1,000	50%	38
Affordable 2 BR/ 2 BA 80 % AMI	1,000	50%	37
			375
Average Unit Size (Rentable Sq. Ft.)			883
Parking Ratio			1.75
Parking Spaces			656
Project Size (Gross Sq. Ft.):			
Unit Net Square Footage			331,125
Common Area			63,000
Total Residential			394,125
Rents:			
Studio			$788
1BR			$1,088
2 BR 2 BA			$1,420
3 BR 2 BA			$1,725
Affordable 2 BR/ 2 BA 50 % AMI			$613
Affordable 2 BR/ 2 BA 80 % AMI			$979
Parking Rental (per space)			$0
Development Costs			
Land / Unit			$26,667
Construction Costs (per Gross Sq. Ft.) (2)			$140
Soft Costs (percent of Hard Costs)			30.0%
Parking Costs (per Space)			$17,000
Impact Fees			$1,420

Pro Forma Analysis	
Development Cost Survey	
Land	$10,000,000
Unit Construction Cost	$55,178,000
Parking Construction Cost	$11,152,000
Soft Costs	$19,899,000
Impact Fees	$533,000
Total Development Costs	$96,762,000
Total Development Costs/Unit	$258,032
Value Stabilized Income	
Gross Potential Rent (100 % Occupancy)	$5,115,315
Vacancy Rate	5%
Gross Scheduled Rent	$4,859,549
Operating Expense	$1,852,500
Net Operating Income	$3,007,049
Capitalization Rate	7.00%
Potential Market Value	$42,957,846
Return on Investment (NOI/Costs)	**3.11%**
Gap Between Market Value and Costs	**$53,804,154**

NOTES:
1) Based on conversations with local developers and analysis of local housing market conditions.
2) Data from *RS Means Square Foot Costs, 2007*.
Source: BAE, 2006.

Table C-28: High-Rise Rental Apartment Development with 20 Percent Affordable Units and a Land Write-Down

Major Assumptions			
Characteristics of Project			
Base Project Size (Units)			250
FAR			2.0
Site Size			3.0
Market Rate Units			200
Below Market Rate Units			50
Product Mix:	*Size*	%	
Studio	525	15%	30
1BR	750	40%	80
2 BR 2 BA	1,000	35%	70
3 BR 2 BA	1,250	10%	20
Affordable 2 BR/ 2 BA 50 % AMI	1,000	50%	25
Affordable 2 BR/ 2 BA 80 % AMI	1,000	50%	25
			250
Average Unit Size (Rentable Sq. Ft.)			883
Parking Ratio			1.75
Parking Spaces			438
Project Size (Gross Sq. Ft.):			
Unit Net Square Footage			220,750
Common Area			42,000
Total Residential			262,750
Rents:			
Studio			$788
1BR			$1,088
2 BR 2 BA			$1,420
3 BR 2 BA			$1,725
Affordable 2 BR/ 2 BA 50 % AMI			$613
Affordable 2 BR/ 2 BA 80 % AMI			$979
Parking Rental (per space)			$0
Development Costs			
Land / Unit			$0
Construction Costs (per Gross Sq. Ft.) (2)			$140
Soft Costs (percent of Hard Costs)			30.0%
Parking Costs (per Space)			$17,000
Impact Fees			$1,420

Pro Forma Analysis	
Development Cost Survey	
Land	$0
Unit Construction Cost	$36,785,000
Parking Construction Cost	$7,446,000
Soft Costs	$13,269,000
Impact Fees	$355,000
Total Development Costs	$57,855,000
Total Development Costs/Unit	$231,420
Value Stabilized Income	
Gross Potential Rent (100 % Occupancy)	$3,411,675
Vacancy Rate	5%
Gross Scheduled Rent	$3,241,091
Operating Expense	$1,235,000
Net Operating Income	$2,006,091
Capitalization Rate	7.00%
Potential Market Value	$28,658,446
Return on Investment (NOI/Costs)	**3.47%**
Gap Between Market Value and Costs	**$29,196,554**

NOTES:
1) Based on conversations with local developers and analysis of local housing market conditions.
2) Data from *RS Means Square Foot Costs, 2007*.
Source: BAE, 2006.

Table C-29: High-Rise Rental Apartments Including 20 Percent Affordable Units, City Pays Impact Fees

Major Assumptions			
Characteristics of Project			
Base Project Size (Units)			250
FAR			2.0
Site Size			3.0
Market Rate Units			200
Below Market Rate Units			50
Product Mix:	*Size*	%	
Studio	525	15%	30
1BR	750	40%	80
2 BR 2 BA	1,000	35%	70
3 BR 2 BA	1,250	10%	20
Affordable 2 BR/ 2 BA 50 % AMI	1,000	50%	25
Affordable 2 BR/ 2 BA 80 % AMI	1,000	50%	25
			250
Average Unit Size (Rentable Sq. Ft.)			883
Parking Ratio			1.75
Parking Spaces			438
Project Size (Gross Sq. Ft.):			
Unit Net Square Footage			220,750
Common Area			42,000
Total Residential			262,750
Rents:			
Studio			$788
1BR			$1,088
2 BR 2 BA			$1,420
3 BR 2 BA			$1,725
Affordable 2 BR/ 2 BA 50 % AMI			$613
Affordable 2 BR/ 2 BA 80 % AMI			$979
Parking Rental (per space)			$0
Development Costs			
Land / Unit			$40,000
Construction Costs (per Gross Sq. Ft.) (2)			$140
Soft Costs (percent of Hard Costs)			30.0%
Parking Costs (per Space)			$17,000
Impact Fees			$0

Pro Forma Analysis	
Development Cost Survey	
Land	$10,000,000
Unit Construction Cost	$36,785,000
Parking Construction Cost	$7,446,000
Soft Costs	$13,269,000
Impact Fees	$0
Total Development Costs	$67,500,000
Total Development Costs/Unit	$270,000
Value Stabilized Income	
Gross Potential Rent (100 % Occupancy)	$3,411,675
Vacancy Rate	5%
Gross Scheduled Rent	$3,241,091
Operating Expense	$1,235,000
Net Operating Income	$2,006,091
Capitalization Rate	7.00%
Potential Market Value	$28,658,446
Return on Investment (NOI/Costs)	**2.97%**
Gap Between Market Value and Costs	**$38,841,554**

NOTES:
1) Based on conversations with local developers and analysis of local housing market conditions.
2) Data from *RS Means Square Foot Costs, 2007*.
Source: BAE, 2006.

Table C-30: High-Rise Rental Apartments Including 10 Percent Affordable Units and 50-Percent Bonus Density

Major Assumptions			
Characteristics of Project			
Base Project Size (Units)			375
FAR			2.0
Site Size			3.0
Market Rate Units			337
Below Market Rate Units			38
Product Mix:	*Size*	%	
Studio	525	15%	51
1BR	750	40%	135
2 BR 2 BA	1,000	35%	118
3 BR 2 BA	1,250	10%	33
Affordable 2 BR/ 2 BA 60 % AMI	1,000	50%	19
Affordable 2 BR/ 2 BA 80 % AMI	1,000	50%	19
			375
Average Unit Size (Rentable Sq. Ft.)			867
Parking Ratio			1.75
Parking Spaces			656
Project Size (Gross Sq. Ft.):			
Unit Net Square Footage			325,275
Common Area			62,000
Total Residential			387,275
Rents:			
Studio			$788
1BR			$1,088
2 BR 2 BA			$1,420
3 BR 2 BA			$1,725
Affordable 2 BR/ 2 BA 60 % AMI			$735
Affordable 2 BR/ 2 BA 80 % AMI			$979
Parking Rental (per space)			$0
Development Costs			
Land / Unit			$26,667
Construction Costs (per Gross Sq. Ft.) (2)			$140
Soft Costs (percent of Hard Costs)			30.0%
Parking Costs (per Space)			$17,000
Impact Fees			$1,420

Pro Forma Analysis	
Development Cost Survey	
Land	$10,000,000
Unit Construction Cost	$54,219,000
Parking Construction Cost	$11,152,000
Soft Costs	$19,611,000
Impact Fees	$533,000
Total Development Costs	$95,515,000
Total Development Costs/Unit	$254,707
Value Stabilized Income	
Gross Potential Rent (100 % Occupancy)	$5,328,255
Vacancy Rate	5%
Gross Scheduled Rent	$5,061,842
Operating Expense	$1,852,500
Net Operating Income	$3,209,342
Capitalization Rate	7.00%
Potential Market Value	$45,847,746
Return on Investment (NOI/Costs)	**3.36%**
Gap Between Market Value and Costs	**$49,667,254**

NOTES:
1) Based on conversations with local developers and analysis of local housing market conditions.
2) Data from *RS Means Square Foot Costs, 2007*.
Source: BAE, 2007.

Table C-31: Low-Rise Rental Apartment Development Including No Affordable Units

Major Assumptions			
Characteristics of Project			
Base Project Size (Units)			250
FAR			2.0
Site Size			20.0
Market Rate Units			250
Below Market Rate Units			0
Product Mix:	*Size*	%	
Studio	525	15%	38
1BR	750	40%	100
2 BR 2 BA	1,000	35%	88
3 BR 2 BA	1,250	10%	24
Affordable 2 BR/ 2 BA 50 % AMI	1,000	50%	-
Affordable 2 BR/ 2 BA 80 % AMI	1,000	50%	-
			250
Average Unit Size (Rentable Sq. Ft.)			852
Parking Ratio			1.75
Parking Spaces			438
Project Size (Gross Sq. Ft.):			
Unit Net Square Footage			213,000
Common Area			41,000
Total Residential			254,000
Rents:			
Studio			$683
1BR			$938
2 BR 2 BA			$1,220
3 BR 2 BA			$1,475
Affordable 2 BR/ 2 BA 50 % AMI			$613
Affordable 2 BR/ 2 BA 80 % AMI			$979
Parking Rental (per space)			$0
Development Costs			
Land / Unit			$40,000
Construction Costs (per Gross Sq. Ft.) (2)			$120
Soft Costs (percent of Hard Costs)			30.0%
Parking Costs (per Space)			$17,000
Impact Fees			$1,420

Pro Forma Analysis	
Development Cost Survey	
Land	$10,000,000
Unit Construction Cost	$30,480,000
Parking Construction Cost	$7,446,000
Soft Costs	$11,378,000
Impact Fees	$355,000
Total Development Costs	$59,659,000
Total Development Costs/Unit	$238,636
Value Stabilized Income	
Gross Potential Rent (100 % Occupancy)	$3,149,340
Vacancy Rate	5%
Gross Scheduled Rent	$2,991,873
Operating Expense	$1,235,000
Net Operating Income	$1,756,873
Capitalization Rate	7.00%
Potential Market Value	$25,098,186
Return on Investment (NOI/Costs)	**2.94%**
Gap Between Market Value and Costs	**$34,560,814**

NOTES:

1) Based on conversations with local developers and analysis of local housing market conditions.

2) Data from *RS Means Square Foot Costs, 2007*.

Source: BAE, 2006.

Table C-32: Low-Rise Rental Apartment Development Including 20 Percent Affordable Units

Major Assumptions			
Characteristics of Project			
Base Project Size (Units)			250
FAR			2.0
Site Size			20.0
Market Rate Units			200
Below Market Rate Units			50
Product Mix:	*Size*	%	
Studio	525	15%	30
1BR	750	40%	80
2 BR 2 BA	1,000	35%	70
3 BR 2 BA	1,250	10%	20
Affordable 2 BR/ 2 BA 50 % AMI	1,000	50%	25
Affordable 2 BR/ 2 BA 80 % AMI	1,000	50%	25
			250
Average Unit Size (Rentable Sq. Ft.)			883
Parking Ratio			1.75
Parking Spaces			438
Project Size (Gross Sq. Ft.):			
Unit Net Square Footage			220,750
Common Area			42,000
Total Residential			262,750
Rents:			
Studio			$683
1BR			$938
2 BR 2 BA			$1,220
3 BR 2 BA			$1,475
Affordable 2 BR/ 2 BA 50 % AMI			$613
Affordable 2 BR/ 2 BA 80 % AMI			$979
Parking Rental (per space)			$0
Development Costs			
Land / Unit			$40,000
Construction Costs (per Gross Sq. Ft.) (2)			$120
Soft Costs (percent of Hard Costs)			30.0%
Parking Costs (per Space)			$17,000
Impact Fees			$1,420

Pro Forma Analysis	
Development Cost Survey	
Land	$10,000,000
Unit Construction Cost	$31,530,000
Parking Construction Cost	$7,446,000
Soft Costs	$11,693,000
Impact Fees	$355,000
Total Development Costs	$61,024,000
Total Development Costs/Unit	$244,096
Value Stabilized Income	
Gross Potential Rent (100 % Occupancy)	$3,001,875
Vacancy Rate	5%
Gross Scheduled Rent	$2,851,781
Operating Expense	$1,235,000
Net Operating Income	$1,616,781
Capitalization Rate	7.00%
Potential Market Value	$23,096,875
Return on Investment (NOI/Costs)	**2.65%**
Gap Between Market Value and Costs	**$37,927,125**

NOTES:

1) Based on conversations with local developers and analysis of local housing market conditions.

2) Data from *RS Means Square Foot Costs, 2007* .

Source: BAE, 2006.

Table C-33: Low-Rise Rental Apartments Including 20 Percent Affordable Units and 50-Percent Bonus Density

Major Assumptions			
Characteristics of Project			
Base Project Size (Units)			375
FAR			2.0
Site Size			20.0
Market Rate Units			300
Below Market Rate Units			75
Product Mix:	*Size*	%	
Studio	525	15%	45
1BR	750	40%	120
2 BR 2 BA	1,000	35%	105
3 BR 2 BA	1,250	10%	30
Affordable 2 BR/ 2 BA 50 % AMI	1,000	50%	38
Affordable 2 BR/ 2 BA 80 % AMI	1,000	50%	37
			375
Average Unit Size (Rentable Sq. Ft.)			883
Parking Ratio			1.75
Parking Spaces			656
Project Size (Gross Sq. Ft.):			
Unit Net Square Footage			331,125
Common Area			63,000
Total Residential			394,125
Rents:			
Studio			$683
1BR			$938
2 BR 2 BA			$1,220
3 BR 2 BA			$1,475
Affordable 2 BR/ 2 BA 50 % AMI			$613
Affordable 2 BR/ 2 BA 80 % AMI			$979
Parking Rental (per space)			$0
Development Costs			
Land / Unit			$26,667
Construction Costs (per Gross Sq. Ft.) (2)			$120
Soft Costs (percent of Hard Costs)			30.0%
Parking Costs (per Space)			$17,000
Impact Fees			$1,420

Pro Forma Analysis	
Development Cost Survey	
Land	$10,000,000
Unit Construction Cost	$47,295,000
Parking Construction Cost	$11,152,000
Architecture, Engineering & Accounting	$17,534,000
Impact Fees	$533,000
Total Development Costs	$86,514,000
Total Development Costs/Unit	$230,704
Value Stabilized Income	
Gross Potential Rent (100 % Occupancy)	$4,500,615
Vacancy Rate	5%
Gross Scheduled Rent	$4,275,584
Operating Expense	$1,852,500
Net Operating Income	$2,423,084
Capitalization Rate	7.00%
Potential Market Value	$34,615,489
Return on Investment (NOI/Costs)	**2.80%**
Gap Between Market Value and Costs	**$51,898,511**

NOTES:

1) Based on conversations with local developers and analysis of local housing market conditions.

2) Data from *RS Means Square Foot Costs, 2007* .

Source: BAE, 2006.

Table C-34: Low-Rise Rental Apartment Development with 20 Percent Affordable Units and a Land Write-Down

Major Assumptions

Characteristics of Project			
Base Project Size (Units)			250
FAR			2.0
Site Size			20.0
Market Rate Units			200
Below Market Rate Units			50
Product Mix:	*Size*	%	
Studio	525	15%	30
1BR	750	40%	80
2 BR 2 BA	1,000	35%	70
3 BR 2 BA	1,250	10%	20
Affordable 2 BR/ 2 BA 50 % AMI	1,000	50%	25
Affordable 2 BR/ 2 BA 80 % AMI	1,000	50%	25
			250
Average Unit Size (Rentable Sq. Ft.)			883
Parking Ratio			1.75
Parking Spaces			438
Project Size (Gross Sq. Ft.):			
Unit Net Square Footage			220,750
Common Area			42,000
Total Residential			262,750
Rents:			
Studio			$683
1BR			$938
2 BR 2 BA			$1,220
3 BR 2 BA			$1,475
Affordable 2 BR/ 2 BA 50 % AMI			$613
Affordable 2 BR/ 2 BA 80 % AMI			$979
Parking Rental (per space)			$0
Development Costs			
Land / Unit			$0
Construction Costs (per Gross Sq. Ft.) (2)			$120
Soft Costs (percent of Hard Costs)			30.0%
Parking Costs (per Space)			$17,000
Impact Fees			$1,420

Pro Forma Analysis

Development Cost Survey	
Land	$0
Unit Construction Cost	$31,530,000
Parking Construction Cost	$7,446,000
Soft Costs	$11,693,000
Impact Fees	$355,000
Total Development Costs	$51,024,000
Total Development Costs/Unit	$204,096
Value Stabilized Income	
Gross Potential Rent (100 % Occupancy)	$3,001,875
Vacancy Rate	5%
Gross Scheduled Rent	$2,851,781
Operating Expense	$1,235,000
Net Operating Income	$1,616,781
Capitalization Rate	7.00%
Potential Market Value	$23,096,875
Return on Investment (NOI/Costs)	**3.17%**
Gap Between Market Value and Costs	**$27,927,125**

NOTES:

1) Based on conversations with local developers and analysis of local housing market conditions.

2) Data from *RS Means Square Foot Costs, 2007* .

Source: BAE, 2006.

Table C-35: Low-Rise Rental Apartments Including 20 Percent Affordable Units, County Pays Impact Fees

Major Assumptions			
Characteristics of Project			
Base Project Size (Units)			250
FAR			2.0
Site Size			20.0
Market Rate Units			200
Below Market Rate Units			50
Product Mix:	*Size*	%	
Studio	525	15%	30
1BR	750	40%	80
2 BR 2 BA	1,000	35%	70
3 BR 2 BA	1,250	10%	20
Affordable 2 BR/ 2 BA 50 % AMI	1,000	50%	25
Affordable 2 BR/ 2 BA 80 % AMI	1,000	50%	25
			250
Average Unit Size (Rentable Sq. Ft.)			883
Parking Ratio			1.75
Parking Spaces			438
Project Size (Gross Sq. Ft.):			
Unit Net Square Footage			220,750
Common Area			42,000
Total Residential			262,750
Rents:			
Studio			$683
1BR			$938
2 BR 2 BA			$1,220
3 BR 2 BA			$1,475
Affordable 2 BR/ 2 BA 50 % AMI			$613
Affordable 2 BR/ 2 BA 80 % AMI			$979
Parking Rental (per space)			$0
Development Costs			
Land / Unit			$40,000
Construction Costs (per Gross Sq. Ft.) (2)			$120
Soft Costs (percent of Hard Costs)			30.0%
Parking Costs (per Space)			$17,000
Impact Fees			$0

Pro Forma Analysis	
Development Cost Survey	
Land	$10,000,000
Unit Construction Cost	$31,530,000
Parking Construction Cost	$7,446,000
Soft Costs	$11,693,000
Impact Fees	$0
Total Development Costs	$60,669,000
Total Development Costs/Unit	$242,676
Value Stabilized Income	
Gross Potential Rent (100 % Occupancy)	$3,001,875
Vacancy Rate	5%
Gross Scheduled Rent	$2,851,781
Operating Expense	$1,235,000
Net Operating Income	$1,616,781
Capitalization Rate	7.00%
Potential Market Value	$23,096,875
Return on Investment (NOI/Costs)	**2.66%**
Gap Between Market Value and Costs	**$37,572,125**

NOTES:

1) Based on conversations with local developers and analysis of local housing market conditions.

2) Data from *RS Means Square Foot Costs, 2007* .

Source: BAE, 2006.

Table C-36: Low-Rise Rental Apartments Including 10 Percent Affordable Units and 50-Percent Bonus Density

Major Assumptions			
Characteristics of Project			
Base Project Size (Units)			375
FAR			2.0
Site Size			20.0
Market Rate Units			337
Below Market Rate Units			38
Product Mix:	*Size*	%	
Studio	525	15%	51
1BR	750	40%	135
2 BR 2 BA	1,000	35%	118
3 BR 2 BA	1,250	10%	33
Affordable 2 BR/ 2 BA 60 % AMI	1,000	50%	19
Affordable 2 BR/ 2 BA 80 % AMI	1,000	50%	19
			375
Average Unit Size (Rentable Sq. Ft.)			867
Parking Ratio			1.75
Parking Spaces			656
Project Size (Gross Sq. Ft.):			
Unit Net Square Footage			325,125
Common Area			62,000
Total Residential			387,125
Rents:			
Studio			$683
1BR			$938
2 BR 2 BA			$1,220
3 BR 2 BA			$1,475
Affordable 2 BR/ 2 BA 60 % AMI			$735
Affordable 2 BR/ 2 BA 80 % AMI			$979
Parking Rental (per space)			$0
Development Costs			
Land / Unit			$26,667
Construction Costs (per Gross Sq. Ft.) (2)			$120
Soft Costs (percent of Hard Costs)			30.0%
Parking Costs (per Space)			$17,000
Impact Fees			$1,420

Pro Forma Analysis	
Development Cost Survey	
Land	$10,000,000
Unit Construction Cost	$46,455,000
Parking Construction Cost	$11,152,000
Architecture, Engineering & Accounting	$17,282,000
Impact Fees	$533,000
Total Development Costs	$85,422,000
Total Development Costs/Unit	$227,792
Value Stabilized Income	
Gross Potential Rent (100 % Occupancy)	$4,638,795
Vacancy Rate	5%
Gross Scheduled Rent	$4,406,855
Operating Expense	$1,852,500
Net Operating Income	$2,554,355
Capitalization Rate	7.00%
Potential Market Value	$36,490,789
Return on Investment (NOI/Costs)	**2.99%**
Gap Between Market Value and Costs	**$48,931,211**

NOTES:

1) Based on conversations with local developers and analysis of local housing market conditions.

2) Data from *RS Means Square Foot Costs, 2007* .

Source: BAE, 2007.

Appendix D. Linkage Fee Model Tables

Table D-1: Distribution of Jobs by Industry by Real Estate Type

NAICS Code/Industry		New Jobs, 2006-2014	Percent Distribution by Place of Work				
			Office	Industrial	Retail	Hotel	Other (a)
23	Construction	4,409	5%	15%	0%	0%	80%
42	Wholesale trade	521	10%	90%	0%	0%	0%
44-45	Retail Trade	5,092	10%	0%	75%	0%	15%
48-49	Transportation & Warehousing	387	0%	30%	0%	0%	70%
51	Information	259	95%	0%	0%	0%	5%
52	Finance & insurance	5,185	90%	0%	10%	0%	0%
53	Real estate & rental & leasing	614	25%	0%	0%	0%	75%
54-55	Professional, Sciene, Tech Svcs, & Mgmt of Companies	6,741	90%	10%	0%	0%	0%
56	Administrative, Support, Waste Mgmt, & Remediation Svcs	29,742	60%	20%	0%	0%	20%
61	Educational services	1,172	5%	0%	0%	0%	95%
62	Health care & social assistance	13,714	50%	0%	0%	0%	50%
71	Arts, entertainment, & recreation	1,844	5%	0%	70%	0%	25%
72	Accommodation & foodservices	4,177	0%	0%	60%	40%	0%
81	Other services (except public administration)	2,597	20%	20%	20%	0%	40%
92	Government	5,702	5%	0%	0%	0%	95%
	Total (b)	**82,156**					

		Estimate of New Employment by Place of Work				
		Office	Industrial	Retail	Hotel	Other (a)
23	Construction	220	661	0	0	3,527
42	Wholesale trade	52	469	0	0	0
44-45	Retail Trade	509	0	3,819	0	764
48-49	Transportation & Warehousing	0	116	0	0	271
51	Information	246	0	0	0	13
52	Finance & insurance	4,667	0	519	0	0
53	Real estate & rental & leasing	154	0	0	0	461
54-55	Professional, Sciene, Tech Svcs, & Mgmt of Companies	6,067	674	0	0	0
56	Administrative, Support, Waste Mgmt, & Remediation Svcs	17,845	5,948	0	0	5,948
61	Educational services	59	0	0	0	1,113
62	Health care & social assistance	6,857	0	0	0	6,857
71	Arts, entertainment, & recreation	92	0	1,291	0	461
72	Accommodation & foodservices	0	0	2,506	1,671	0
81	Other services (except public administration)	519	519	519	0	1,039
92	Government	285	0	0	0	5,417
	Total (b)	**37,572**	**8,387**	**8,654**	**1,671**	**25,871**

		Percent of Employment by Land Use				
		Office	Industrial	Retail	Hotel	Other (a)
23	Construction	1%	8%	0%	0%	14%
42	Wholesale trade	0%	6%	0%	0%	0%
44-45	Retail Trade	1%	0%	44%	0%	3%
48-49	Transportation & Warehousing	0%	1%	0%	0%	1%
51	Information	1%	0%	0%	0%	0%
52	Finance & insurance	12%	0%	6%	0%	0%
53	Real estate & rental & leasing	0%	0%	0%	0%	2%
54-55	Professional, Sciene, Tech Svcs, & Mgmt of Companies	16%	8%	0%	0%	0%
56	Administrative, Support, Waste Mgmt, & Remediation Svcs	47%	71%	0%	0%	23%
61	Educational services	0%	0%	0%	0%	4%
62	Health care & social assistance	18%	0%	0%	0%	27%
71	Arts, entertainment, & recreation	0%	0%	15%	0%	2%
72	Accommodation & foodservices	0%	0%	29%	100%	0%
81	Other services (except public administration)	1%	6%	6%	0%	4%
92	Government	1%	0%	0%	0%	21%
	Total (b)	**100%**	**100%**	**100%**	**100%**	**100%**

Note: (a) Includes government-owned buildings, schools, non-place-based workers, hospitals and home-based workers.
Sources: Labor Market Statistics from Florida Agency for Workforce Innovation, 2006; BAE, 2006.

Table D-2: Estimated Household Income Distribution of New Households by Industry

NAICS Code/Industry		Estimated Household Income as a Percent of Area Median Income (AMI) (a)							
		30 Percent or Less	31 to 50 Percent	51 to 80 Percent	81 to 100 Percent	101 to 120 Percent	121 to 150 Percent	151 Percent or More	Total
23	Construction	2%	6%	18%	17%	14%	13%	29%	100%
42	Wholesale trade	2%	5%	14%	12%	12%	15%	41%	100%
44-45	Retail trade	2%	8%	20%	13%	12%	17%	28%	100%
48-49	Transportation & warehousing	2%	4%	15%	15%	14%	17%	34%	100%
51	Information	1%	4%	12%	11%	11%	15%	45%	100%
52	Finance & insurance	1%	3%	13%	12%	12%	17%	43%	100%
53	Real estate & rental & leasing	2%	8%	18%	11%	10%	13%	38%	100%
54-55	Professional, science, tech services, & management of companies	1%	2%	10%	10%	10%	17%	50%	100%
56	Administrative, support, waste management & remediation services	3%	9%	20%	13%	11%	16%	28%	100%
61	Educational services	1%	5%	16%	11%	11%	17%	37%	100%
62	Health care & social assistance	2%	6%	16%	12%	12%	17%	35%	100%
71	Arts, entertainment, & recreation	3%	7%	23%	18%	13%	14%	23%	100%
72	Accommodation & food services	5%	11%	24%	16%	13%	12%	19%	100%
81	Other services (except public administration)	3%	7%	20%	15%	16%	15%	24%	100%
92	Government	0%	2%	14%	16%	15%	19%	34%	100%

Note:
(a) Based on a crosstabulation of 2000 Public Use Microdata Samples (PUMS) from the US Census. 1999 incomes were inflated to 2006 dollars and compared to the 2006 income limits.
As listed below,income categories vary by household size. This analysis accounted for household size when grouping households into income categories

	Household Size							
Income as a Percent of AMI	**1**	**2**	**3**	**4**	**5**	**6**	**7**	**8**
30%	$11,400	$13,050	$14,650	$16,300	$17,600	$18,900	$20,200	$21,500
50%	$19,050	$21,750	$24,500	$27,200	$29,400	$31,550	$33,750	$35,900
80%	$30,450	$34,800	$39,150	$43,500	$47,000	$50,450	$53,950	$57,400
100% (Median)	$38,100	$43,500	$49,000	$54,400	$58,800	$63,100	$67,500	$71,800
120%	$45,720	$52,200	$58,800	$65,280	$70,560	$75,720	$81,000	$86,160

Sources: HUD, 2006; U.S. Census, 2000; BAE, 2006.

Table D-3: Employment Generation per 100,000 Square Feet of New Office Space by Industry and Household Income Level

NAICS Code/Industry		New Jobs (a)	Income as a Percent of AMI: 30 Percent or Less	31 to 50 Percent	51 to 80 Percent	81 to 100 Percent	101 to 120 Percent	121 to 150 Percent	151 Percent or More
23	Construction	1.9	0.0	0.1	0.4	0.3	0.3	0.2	0.6
42	Wholesale trade	0.5	0.0	0.0	0.1	0.1	0.1	0.1	0.2
44-45	Retail trade	4.5	0.1	0.4	0.9	0.6	0.5	0.8	1.2
48-49	Transportation & warehousing	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
51	Information	2.2	0.0	0.1	0.3	0.2	0.2	0.3	1.0
52	Finance & insurance	41.0	0.3	1.3	5.4	4.8	4.8	6.9	17.5
53	Real estate & rental & leasing	1.4	0.0	0.1	0.2	0.1	0.1	0.2	0.5
54-55	Professional, science, technical services & management	53.3	0.7	1.1	5.1	5.2	5.1	9.1	26.8
56	Administrative, support, waste management & remediation services	156.7	5.2	14.7	31.6	21.0	16.5	24.4	43.3
61	Educational services	0.5	0.0	0.0	0.1	0.1	0.1	0.1	0.2
62	Health care & social assistance	60.2	1.0	3.9	9.7	7.2	7.5	10.0	20.9
71	Arts, entertainment, & recreation	0.8	0.0	0.1	0.2	0.1	0.1	0.1	0.2
72	Accommodation & food services	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
81	Other services (except public administration)	4.6	0.1	0.3	0.9	0.7	0.7	0.7	1.1
92	Government	2.5	0.0	0.1	0.3	0.4	0.4	0.5	0.8
	Total	**330.0**	**8**	**22**	**55**	**41**	**36**	**53**	**114**

Notes:
(a) See Table 10.
Source: BAE, 2006.

Table D-4: Employment Generation per 100,000 Square Feet of New Industrial Space by Industry and Household Income Level

NAICS Code/Industry		New Jobs (a)	Income as a Percent of AMI: 30 Percent or Less	31 to 50 Percent	51 to 80 Percent	81 to 100 Percent	101 to 120 Percent	121 to 150 Percent	151 Percent or More
23	Construction	13.0	0.3	0.8	2.4	2.2	1.9	1.7	3.8
42	Wholesale trade	9.2	0.2	0.4	1.3	1.1	1.1	1.4	3.8
44-45	Retail trade	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
48-49	Transportation & warehousing	2.3	0.0	0.1	0.3	0.3	0.3	0.4	0.8
51	Information	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
52	Finance & insurance	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
53	Real estate & rental & leasing	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
54-55	Professional, science, technical services, & management	13.3	0.2	0.3	1.3	1.3	1.3	2.3	6.7
56	Administrative, support, waste management & remediation services	117.0	3.9	11.0	23.6	15.7	12.4	18.2	32.3
61	Educational services	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
62	Health care & social assistance	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
71	Arts, entertainment, & recreation	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
72	Accommodation & food services	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
81	Other services (except public administration)	10.2	0.3	0.8	2.0	1.5	1.6	1.5	2.4
92	Government	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
	Total	**165.0**	**5**	**13**	**31**	**22**	**19**	**25**	**50**

Notes:
(a) See Table 10.
Source: BAE, 2006.

Table D-5: Employment Generation per 100,000 Square Feet of New Retail Space, by Industry and Household Income Level

NAICS Code/Industry		New Jobs (a)	Income as a Percent of AMI						
			30 Percent or Less	31 to 50 Percent	51 to 80 Percent	81 to 100 Percent	101 to 120 Percent	121 to 150 Percent	151 Percent or More
23	Construction	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
42	Wholesale trade	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
44-45	Retail trade	90.9	1.6	7.4	18.0	12.3	11.1	15.5	25.1
48-49	Transportation & warehousing	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
51	Information	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
52	Finance & insurance	12.4	0.1	0.4	1.6	1.5	1.4	2.1	5.3
53	Real estate & rental & leasing	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
54-55	Professional, science, technical services, & management	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
56	Administrative, support, waste management & remediation services	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
61	Educational services	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
62	Health care & social assistance	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
71	Arts, entertainment, & recreation	30.7	0.9	2.2	7.0	5.4	3.9	4.4	7.0
72	Accommodation & food services	59.7	2.7	6.8	14.3	9.5	7.5	7.3	11.5
81	Other services (except public administration)	12.4	0.3	0.9	2.5	1.8	2.0	1.9	3.0
92	Government	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
	Total	**206.0**	**6**	**18**	**43**	**30**	**26**	**31**	**52**

Notes:
(a) See Table 10.
Source: BAE, 2006.

Table D-6: Employment Generation per 100,000 Square Feet of New Hotel Space, by Industry and Household Income Level

NAICS Code/Industry		New Jobs (a)	Income as a Percent of AMI: 30 Percent or Less	31 to 50 Percent	51 to 80 Percent	81 to 100 Percent	101 to 120 Percent	121 to 150 Percent	151 Percent or More
Full-Service Hotel									
23	Construction	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
42	Wholesale trade	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
44-45	Retail trade	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
48-49	Transportation & warehousing	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
51	Information	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
52	Finance & insurance	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
53	Real estate & rental & leasing	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
54-55	Professional, science, technical services, & management	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
56	Administrative, support, waste management & remediation services	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
61	Educational services	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
62	Health care & social assistance	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
71	Arts, entertainment, & recreation	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
72	Accommodation & food services	108.0	5.0	12.3	25.9	17.3	13.5	13.3	20.8
81	Other services (except public administration)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
92	Government	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
	Total	**108.0**	**5.0**	**12.3**	**25.9**	**17.3**	**13.5**	**13.3**	**20.8**
Limited-Service Hotel									
23	Construction	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
42	Wholesale trade	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
44-45	Retail trade	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
48-49	Transportation & warehousing	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
51	Information	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
52	Finance & insurance	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
53	Real estate & rental & leasing	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
54-55	Professional, science, technical services, & management	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
56	Administrative, support, waste management & remediation services	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
61	Educational services	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
62	Health care & social assistance	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
71	Arts, entertainment, & recreation	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
72	Accommodation & food services	29.0	1.3	3.3	7.0	4.6	3.6	3.6	5.6
81	Other services (except public administration)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
92	Government	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
	Total	**29.0**	**1.3**	**3.3**	**7.0**	**4.6**	**3.6**	**3.6**	**5.6**

Notes:
(a) See Table 10.
Source: BAE, 2006.

Table D-7: Calculation of Household Income Required to Purchase Median Priced New Home, Pinellas County 2006

Median Sale Price (a)	Closing Costs (b)	Down Payment (b)	Total Mortgage	Monthly Payment	Monthly Property Tax (c)	Monthly Mortgage Insurance (d)	Monthly Homeowner's Insurance (e)	Total Monthly PITI (f)	Household Income (a)
$416,600	$0	$83,320	$333,280	$2,110	$720	$10	$435	$3,275	$131,000

Notes:
(a) Median sale price of newly constructed units sold during 2005. (Newly constructed units are defined as those constructed since 2005).

(b) Mortgage assumptions:		*Comments:*
FHA Annual Percentage Rate	6.5%	*Based on Freddie Mac Mortgage Market Survey for 2006.*
Term of mortgage (Years)	30	*Assumption*
Down payment as a percentage of sale price	20.0%	*Assumption*
Purchaser is assumed to pay closing costs.	0.0%	*Assumption*
Closing costs are estimated as a percentage of sale price.		
(c) Annual property taxes as a percent of sale price	2.08%	*Average Pinellas County Property Tax Rate.*
(d) Annual mortgage insurance premium as percent of loan amount	0.05%	*Standard premium for FHA insured loan.*
(e) Homeowner insurance -- assumes replacement cost of:	$300,000	
Annual homeowner's insurance premium	$4,000	*Estimate based on sample Citizen's Insurance rates for Pinellas County*
Annual flood insurance premium	$1,220	*Based on average of FEMA rates for Pinellas County.*
Total annual insurance cost	$5,220	
(f) PITI = Principal, Interest, Taxes, and Insurance		
Percent of household income available for PITI	30.0%	*Based on maximum allowable debt to income ratio of 41% for FHA loans.*

Sources: Freddie Mac, Mortgage Insurace Companies of America, County Tax Assessor, HUD, BAE 2006.

Table D-8: Calculation of Household Income Required to Rent an Average Priced New Apartment Unit, Pinellas County, 2006

Average Rent (a)	Utility Costs (b)	Total Housing Cost (c)	Required Income (d)
$960	$115	$1,075	$43,000

Notes:
(a) RealData Apartment Survey, 2006
(b) Standard assumption
(c) Total housing cost equals rent plus utility costs.
(d) Assumes that 30 percent of income may be dedicated to total housing costs.
Source: RealData, 2006; BAE, 2006.

Table D-9: Employment Generation Resulting from Development of New Housing Units in Pinellas County by Income Level

100 New Owner-Occupied Housing Units with 1-Percent Vacancies

Industry			Estimated Household Income as a Percent of Area Median Income (AMI) (a)						
NAICS Code	Title	New Jobs	30 Percent or Less	31 to 50 Percent	51 to 80 Percent	81 to 100 Percent	101 to 120 Percent	121 to 150 Percent	151 Percent or More
23	Construction	0.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0
42	Wholesale trade	2.0	0.0	0.1	0.3	0.2	0.2	0.3	0.8
44-45	Retail trade	12.2	0.2	1.0	2.4	1.6	1.5	2.1	3.4
48-49	Transportation & warehousing	0.7	0.0	0.0	0.1	0.1	0.1	0.1	0.2
51	Information	0.4	0.0	0.0	0.0	0.0	0.0	0.1	0.2
52	Finance & insurance	2.8	0.0	0.1	0.4	0.3	0.3	0.5	1.2
53	Real estate & rental & leasing	1.0	0.0	0.1	0.2	0.1	0.1	0.1	0.4
54-55	Professional, science, tech services, & management of companies	1.2	0.0	0.0	0.1	0.1	0.1	0.2	0.6
56	Administrative, support, waste management & remediation services	0.5	0.0	0.0	0.1	0.1	0.1	0.1	0.1
61	Educational services	2.5	0.0	0.1	0.4	0.3	0.3	0.4	0.9
62	Health care & social assistance	18.2	0.3	1.2	2.9	2.2	2.3	3.0	6.3
71	Arts, entertainment, & recreation	2.2	0.1	0.2	0.5	0.4	0.3	0.3	0.5
72	Accommodation & food services	9.9	0.5	1.1	2.4	1.6	1.2	1.2	1.9
81	Other services (except public administration)	10.0	0.3	0.7	2.0	1.5	1.6	1.5	2.4
92	Government	0.5	0.0	0.0	0.1	0.1	0.1	0.1	0.2
	Total	**64.2**	**1.5**	**4.7**	**11.9**	**8.7**	**8.2**	**10.0**	**19.2**

100 New Renter-Occupied Housing Units with 5-Percent Vacancies

Industry			Estimated Household Income as a Percent of Area Median Income (AMI) (a)						
NAICS Code	Title	New Jobs	30 Percent or Less	31 to 50 Percent	51 to 80 Percent	81 to 100 Percent	101 to 120 Percent	121 to 150 Percent	151 Percent or More
23	Construction	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
42	Wholesale trade	0.8	0.0	0.0	0.1	0.1	0.1	0.1	0.3
44-45	Retail trade	4.6	0.1	0.4	0.9	0.6	0.6	0.8	1.3
48-49	Transportation & warehousing	0.2	0.0	0.0	0.0	0.0	0.0	0.0	0.1
51	Information	0.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0
52	Finance & insurance	1.0	0.0	0.0	0.1	0.1	0.1	0.2	0.4
53	Real estate & rental & leasing	0.8	0.0	0.1	0.1	0.1	0.1	0.1	0.3
54-55	Professional, science, tech services, & management of companies	0.3	0.0	0.0	0.0	0.0	0.0	0.1	0.2
56	Administrative, support, waste management & remediation services	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
61	Educational services	0.4	0.0	0.0	0.1	0.0	0.0	0.1	0.1
62	Health care & social assistance	5.2	0.1	0.3	0.8	0.6	0.6	0.9	1.8
71	Arts, entertainment, & recreation	0.5	0.0	0.0	0.1	0.1	0.1	0.1	0.1
72	Accommodation & food services	3.5	0.2	0.4	0.8	0.6	0.4	0.4	0.7
81	Other services (except public administration)	2.3	0.1	0.2	0.5	0.3	0.4	0.3	0.6
92	Government	0.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0
	Total	**19.8**	**0.5**	**1.5**	**3.7**	**2.7**	**2.5**	**3.1**	**5.9**

Notes: (a) See previous tables for employment projections and income distribution data.
Source: BAE, 2006.

Table D-10: Calculation of Capitalized Value of Affordable Rents

Revenues to Apartment Building Owners by Income Category

Income as Percent of AMI	Household Income (a)	Annual Income Available for Total Housing Costs (b)	Annual Utility Costs	Annual Income Available for Rent (c)	Rent Payments Adjusted for Vacancy Factor (d)
15% to 30%	$11,000	$3,300	$1,380	$1,920	$1,825
31% to 50%	$19,575	$5,870	$1,380	$4,490	$4,265
51% to 80%	$31,825	$9,550	$1,380	$8,170	$7,760
81% to 100%	$44,075	$13,220	$1,380	$11,840	$11,250
101% to 120%	$53,900	$16,170	$1,380	$14,790	$14,050

Operating Expenses of Apartment Building Owners

Expenses	Annual Per Unit (e)	Comments:
Property Management	$350	*ULI, Dollars & Cents of Multifamily Housing*
Total Administration (includes Marketing)	$445	*ULI, Dollars & Cents of Multifamily Housing*
Payroll	$980	*ULI, Dollars & Cents of Multifamily Housing*
Maintenance	$690	*ULI, Dollars & Cents of Multifamily Housing*
Total Utilities	$580	*ULI, Dollars & Cents of Multifamily Housing*
Taxes	$1,000	*ULI, Dollars & Cents of Multifamily Housing*
Insurance	$500	*Bay Area Apartment Association, 2006*
Replacement Reserves	$300	*Bay Area Apartment Association, 2006*
Other Expenses	$95	*ULI, Dollars & Cents of Multifamily Housing*
Total	$4,940	

Net Operating Income (NOI) by Household Income Categories

Income as Percent of AMI	Annual Rent Payments	Operating Expenses	Net Operating Income	Capitalized NOI (f)
15% to 30%	$1,825	$4,940	-$3,115	-$45,000
31% to 50%	$4,265	$4,940	-$675	-$10,000
51% to 80%	$7,760	$4,940	$2,820	$40,000
81% to 100%	$11,250	$4,940	$6,310	$90,000
101% to 120%	$14,050	$4,940	$9,110	$130,000

Notes:
(a) Incomes as show are the midpoint of each income category for a three-person household based on 2006 HUD income limits.
(b) Assumes 30% of gross household income available toward total housing costs per HUD regulations.
(c) Equals available income minus utility costs.
(d) Assumes a standard vacancy rate of 5 percent.
(e) Where noted, data is from the 2005 ULI *Dollars & Cents* and has been inflated to 2006 dollars.
(f) Assumes a 7-percent cap rate based on the Korpacz Real Estate Investors Survey, 4th Quarter 2006

Sources: Urban Land Institute, 2005; Bay Area Apartment Association, 2006; Korpacz Real Estate Investors Survey, 2006; BAE, 2006.

Appendix E. Construction Trends Tables

Table E-1: Residential Construction Trends by Building Type, Pinellas County, 2002 to 2006

	Units Authorized by Building Permit					
St. Petersburg	**2002**	**2003**	**2004**	**2005**	**2006 (a)**	**Average Annual Rate**
Single Family/Duplex Units	291	424	781	925	463	577
Multi-Family Units	22	483	256	335	164	252
Total Units	**313**	**907**	**1,037**	**1,260**	**627**	**829**
Clearwater						
Single Family/Duplex Units	122	87	156	155	124	129
Multi-Family Units	116	349	24	7	0	99
Total Units	**238**	**436**	**180**	**162**	**124**	**228**
Largo						
Single Family/Duplex Units	55	62	327	132	41	123
Multi-Family Units	9	73	527	86	114	162
Total Units	**64**	**135**	**854**	**218**	**155**	**285**
Pinellas County Total						
Single Family/Duplex Units	1,653	1,681	2,276	2,783	1,744	2,027
Multi-Family Units	683	1,862	1,293	1,088	372	1,060
Total Units	**2,336**	**3,543**	**3,569**	**3,871**	**2,116**	**3,087**

Note: (a) 2006 data are preliminary estimates prepared by the Census. December 2006 data is still unavailable.

Sources: U.S. Bureau of the Census, 2006; BAE, 2006.

Table E-2: Commercial Construction Trends by Building Type, Pinellas County, 2002 to 2006

Pinellas County	Sq. Ft. of New Construction (a) 2002	2003	2004	2005	2006	Average Annual Rate
Office	25,000	0	0	150,000	75,000	**50,000**
Retail	100,000	100,000	75,000	400,000	150,000	**165,000**
Industrial/Flex (b)	75,000	75,000	200,000	350,000	500,000	**240,000**

Notes:

(a) Figures are based on data regarding ongoing construction activity as published in the Maddux Business Report, rounded to the nearest 25,000 square feet.

The Maddux survey attempts to capture major developments in the Tampa Bay Area, but may not include all new development throughout the County.
(b) Maddux identifies this category as Business Park.

Source: Maddux Business Report Real Estate Analysis, 2002 to 2006; BAE 2006.

Table E-3: Hotel Construction, Pinellas County, 2002 to 2006

	Number of New Hotel Rooms 2002	2003	2004	2005	2006	Average Annual Rate
Pinellas County	771	190	0	571	556	**418**

Notes: Based on survey of hotel properties by Smith Travel. Year built information was not available for all properties. Consequently, data may somewhat underreport actual construction levels.
Source: Smith Travel Report, 2006; BAE, 2006.

CITY COUNCIL AGENDA
NEW BUSINESS ITEM

TO: Members of City Council

DATE: January 30, 2020

COUNCIL DATE: February 6, 2020

RE: Affordable Housing Proposal

ACTION DESIRED:

Respectfully requesting a referral to the February 27, 2020 Committee of the Whole to discuss an alternative way to draw down on the Building Permit Special Revenue Fund that was discussed at the January 16, 2020 Budget, Finance and Taxation Committee.

RATIONALE:

While we are finding creative ways to fund affordable housing, I propose we institute the linkage fees at the maximum feasible cost per square foot on new construction permits and charged to the developers. However, we will credit those fees by the funds in the Building Permit Special Revenue Fund until it is brought down to the compliance amount. The linkage fee would sunset or be eliminated once we are in compliance with HB447. This would prevent a new tax (linkage fee) on developers and provide about $10 million towards affordable housing.

Robert Blackmon, Council Member
District 1

553.80 Enforcement.—

(1) Except as provided in paragraphs (a)-(g), each local government and each legally constituted enforcement district with statutory authority shall regulate building construction and, where authorized in the state agency's enabling legislation, each state agency shall enforce the Florida Building Code required by this part on all public or private buildings, structures, and facilities, unless such responsibility has been delegated to another unit of government pursuant to s. 553.79(9).

(a) Construction regulations relating to correctional facilities under the jurisdiction of the Department of Corrections and the Department of Juvenile Justice are to be enforced exclusively by those departments.

(b) Construction regulations relating to elevator equipment under the jurisdiction of the Bureau of Elevators of the Department of Business and Professional Regulation shall be enforced exclusively by that department.

(c) In addition to the requirements of s. 553.79 and this section, facilities subject to the provisions of chapter 395 and parts II and VIII of chapter 400 shall have facility plans reviewed and construction surveyed by the state agency authorized to do so under the requirements of chapter 395 and parts II and VIII of chapter 400 and the certification requirements of the Federal Government. Facilities subject to the provisions of part IV of chapter 400 may have facility plans reviewed and shall have construction surveyed by the state agency authorized to do so under the requirements of part IV of chapter 400 and the certification requirements of the Federal Government.

(d) Building plans approved under s. 553.77(3) and state-approved manufactured buildings, including buildings manufactured and assembled offsite and not intended for habitation, such as lawn storage buildings and storage sheds, are exempt from local code enforcing agency plan reviews except for provisions of the code relating to erection, assembly, or construction at the site. Erection, assembly, and construction at the site are subject to local permitting and inspections. Lawn storage buildings and storage sheds bearing the insignia of approval of the department are not subject to s. 553.842. Such buildings that do not exceed 400 square feet may be delivered and installed without need of a contractor's or specialty license.

(e) Construction regulations governing public schools, state universities, and Florida College System institutions shall be enforced as provided in subsection (6).

(f) The Florida Building Code as it pertains to toll collection facilities under the jurisdiction of the turnpike enterprise of the Department of Transportation shall be enforced exclusively by the turnpike enterprise.

(g) Construction regulations relating to secure mental health treatment facilities under the jurisdiction of the Department of Children and Families shall be enforced exclusively by the department in conjunction with the Agency for Health Care Administration's review authority under paragraph (c).

The governing bodies of local governments may provide a schedule of fees, as authorized by s. 125.56(2) or s. 166.222 and this section, for the enforcement of the provisions of this part. Such fees shall be used solely for carrying out the local government's responsibilities in enforcing the Florida Building Code. The authority of state enforcing agencies to set fees for enforcement shall be derived from authority existing on July 1, 1998. However, nothing contained in this subsection shall operate to limit such agencies from adjusting their fee schedule in conformance with existing authority.

(2)(a) Any two or more counties or municipalities, or any combination thereof, may, in accordance with the provisions of chapter 163, governing interlocal agreements, form an enforcement district for the purpose of enforcing and administering the provisions of the Florida Building Code. Each district so formed shall be registered with the department on forms to be provided for that purpose. Nothing in this subsection shall be construed to supersede provisions of county charters which preempt municipal authorities respective to building codes.

(b) With respect to evaluation of design professionals' documents, if a local government finds it necessary, in order to enforce compliance with the Florida Building Code and issue a permit, to reject design documents

required by the code three or more times for failure to correct a code violation specifically and continuously noted in each rejection, including, but not limited to, egress, fire protection, structural stability, energy, accessibility, lighting, ventilation, electrical, mechanical, plumbing, and gas systems, or other requirements identified by rule of the Florida Building Commission adopted pursuant to chapter 120, the local government shall impose, each time after the third such review the plans are rejected for that code violation, a fee of four times the amount of the proportion of the permit fee attributed to plans review.

(c) With respect to inspections, if a local government finds it necessary, in order to enforce compliance with the Florida Building Code, to conduct any inspection after an initial inspection and one subsequent reinspection of any project or activity for the same code violation specifically and continuously noted in each rejection, including, but not limited to, egress, fire protection, structural stability, energy, accessibility, lighting, ventilation, electrical, mechanical, plumbing, and gas systems, or other requirements identified by rule of the Florida Building Commission adopted pursuant to chapter 120, the local government shall impose a fee of four times the amount of the fee imposed for the initial inspection or first reinspection, whichever is greater, for each such subsequent reinspection.

(3)(a) Each enforcement district shall be governed by a board, the composition of which shall be determined by the affected localities.

(b)1. At its own option, each enforcement district or local enforcement agency may adopt rules granting to the owner of a single-family residence one or more exemptions from the Florida Building Code relating to:

a. Addition, alteration, or repairs performed by the property owner upon his or her own property, provided any addition or alteration shall not exceed 1,000 square feet or the square footage of the primary structure, whichever is less.

b. Addition, alteration, or repairs by a nonowner within a specific cost limitation set by rule, provided the total cost shall not exceed $5,000 within any 12-month period.

c. Building and inspection fees.

2. However, the exemptions under subparagraph 1. do not apply to single-family residences that are located in mapped flood hazard areas, as defined in the code, unless the enforcement district or local enforcement agency has determined that the work, which is otherwise exempt, does not constitute a substantial improvement, including the repair of substantial damage, of such single-family residences.

3. Each code exemption, as defined in sub-subparagraphs 1.a., b., and c., shall be certified to the local board 10 days prior to implementation and shall only be effective in the territorial jurisdiction of the enforcement district or local enforcement agency implementing it.

(4) When an enforcement district has been formed as provided herein, upon its registration with the department, it shall have the same authority and responsibility with respect to building codes as provided by this part for local governing bodies.

(5) State and regional agencies with special expertise in building code standards and licensing of contractors and design professionals shall provide support to local governments upon request.

(6) Notwithstanding any other law, state universities, Florida College System institutions, and public school districts shall be subject to enforcement of the Florida Building Code under this part.

(a)1. State universities, Florida College System institutions, or public school districts shall conduct plan review and construction inspections to enforce building code compliance for their building projects that are subject to the Florida Building Code. These entities must use personnel or contract providers appropriately certified under part XII of chapter 468 to perform the plan reviews and inspections required by the code. Under these arrangements, the entities are not subject to local government permitting requirements, plans review, and inspection fees. State universities, Florida College System institutions, and public school districts are liable and responsible for all of their buildings, structures, and facilities. This paragraph does not limit the authority of the county, municipality, or code enforcement district to ensure that buildings, structures, and facilities owned by these entities comply with the Florida Building Code or to limit the authority and responsibility of the fire official to conduct firesafety inspections under chapter 633.

2. In order to enforce building code compliance independent of a county or municipality, a state university, Florida College System institution, or public school district may create a board of adjustment and appeal to which a substantially affected party may appeal an interpretation of the Florida Building Code which relates to a specific project. The decisions of this board, or, in its absence, the decision of the building code administrator, may be reviewed under s. 553.775.

(b) If a state university, Florida College System institution, or public school district elects to use a local government's code enforcement offices:

1. Fees charged by counties and municipalities for enforcement of the Florida Building Code on buildings, structures, and facilities of state universities, state colleges, and public school districts may not be more than the actual labor and administrative costs incurred for plans review and inspections to ensure compliance with the code.

2. Counties and municipalities shall expedite building construction permitting, building plans review, and inspections of projects of state universities, Florida College System institutions, and public schools that are subject to the Florida Building Code according to guidelines established by the Florida Building Commission.

3. A party substantially affected by an interpretation of the Florida Building Code by the local government's code enforcement offices may appeal the interpretation to the local government's board of adjustment and appeal or to the commission under s. 553.775 if no local board exists. The decision of a local board is reviewable in accordance with s. 553.775.

(c) The Florida Building Commission and code enforcement jurisdictions shall consider balancing code criteria and enforcement to unique functions, where they occur, of research institutions by application of performance criteria in lieu of prescriptive criteria.

(d) School boards, Florida College System institution boards, and state universities may use annual facility maintenance permits to facilitate routine maintenance, emergency repairs, building refurbishment, and minor renovations of systems or equipment. The amount expended for maintenance projects may not exceed $200,000 per project. A facility maintenance permit is valid for 1 year. A detailed log of alterations and inspections must be maintained and annually submitted to the building official. The building official retains the right to make inspections at the facility site as he or she considers necessary. Code compliance must be provided upon notification by the building official. If a pattern of code violations is found, the building official may withhold the issuance of future annual facility maintenance permits.

This part may not be construed to authorize counties, municipalities, or code enforcement districts to conduct any permitting, plans review, or inspections not covered by the Florida Building Code. Any actions by counties or municipalities not in compliance with this part may be appealed to the Florida Building Commission. The commission, upon a determination that actions not in compliance with this part have delayed permitting or construction, may suspend the authority of a county, municipality, or code enforcement district to enforce the Florida Building Code on the buildings, structures, or facilities of a state university, Florida College System institution, or public school district and provide for code enforcement at the expense of the state university, Florida College System institution, or public school district.

(7)(a) The governing bodies of local governments may provide a schedule of reasonable fees, as authorized by s. 125.56(2) or s. 166.222 and this section, for enforcing this part. These fees, and any fines or investment earnings related to the fees, shall be used solely for carrying out the local government's responsibilities in enforcing the Florida Building Code. When providing a schedule of reasonable fees, the total estimated annual revenue derived from fees, and the fines and investment earnings related to the fees, may not exceed the total estimated annual costs of allowable activities. Any unexpended balances shall be carried forward to future years for allowable activities or shall be refunded at the discretion of the local government. A local government may not carry forward an amount exceeding the average of its operating budget for enforcing the Florida Building Code for the previous 4 fiscal years. For purposes of this subsection, the term "operating budget" does not include reserve amounts. Any amount exceeding this limit must be used as authorized in subparagraph 2. However, a local government which established, as of January 1, 2019, a Building Inspections Fund Advisory Board consisting of five members from the

construction stakeholder community and carries an unexpended balance in excess of the average of its operating budget for the previous 4 fiscal years may continue to carry such excess funds forward upon the recommendation of the advisory board. The basis for a fee structure for allowable activities shall relate to the level of service provided by the local government and shall include consideration for refunding fees due to reduced services based on services provided as prescribed by s. 553.791, but not provided by the local government. Fees charged shall be consistently applied.

1. As used in this subsection, the phrase "enforcing the Florida Building Code" includes the direct costs and reasonable indirect costs associated with review of building plans, building inspections, reinspections, and building permit processing; building code enforcement; and fire inspections associated with new construction. The phrase may also include training costs associated with the enforcement of the Florida Building Code and enforcement action pertaining to unlicensed contractor activity to the extent not funded by other user fees.

2. A local government must use any excess funds that it is prohibited from carrying forward to rebate and reduce fees.

3. The following activities may not be funded with fees adopted for enforcing the Florida Building Code:

a. Planning and zoning or other general government activities.

b. Inspections of public buildings for a reduced fee or no fee.

c. Public information requests, community functions, boards, and any program not directly related to enforcement of the Florida Building Code.

d. Enforcement and implementation of any other local ordinance, excluding validly adopted local amendments to the Florida Building Code and excluding any local ordinance directly related to enforcing the Florida Building Code as defined in subparagraph 1.

4. A local government shall use recognized management, accounting, and oversight practices to ensure that fees, fines, and investment earnings generated under this subsection are maintained and allocated or used solely for the purposes described in subparagraph 1.

5. The local enforcement agency, independent district, or special district may not require at any time, including at the time of application for a permit, the payment of any additional fees, charges, or expenses associated with:

a. Providing proof of licensure pursuant to chapter 489;

b. Recording or filing a license issued pursuant to this chapter;

c. Providing, recording, or filing evidence of workers' compensation insurance coverage as required by chapter 440; or

d. Charging surcharges or other similar fees not directly related to enforcing the Florida Building Code.

(b) By December 31, 2020, the governing body of a local government that provides a schedule of fees shall create a building permit and inspection utilization report and post the report on its website. The information in the report shall be derived from relevant information available in the most recently completed financial audit. After December 31, 2020, the governing body of a local government that provides a schedule of fees shall update its building permit and inspection utilization report before making any adjustments to the fee schedule. The report shall include:

1. Direct and indirect costs incurred by the local government to enforce the Florida Building Code, including costs related to:

a. Personnel services costs, including salary and related employee benefit costs incurred by the local government to enforce the Florida Building Code.

b. Operating expenditures and expenses.

2. Permit and inspection utilization information, including:

a. Number of building permit applications submitted.

b. Number of building permits issued or approved.

c. Number of building inspections and reinspections requested.

d. Number of building inspections and reinspections conducted.

e. Number of building inspections conducted by a private provider.

f. Number of audits conducted by the local government of private provider building inspections.

g. Number of personnel dedicated by the local government to enforce the Florida Building Code, issue building permits, and conduct inspections.

h. Other permissible activities for enforcing the Florida Building Code as described in subparagraph (a)1.

3. Revenue information, including:

a. Revenue derived from fees pursuant to paragraph (a).

b. Revenue derived from fines pursuant to paragraph (a).

c. When applicable, investment earnings from the local government's investment of revenue derived from fees and fines pursuant to paragraph (a).

d. Balances carried forward by the local government pursuant to paragraph (a).

e. Balances refunded by the local government pursuant to paragraph (a).

f. Revenue derived from other sources, including local government general revenue.

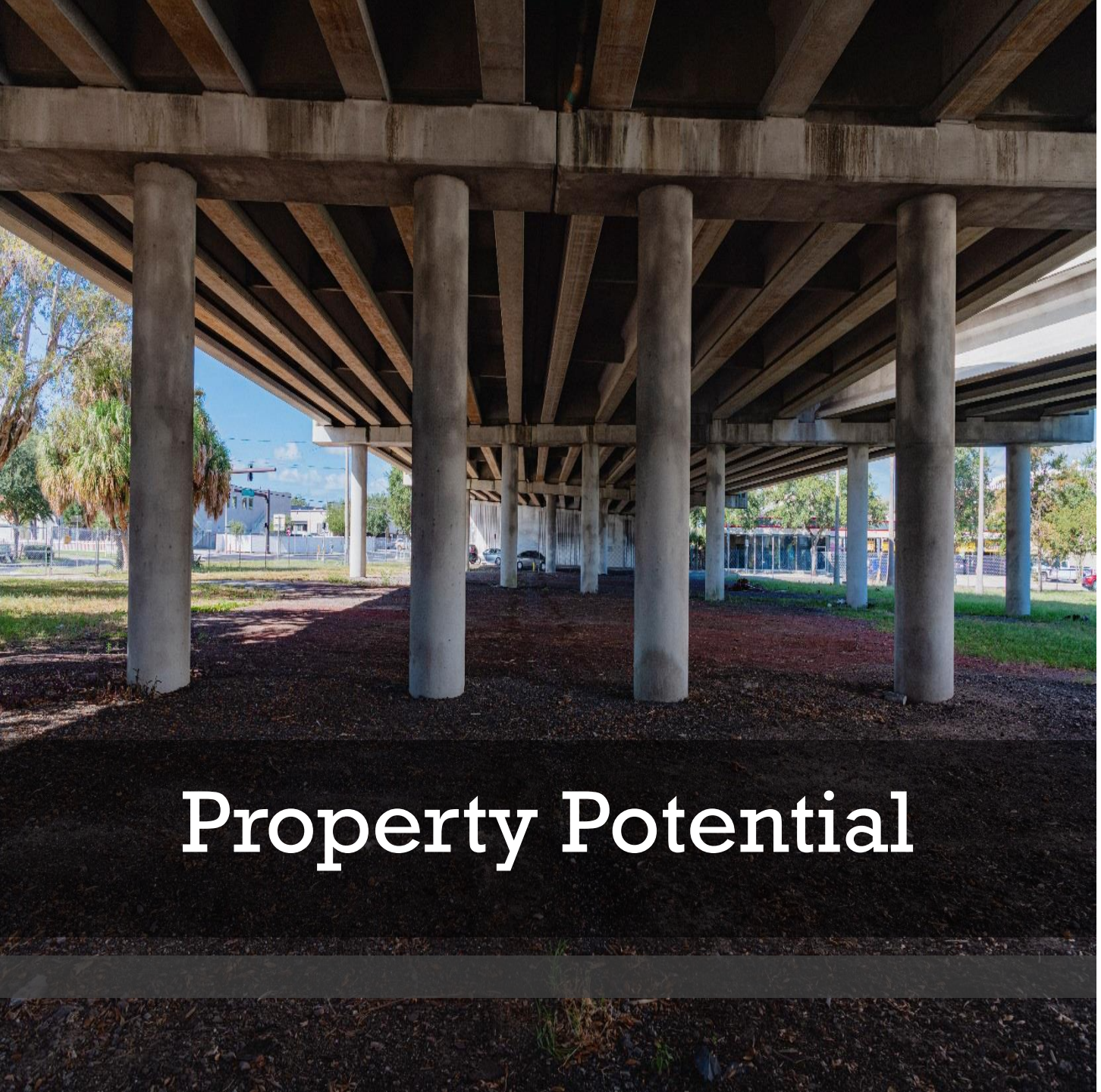
(c) The governing body of a local government that issues building permits may charge a person only one search fee, in an amount commensurate with the research and time costs incurred by the governing body, for identifying building permits for each unit or subunit assigned by the governing body to a particular tax parcel identification number.

(8) The Department of Agriculture and Consumer Services is not subject to local government permitting requirements, plan review, or inspection fees for agricultural structures, such as equipment storage sheds and pole barns that are not used by the public.

History.—s. 11, ch. 74-167; s. 3, ch. 75-111; s. 5, ch. 77-365; s. 3, ch. 85-97; s. 805, ch. 97-103; ss. 50, 51, ch. 98-287; ss. 85, 86, ch. 2000-141; ss. 34, 35, ch. 2001-186; ss. 3, 4, ch. 2001-372; s. 87, ch. 2002-1; s. 27, ch. 2002-20; s. 12, ch. 2005-147; s. 64, ch. 2006-1; s. 15, ch. 2008-191; s. 37, ch. 2010-176; s. 127, ch. 2014-17; s. 276, ch. 2014-19; s. 23, ch. 2014-154; s. 21, ch. 2016-129; s. 10, ch. 2017-149; s. 7, ch. 2019-75; s. 3, ch. 2019-121.

I-375 Park & Surface Parking Project

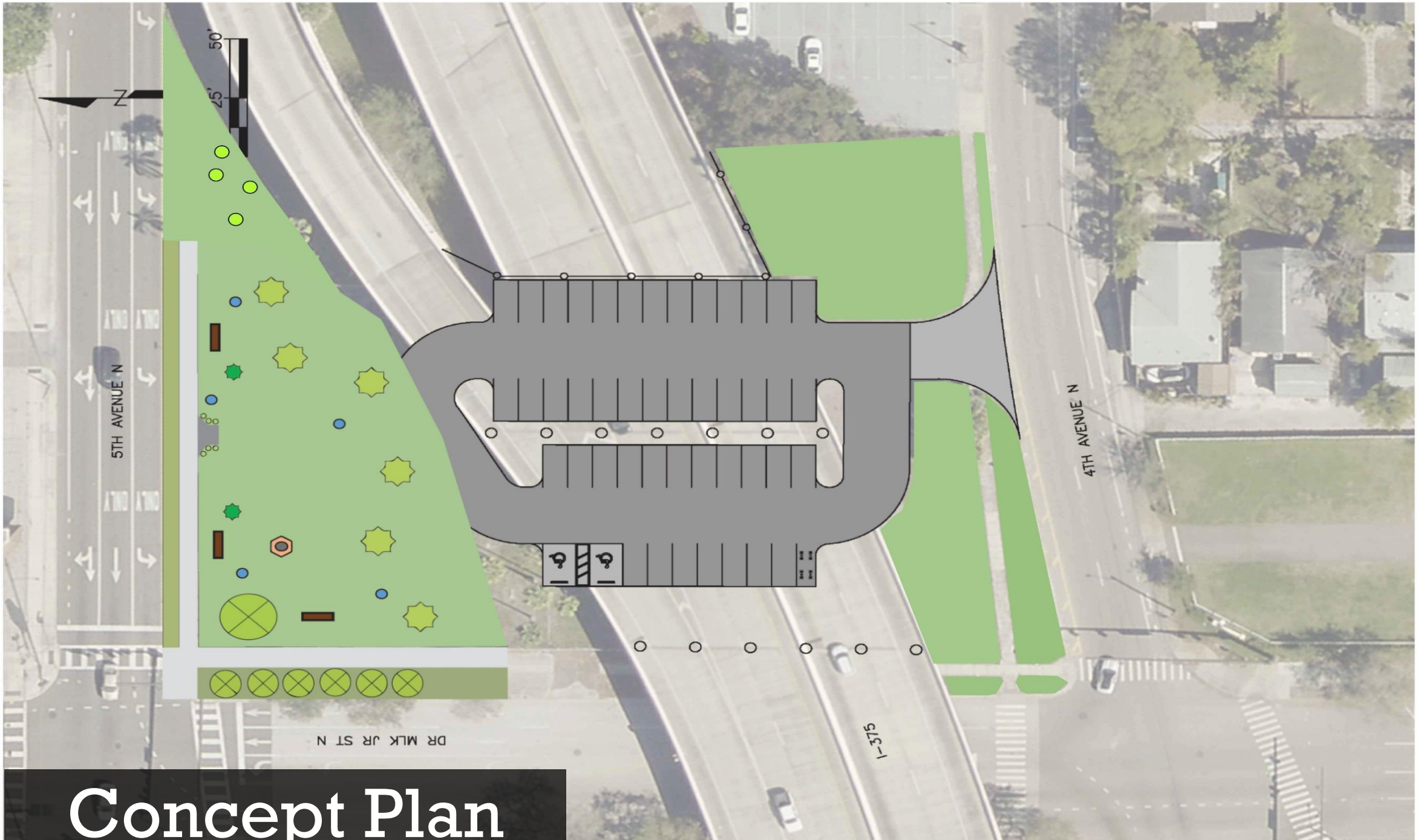
City of St. Petersburg



Property Potential

- ❑ Additional green space and amenities
- ❑ Surface parking for local business customers, employees, general public and park patrons
- ❑ Rejuvenation of an underutilized downtown property

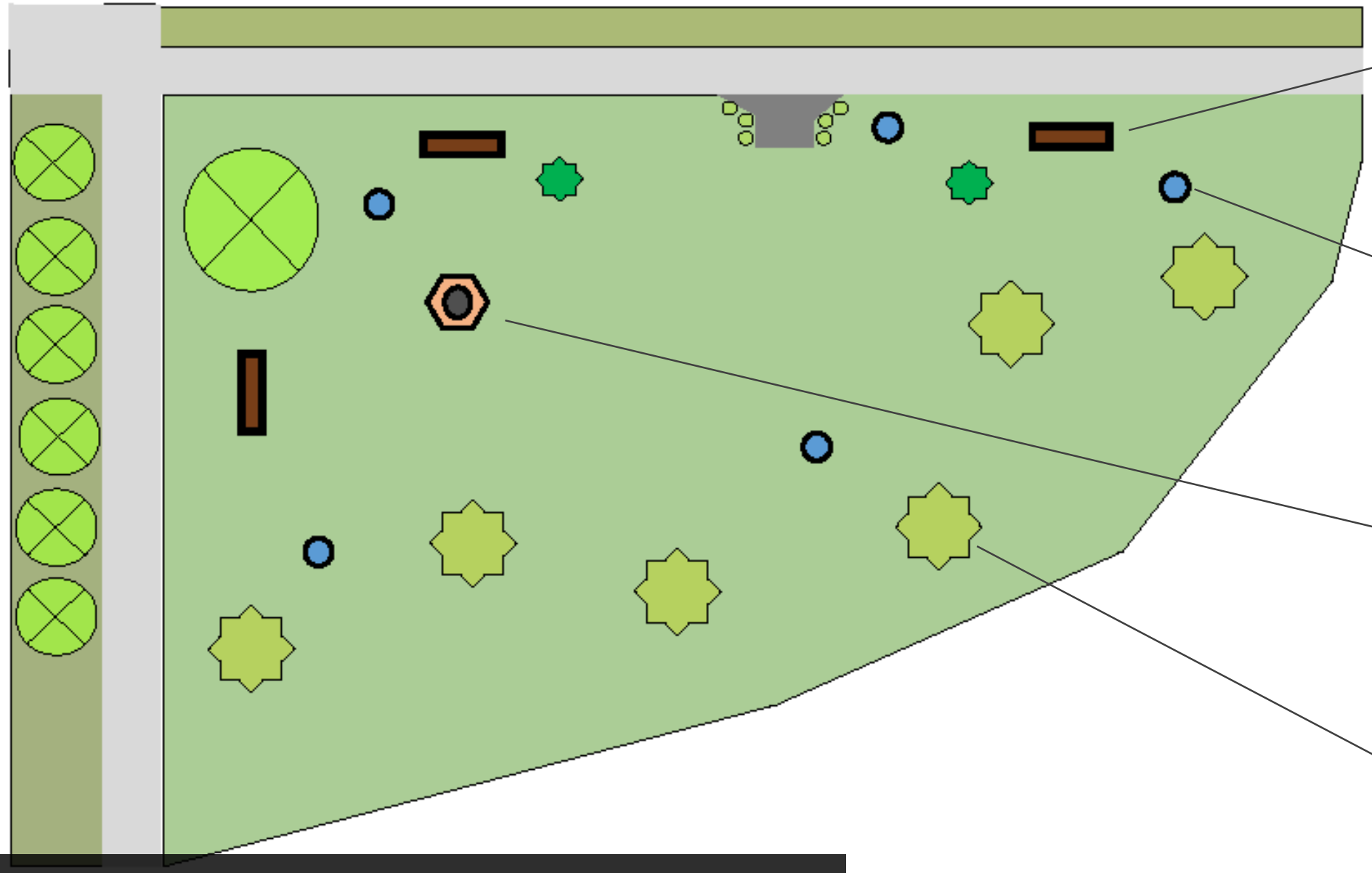
Current Conditions

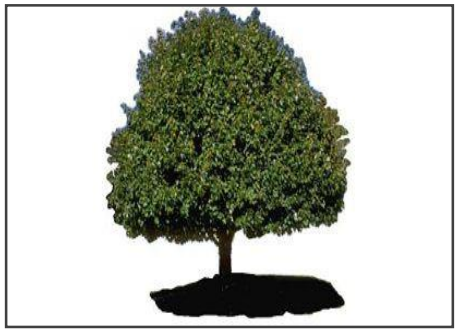


Concept Plan

Parking Component

- Approximately 47 spaces total – 9 will be marked for park patrons only with a time limit and no charge – remainder will be available for fee-based monthly, daily, and event parking (public parking)
- Business owners in the 500 and 600 block have requested that the City help with providing public parking
- MLK Jr. St. N. is also experiencing redevelopment south of the park/parking site
- Inventory analysis by the City verifies a parking shortage in the area
- Engineering and Capital Improvements will design the lot including runoff treatment as necessary and all required permitting and FDOT approvals
- Lot will be well-lit and improve sidewalk lighting under the bridge along MLK Jr. St





Park Amenities

Park Project Budget

❑ Materials	$126,789
❑ Labor	$53,251
❑ Contingency	$11,411
❑ Total	$191,451

Parking Lot Budget

❑ Design	$36,000
❑ Construction	$164,566
❑ Post Design	$25,200
❑ Contingency	$16,560
❑ Total	$242,316

Total Project Budget $433,767