

CITY OF ST. PETERSBURG
**HOUSING, LAND USE, &
TRANSPORTATION COMMITTEE**

September 10, 2020 at 10:50 a.m.

Welcome to the City of St. Petersburg City Council Housing, Land Use & Transportation Committee Meeting. The agenda and supporting documents are available on the City's website at www.stpete.org/meetings or by emailing city.clerk@stpete.org.

NOTE: City buildings are closed to the public for meetings due to the COVID-19 emergency. Accordingly, the meeting location has been changed from in-person to a "virtual" meeting by means of communications media technology pursuant to Executive Order Number 20-69, issued by the Governor on March 20, 2020, and Executive Order 2020-30 issued by the Mayor on July 8, 2020.

The public can attend the meeting in the following ways:

- Watch live on Channel 15 WOW!/Channel 641 Spectrum/Channel 20 Frontier FiOS
- Watch live online at www.stpete.org/TV
- Watch/listen on your computer, mobile phone, or other device by visiting the following link:
<https://zoom.us/j/97595973861>

Listen by dialing one of the following phone numbers and entering Meeting ID: 975 9597 3861#

- +1 312 626 6799 or
- +1 646 876 9923 or
- +1 253 215 8782 or
- +1 301 715 8592 or
- +1 346 248 7799 or
- +1 669 900 6833

City of St. Petersburg
Housing, Land Use & Transportation Committee
Agenda
September 10, 2020 at 10:50 a.m.

Members: Chair Amy Foster, Vice Chair Brandi Gabbard, Darden Rice, Gina Driscoll

Alternate: Robert Blackmon

Support Staff: Reneé Long (Legislative Aide)

A. Call to Order

B. Approval of Agenda

C. Approval of August 13, 2020 Minutes

D. New Business

1. St. Petersburg Housing Authority:
 - Board Member Recommendation
~ *Kevin King, Policy & Public Engagement Chief*
 - Correction of Terms of Commissioners Appointed
~ *Johsua Johnson, Housing & Urban Development Director*
2. St. Petersburg Affordable Housing Advisory Committee – Quarterly Update
~ *Ken Rush, Affordable Housing Advisory Committee Vice-Chair*
3. HB 1339 Update
~ *Elizabeth Abernethy, Planning & Development Director*

E. Adjourn

Next Meeting:

- October 8, 2020

Attachments:

- St. Petersburg Housing Authority
 - Member Recommendation Memorandum, Biography, and Resolution
 - Resolution - Correction of Terms for Lipsey Scott, Evans, Owens
- St. Petersburg Affordable Housing Committee Quarterly Update Material
 - AHAC 5-19-20 Meeting Minutes
 - AHAC 6-16-20 Meeting Minutes

- AHAC 7-21-20 Meeting Minutes
- AHAC 8-18-20 Meeting Agenda
- HB 1339 Power Point Presentation, Forward Pinellas HB 1339 Letter

Attachments (Information Only):

- Multi-family Affordable Housing Accomplishments (FY '10- '20)
- Consolidated Plan Budget to Actual (FY '19- '20)
- Matrix of Accomplishments Over a 3-Year Period (FY '18- '20)
- 2016-2020 Vacant and Boarded Report Comparison

City of St. Petersburg
Housing, Land Use & Transportation Committee
Report
August 13, 2020 at 10:50 a.m.
Zoom Webinar

Present: Chair Amy Foster, Vice-Chair Brandi Gabbard, Robert Blackmon, Gina Driscoll, Darden Rice

Absent: None

Also Present: Council Member Figgs-Sanders, Council Member Montanari, Elizabeth Abernethy, Michael Dema, Robert Gerdes, Tom Greene, Derek Kilborn, and Bradley Tennant

Support Staff: René Long – Legislative Aide

New Business

HB 1339 Update

A presentation was given by Elizabeth Abernethy, Planning Development Director, regarding Florida House Bill 1339. Ms. Abernethy went over the language of the state statute, the Affordable Housing Advisory Committee's motion at their July 22, 2020 meeting to encourage adoption and streamline the process, and potential code modifications (site plan review process, public notice, definition of Affordable, Affordability period). Ms. Abernethy stated that she wanted to bring the idea to Council to inquire if they had interest for staff to pursue some more specific recommendations and bring back to committee for consideration.

Committee Vice-Chair Gabbard shared that she is in full support of moving forward with Ms. Abernethy's offer to pursue more specific recommendations. Committee Vice-Chair Gabbard made a motion to ask staff to begin the process of putting something together and bringing this back to the committee as soon as they are able to do so. The motion was approved unanimously.

Council Member (CM) Rice asked about the piece of the bill that would allow private entities to bond these projects but indicated this could be discussed offline if not the focus of today's discussion. CM Rice added that she is in full support of moving forward.

Committee Chair Foster asked that Ms. Abernethy draft something and bring it back to the committee. Committee Chair Foster asked Ms. Abernethy how much time she needed and if the September meeting is too soon. Ms. Abernethy offered to come back to the September meeting with more details as far as what staff is thinking of as a process.

Mayor's 10 Year Affordable Plan Housing Update

A presentation was given by Robert Gerdes, Neighborhood Affairs Administrator, on an update of St. Petersburg's Housing Plan. This 10-year plan was developed, setting goals to address housing affordability by expanding existing programs and introducing new solutions. The plan will impact approximately 7,000 households across the City. Overall, this is an approximate 75% increase over the previous 10 years. Mr. Gerdes' presentation discussed low-and moderate-income households (those who earn up to 120% of the Area Median Income (AMI)) and noted that there has been a lot of developer interest recently. Mr. Gerdes will provide updates as they move along. Mr. Gerdes then discussed federal, state, and local funding including State Housing Initiative Partnership (SHIP) funding, City-Owned Land, Penny for Pinellas, South

St. Petersburg Community Redevelopment Area (SSP CRA), Floor Area Ratio (FAR) Bonus, and Linkage Fee. Lastly, Mr. Gerdes shared information about middle-income households and above (those who earn more than 120% of AMI).

CM Driscoll asked if the FAR Bonus should be revisited to make a change based on the status of the Linkage Fees, changing the calculation and increasing the amount that would go into affordable and workforce housing. Mr. Gerdes responded that based on HB 1339 and language regarding linkage fees he thinks there is opportunity for a hybrid model. That will be part of an on-going discussion with the Planning Department. Mr. Gerdes asked for time to work through some of the issues holistically and that could come back forward as a potential package at a later date.

CM Driscoll asked that regarding the purchase assistance for single-family home buyers, has staff looked at expanding that to not just include single-family homes such as condominiums or other types of dwelling. Mr. Gerdes clarified that a person can qualify for townhome, condominium, or single-family home purchasing assistance.

CM Rice asked if there is anything the City can do to help develop and encourage a loan product so that homeowners can find an affordable way to build accessory dwelling units (ADU)'s on their property. Mr. Gerdes responded that Mr. Kilborn and his team have a lending analysis currently going on that is grant funded so staff should get some information out of that. Mr. Gerdes added that there should be potential discussion in the future about a loan product. Mr. Gerdes' concern is that he has limited resources to begin with and his priority on any funding he procures is to put towards multi-family since that puts the most units out there. Mr. Gerdes is unsure how they could fund such a loan product with all of the competing financial interest on housing affordability but is happy to look into it. CM Rice clarified and asked if the City could play an advocacy role. Mr. Gerdes stated that they could re-group with Jason Mathis and the banks and look at an opportunity to assist.

Committee Vice-Chair Gabbard shared that the LAIR committee will have a Sadowski fund update at their 2:00 p.m. meeting from the City's lobbyists in Tallahassee. Committee Vice-Chair Gabbard also echoed CM Driscoll's concern/question about going back and looking at the FAR Bonus now that Linkage Fee is not moving forward at this time. Committee Vice-Chair Gabbard encouraged Mr. Gerdes, Ms. Abernethy, and Mr. Kilborn to look at this again and see if that could be brought back into the conversation.

Committee Vice-Chair Gabbard also asked if staff has looked at increasing N-team funds, rebate for rehab funds, and programs as a City-wide resource. Mr. Gerdes responded that they have transitioned the rebate for rehab program into an affordable rebate for rehab. Significant funding is available, the rebate is much higher, but there is an affordability requirement. Committee Vice-Chair Gabbard clarified her question and asked if that had been expanded to be City-wide since it was initially CRA specific. Mr. Gerdes responded that he has not looked outside of that since the CRA funding is intended to be used for that. To go outside of the CRA, staff would have to look at alternative funding sources. Mr. Gerdes stated regarding the N-team, that it is funded through Sanitation through the Enterprise Fund, although a City-wide program. Two new employees were added to the team and Mr. Donald Putnam and Mr. James Corbett are working very hard on prioritizing different needs by the community and some volunteering issues they have had. Mr. Gerdes would like to have some time to work through those issues before discussing adding additional staff to the N-team.

Committee Vice-Chair Gabbard echoed her sentiments on CM Rice's comments regarding ADU's. Committee Vice-Chair Gabbard asked if it could be revisited at the beginning of the year. Committee Vice-Chair also asked about down-payment assistance and how they can get more serious about bolstering that. Lastly, Committee Vice-Chair stated that she wants to get back into conversation about the employer-

assisted housing program which is on the committee referral list. Committee Vice-Chair Gabbard stated that she will follow-up with Tom Greene. It was left off with discussion of distributing a survey to City employees to inquire if that may appeal to them. Committee Vice-Chair Gabbard stressed the importance to move the item forward.

CM Montanari asked how many lots are in inventory within the lot distribution program and where the funding comes from for the developer incentives and sidewalk incentives. Mr. Gerdes stated that the funding for the developer incentive comes from the CRA funding. The sidewalk reimbursement funding comes from the Housing Capital Improvement Fund. Mr. Gerdes stated that regarding the lot distribution program, essentially what is shown in the graph in his presentation is everything the City has that is available for this purpose. Mr. Gerdes added that within the Neighborhood Stabilization program, there are a few lots needing to be finished (around 25) that would potentially be added to the lots inventory at a future date.

CM Montanari asked for a quick refresher on how the program is managed; what is the process for allowing people to wait on these lots. Mr. Gerdes stated there is an approved developer application ensuring applicant is a registered business. After that, applicants are added to an approved developer list and as lots are approved for the program there will be a committee meeting (in September) in which all developers will be notified and they can apply for any of the lots that they want. The three-person committee will meet and select what lots are awarded to developers. If developer accepts lot then they enter into a lease to move forward.

Committee Chair Foster stated that she reviewed the referral list and just wanted to mention CM Gabbard already brought up her active item and the committee will still have source of income active as well. Everything else on the list should have been deleted because it was covered today or at the last meeting with the exception of the AHAC update, since they just had a meeting in July, that will be on the September meeting along with Ms. Abernethy so there is nothing else to review on the referral sheet.

Committee Chair Foster stated that if there is no other committee business the meeting is adjourned.

Housing, Land Use, and Transportation Committee Referrals

September 10, 2020

Item	Topic	Return Date	Referral Date	Prior Dates	Referred By	Staff	Notes
1	Consider an employer-assisted housing program for city staff	TBD	9/20/18	8/08/19	Gabbard	Gerdes	Staff was asked to consider an employee survey.
2	St. Petersburg Affordable Housing Advisory Committee – Quarterly Report	9/10/20	2/06/20		Gabbard	Gerdes	
3	Source of Income Draft Ordinance	TBD		4/19/18, 11/29/18, 12/13/18, 1/03/19, 3/14/19	Foster		In April 2018 CM Foster requested a HLUT discussion on source of income. The committee was receptive, so in March 2019 Foster filed an NBI asking legal to draft an ordinance. The ordinance went to council for first reading on September 5, 2019 and all Councilmembers voted in favor. At the public hearing on September 19, 2019, Council voted to send the item back to committee.
4	HB 1339 Update	9/10/20		8/13/20		Abernethy	

2020 HLUT Calendar

Updated 09/10/2020

January 16, 2020	February 13, 2020	March 12, 2020	April 9, 2020
Brad Tennant & Rob Gerdes 1. Tenant Relocation Policy Brad Tennant & Heather Judd 2. Tenant notification of rights during rental agreement	Canceled	Canceled	Canceled
May 14, 2020	June 11, 2020	July 16, 2020	August 13, 2020
Stephanie Lampe 1. Multi Family Affordable Housing Update Joshua Johnson 2. Mortgage, Rental and Utility Assistance Update		Elizabeth Abernethy 1. Gateway Master Plan and MOA	Robert Gerdes 1. Mayor's 10-Year Affordable Housing Plan Update Elizabeth Abernethy 2. HB 1339 Update
September 10, 2020	October 8, 2020	November 12, 2020	December 10, 2020
Kevin King 1. St. Petersburg Housing Authority Board Member Recommendation Ken Rush 2. St. Petersburg Affordable Housing Advisory Committee – Quarterly Report Elizabeth Abernethy 3. HB 1339 Update			



MEMORANDUM

TO: The Honorable Amy Foster, Chair, and Members of the Housing, Land Use and Transportation Committee

THRU: Robert M. Gerdes, Administrator, Neighborhood Affairs

FROM: Joshua A. Johnson, Director, Housing and Community Development Department *JAJ*

SUBJECT: Recommended Appointment of Mr. Kia Warren to the SPHA Board of Commissioners for HLUT meeting of September 10, 2020

The Mayor has recommended Mr. Kia Warren for appointment to the St. Petersburg Housing Authority Board of Commissioners. Please find the attached resolution approved by the Legal Department to be forwarded with a copy of his resume for your review and recommendation to full Council for approval.

Please include Mr. Warren's recommendation for appointment to be scheduled on your agenda of the September 10, 2020 Housing Land Use and Transportation (HLUT) Committee meeting.

/jaj

Attachments: Resolution
Resume

Kai Warren

727-244-0710

KaiStPete@gmail.com

Born March 29, 1953, Bangor, Maine; Moved to Florida in 1954

- 1971 - Graduated from Boca Ciega High School.
- 1977 - Graduated from USF with a degree in English Lit.
- 1978-1980 - Worked on renovating the St Charles Hotel (243 Central Ave, the Detroit Block).
- 1982 - Bought my house in Historic Roser Park.
- 1980 - 2000 - Restorationist, carpenter, cabinet maker
- 1996 - Helped start The Institute for Healing Racism - with local Bahai.
- 2002 - Executive committee Bike Pedestrian Master Plan.
- 2007 - 2008 - Executive Committee Pinellas Living Green Expo.
- 2009 - Started Historic Tours for SPPI
- 2010 - CONA Citizen of the Month
- 2014 - Volunteer (frequent) at Duncan McClellan's Gallery for 2nd Saturday Artwalk
- 2015 – St. Pete Pier Selection Committee
- 2015 – Led sidewalk initiative in Historic Roser Park
- 2016 - Started Mural Tours for Florida Craft Art

My father was a physician (an internist), who was interested in paleontology and archeology. When I was a kid I would go with him on weekends to look for fossils and Indian artifacts. This was the beginning of my interest in history. I would share what I found on those weekends in show and tell at school. I became comfortable talking to groups of people and that lead to my political experiences in junior high and high school, and later in my preservation efforts in Historic Roser Park (my neighborhood), and downtown St. Pete.

My activism began after the race riots in 1996 when I helped start The Institute for Healing Racism with the local Bahai community. That lasted for two years and then I was asked to become active in my neighborhood association. I soon became Vice-President; and my involvement included Greenwood Cemetery (in the HRP neighborhood), CONA, St Petersburg Preservation Inc. (SPPI), the Martin Luther King Street Business District, the Fourth Street South Business District, and Weed and Seed.

In support of my neighborhood I've written Neighborhood Partnership Grants and helped others to write grants as well. Being involved with the neighborhood means that I have volunteered in many ways; doing litter patrols, park cleanups, installing and maintaining grant won structures like our gazebo, arbors, and fences. For the last 20 years my focus has been to educate people on St Petersburg and Roser Park's unique value, especially as a tourist town and that what makes us special can be easily lost.

RESOLUTION NO. 2020-_____

**A RESOLUTION APPROVING THE
MAYOR’S APPOINTMENT OF KAI WAR-
REN TO THE OFFICE OF COMMIS-
SIONER OF THE HOUSING AUTHORITY
OF THE CITY OF ST. PETERSBURG,
FLORIDA, FOR A FOUR-YEAR TERM TO
REPLACE ROXANNE AMAROSO AND
PROVIDING AN EFFECTIVE DATE**

WHEREAS, on November 9, 1937, the City Council of the City of St. Petersburg, Florida (the “**City Council**”), adopted resolution 155/33 for the purpose of authorizing the Housing Authority of the City of St. Petersburg, Florida (the “**Authority**”) to transact business and exercise its powers within the City of St. Petersburg, Florida; and

WHEREAS, the Authority is governed by a board of commissioners (each a “**Commissioner**”) appointed by the Mayor and approved by the City Council in accordance with Florida Statutes section 421.05(1); and

WHEREAS, the U.S. Department of Housing and Urban Development has indicated that the housing philosophy of each Commissioner should be compatible with the housing philosophy of the City of St. Petersburg; and

WHEREAS, on July 31, 2019, pursuant to City Council resolution 2019-354, City Council approved the Mayor’s appointment of Roxanne Amoroso to the office of Commissioner, with a term ending on November 30, 2019; and

WHEREAS, Ms. Amoroso resigned from office on October 25, 2019, and her term expired on November 30, 2019; and

WHEREAS, subject to City Council approval pursuant to Florida Statutes section 421.05(1), the Mayor has appointed Kai Warren to the office of Commissioner for a four-year term to replace Ms. Amoroso; and

WHEREAS, City Council has determined that the Housing, Land Use and Transportation Committee (“**HLUT**”) should make a recommendation concerning City Council’s approval of the appointment of any person to the office of Commissioner pursuant to Florida Statutes section 421.05(1); and

WHEREAS, City Council has also determined that the person conditionally appointed to the office of Commissioner by the Mayor should appear before HLUT makes a recommendation to City Council concerning approval of that person's appointment to the office of Commissioner; and

WHEREAS, Kai Warren appeared before HLUT on September 10, 2020, and following that appearance, HLUT voted to recommend that City Council approve his appointment to the office of Commissioner.

NOW, THEREFORE, BE IT RESOLVED that, pursuant to Florida Statutes section 421.05(1), City Council hereby approves the Mayor's appointment of Kai Warren to the office of Commissioner for a four-year term beginning on the effective date of this resolution.

BE IT FURTHER RESOLVED that City Council hereby requests (i) that Administration file a certificate of appointment with the City Clerk to document the appointment approved by this resolution in accordance with Florida Statutes section 425.01(1); (ii) that the City Clerk place that certificate of appointment in the records of the City and transmit a copy to the secretary and executive director of the Authority; and (iii) that the secretary and executive director of the Authority make arrangements for Kai Warren to be sworn into the office of Commissioner at his earliest possible convenience.

This resolution will become effective immediately upon adoption.

Approved as to form and content:



City Attorney (Designée)

Robert Gerdes

Administration

RESOLUTION NO. 2020-_____

A RESOLUTION REGARDING THE APPOINTMENT OF CERTAIN COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF ST. PETERSBURG; MAKING FINDINGS REGARDING THE APPOINTMENT OF COMMISSIONERS LIPSEY SCOTT, OWENS, AND EVANS; AMENDING AND RESTATING CITY COUNCIL’S APPROVAL OF THOSE APPOINTMENTS TO REFLECT THE FULL TERM AUTHORIZED AND REQUIRED UNDER APPLICABLE LAW; REQUESTING AMENDED AND RESTATED CERTIFICATES OF APPOINTMENT BE PREPARED AND TRANSMITTED; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Florida Statutes chapter 421, part I, Florida Statutes (the “**Housing Authorities Law**”) establishes for each city in Florida a separate public body corporate and politic for the purpose of addressing the shortage of affordable housing in that city; and

WHEREAS, on November 9, 1937, pursuant to the Housing Authorities Law, the City Council of the City of St. Petersburg, Florida, adopted resolution 155/33 for the purpose of authorizing the Housing Authority of the City of St. Petersburg, Florida (the “**Authority**”) to transact business and exercise its powers within the City of St. Petersburg, Florida; and

WHEREAS, the Authority is governed by a board of commissioners (each a “**Commissioner**”) appointed by the Mayor and approved by the City Council in accordance with Florida Statutes section 421.05; and

WHEREAS, although section 421.05 provides that each Commissioner will normally serve a term of four years, it provides two exceptions—first, that if a Commissioner leaves office before the end of the Commissioner’s term, the successor will fill the unexpired term of the preceding Commissioner, rather than a full four-year term, and second, that, if no successor is appointed by the end of a Commissioner’s term, that Commissioner remains in office until a successor is appointed; and

WHEREAS, City Council resolutions approving the appointment of three current Commissioners included a term that was shorter than the one provided for under the Housing Authorities Law; and

WHEREAS, City Council now desires to amend and restate its approval of those three appointments to ensure that each Commissioner serves in office for the full term authorized under the Housing Authorities Law.

NOW, THEREFORE, the City Council of the City of St. Petersburg, Florida, hereby resolves as follows:

SECTION 1—COMMISSIONER LIPSEY SCOTT: City Council hereby makes the following findings regarding its approval of Commissioner Lipsey Scott:

- (a) On December 14, 2017, pursuant to resolution 2017-714, City Council approved the reappointment of Mr. Stewart O. Olson to the office of Commissioner for a full four-year term ending December 31, 2021.
- (b) In 2018, Mr. Olson left office prior to the end of his term. Pursuant to Florida Statutes section 421.05(1), if a Commissioner leaves office before the end of that Commissioner's four-year term, the vacancy must be filled for the unexpired term.
- (c) On September 6, 2018, pursuant to resolution 2018-470, City Council approved the appointment of Ms. Terri Lipsey Scott to succeed Mr. Olson as a Commissioner. But the resolution appointing Ms. Lipsey Scott stated that her term as Commissioner would end on December 21, 2021, rather than on December 31, 2021.
- (d) City Council's intent in adopting resolution 2018-470 was to approve Ms. Lipsey Scott's appointment for the full period authorized under the Housing Authorities Law, for a term ending December 31, 2021.

SECTION 2—COMMISSIONERS OWENS AND EVANS: City Council hereby makes the following findings regarding its approval of Commissioners Owens and Evans:

- (a) On October 1, 2015, pursuant to resolution 2015-483, City Council approved the appointment of Ms. Jo Ann S. Nesbitt to the office of Commissioner for a term ending December 31, 2018.
- (b) On September 8, 2016, pursuant to resolution 2016-404, City Council approved the appointment of Dr. Basha P. Jordan Jr. to the office of Commissioner for a term ending December 31, 2018.
- (c) Because no successor had been appointed for either Commissioner Nesbitt or Commissioner Jordan when their respective terms ended on December 31, 2018, each continued to

hold office pursuant to Florida Statutes section 421.05(1), which provides that a Commissioner continues to hold office until a successor has been appointed and has qualified.

- (d) On April 4, 2019, pursuant to resolutions 2019-178 and 2019-179, City Council approved the respective appointments of Ms. Stephanie A. Owens and Ms. Jerrilyn “Jerri” Evans to succeed Commissioners Nesbitt and Jordan.
- (e) These two resolutions stated that terms of Commissioners Owens and Evans would end on December 31, 2022, as if they were filling unexpired terms of their respective predecessors.
- (f) Because Commissioners Owens and Evans were not filling unexpired terms but were, instead, being appointed to succeed Commissioners who had stayed in office after their respective terms had ended, Commissioners Owens and Evans should have each been appointed to a full-four year term pursuant to Florida Statutes section 421.05(1).
- (g) City Council’s intent in adopting resolutions 2019-178 and 2019-179 on April 4, 2019, was to approve the appointment of Ms. Owens and Ms. Evans for the full four-year period authorized under the Housing Authorities Law, to end on April 3, 2023.

SECTION 3—AMENDMENT AND RESTATEMENT OF APPROVAL: In consideration of the findings set forth in section 1 and section 2, City Council hereby amends and restates its approval of Commissioners Lipsey Scott, Owens, and Evans as follows:

- (a) City Council hereby approves of the appointment of Ms. Terri Lipsey Scott to the office of Commissioner to fill the unexpired term of former Commissioner Olson ending December 31, 2021. This amends and restates the approval set forth in City Council resolution 2018-470, retroactive to the date on which that resolution was adopted.
- (b) City Council hereby approves of the appointment of Ms. Stephanie A. Owens to the office of Commissioner to succeed Commissioner Nesbitt, effective immediately and for a full four-year term ending April 3, 2023. This amends and restates the approval set forth in City Council resolution 2019-178, retroactive to the date on which that resolution was adopted.
- (c) City Council hereby approves of the appointment of Ms. Jerrilyn “Jerri” Evans to the office of Commissioner to succeed Commissioner Jordan, effective immediately and for a full four-year term ending April 3, 2023. This amends and restates the approval set forth in City Council resolution 2019-179, retroactive to the date on which that resolution was adopted.

SECTION 4—CERTIFICATES OF APPOINTMENT: City Council hereby requests (i) that Administration file an amended and restated certificate of appointment with the City Clerk for each appointment described in this resolution, in accordance with Florida Statutes section 425.01(1), and (ii) that the City Clerk place those certificates of appointment in the records of the City and transmit copies to the secretary and executive director of the Authority.

This resolution will become effective immediately upon adoption.

Approved as to form and content:



City Attorney (Designee)



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CITY OF ST. PETERSBURG
AFFORDABLE HOUSING ADVISORY COMMITTEE (AHAC)
PUBLIC MEETING - By Zoom link
May 19, 2020 @ 3:00 p.m.

MINUTES

COMMITTEE MEMBERS

ATTENDANCE:

Ken Rush
Lindsay Boswell
R.V. DePugh
Jack D. Humburg
Scott Macdonald
Jillian Bandes
Trevor Mallory

STAFF ATTENDANCE:

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

The meeting was called to order at 3:10pm with a quorum present.

1. Roll call of committee members present:
 - a. Trevor Mallory was not present. Mr. Mallory became present at 4:00pm.
 - b. Frederic Samson was not present.
 - c. All other members were present.
2. Motion to approve the agenda was made by Ken Rush and seconded by Jack Humburg:
 - a. All was in favor.
 - b. No one was opposed.
3. Approval of minutes from the February 25, 2020 meeting:
 - a. Motion for approval of February 25, 2020 meeting minutes was from Jack Humburg.
 - b. Motion was seconded by Bob DePugh.
 - c. Jillian Bandes had a question regarding rules discussed from previous minutes clarification.
 - d. The minutes from the February 25, 2020 meeting were approved as written by a consensus vote with no one opposed.
4. Approval of by-laws:

- a. Motion to approve by-laws was made by Ken Rush.
- b. Motion was seconded by Jack Humburg.
- c. Vote was for all in favor accepted with no one opposed.

5. Summary of incentives:

- a. Stephanie Lampe provided a summary of incentives.
- b. Stephanie Lampe provided overview of expedited permitting and impact statement related incentives.
- c. Scott Macdonald had a question about whether the building permit timeline apply to fire.
- d. Ken Rush stated the timeline only applied if commercial permitting.
- e. Stephanie Lampe stated the initial round of comments should be returned in 10 days including fire.
- f. Elizabeth Abernethy stated that it is the intent for all permitting, including fire, to be the 10-day threshold.
- g. Scott Macdonald stated the building department has been good thus far with meeting the requirement.
- h. Elizabeth Abernethy stated there was a slight backlog of e-plan reviews due to the transition to 100% e-plan reviews for building department staff.
- i. Jack Humburg stated that he has not had a positive experience with the permitting with one of his affordable housing projects but experienced a cumbersome time.
- j. Elizabeth Abernethy stated if she could get some information on what happened, she will check on the project.
- k. Jillian Bandes had a question which was, when looking at the two incentive strategies, were these two goals in place for a long time and City renewed these goals as part of SHIP compliance process. She then asked whether this year's goal was to add more incentives, if they want to add them.

- l. Stephanie Lampe stated that they can make improvements to the current incentives if so choose but the first two incentives are mandatory incentives. The next 9 incentives, the State requires the committee to review them but does not require these incentives to be implemented. The last group of incentives are specific to St. Petersburg, created locally, and not required to be reviewed by the State, but should be reviewed, modified, updated or added to as the AHAC feels appropriate.
 - m. Stephanie Lampe also stated its important to try to calculate & capture the estimated cost of any new increases to cost as part of the Impact Statement Incentive.
6. Additional incentive strategies:
- a. For the additional incentive strategies, Stephanie Lampe provide a historical overview of the incentive and a current 2020 update.
 - b. Stephanie Lampe stated Pinellas County has established new multi-modal fee schedule per an ordinance for which she is still coordinating with the County on specific amendment language and other details.
 - c. The incentive for the allowance for flexibility densities will be discussed at a future AHAC meeting.
 - d. The previous Committee looked at the reservation of infrastructure capacity for housing and agreed it does not apply to a built-out city like St. Petersburg.
 - e. For the allowance of affordable accessory residential units in residential zoning districts incentive:
 - i. Stephanie Lampe stated that with procurement the city is selecting an architect to develop some design prototypes to assist with implementation of the incentive.
 - ii. Elizabeth Abernethy stated the current LDR and long-range plans are to continue to build on these unit types.

- iii. Ken Rush asked about the physical number of units that this applied to and Elizabeth Abernethy stated that she would retrieve that information and provide it to the group.
- iv. Jack Humburg asked what was going to be the intent of the prototypes presented by the architects.
 1. Stephanie Lampe stated its to give persons an idea of what they can do.
 2. The design should also be so exterior can be modified to align with neighborhood elements.
 3. Elizabeth Abernethy stated the trend has increased since 2015 for these accessory dwelling units, which relates to Ken Rush's previous question.
- v. Stephanie Lampe had no further comments about these incentives.
- vi. Rob Gerdes discussed information related to linkage fee, but first talked some more about ADU.
 1. Rob Gerdes stated the prototype design can be used as a basis for the applicant to use those designs, if they so choose, in lieu of creating a new ADU design for their property.
 2. Jack Humburg stated that the cost can be significant for these ADUs and believes utilizing this potential process will make them more affordable.
 3. Rob Gerdes stated that linkage fee discussions began initially in 2018 and he provided an overview and the history as it applies to possible City implementation.
 - a. In late 2018 there were discussions about the Nexus study related to linkage fee and it took almost one full year of 2019 to do.
 - b. An ordinance for linkage fee was drafted with the original goal of implementing.

- c. Currently, due to COVID, the economic shutdown, and because that the long-term consequences are unknown, administration doesn't feel it is appropriate to consider additional fees on development.
- d. There are some pending concerns related to state legislature regarding what the state will do. After the state moves on the current bill, more information will be provided at a later AHAC meeting.
- e. Rob Gerdes then covered the state bill linkage fee text and requirements for local governments. He stated what this would mean is if the economic situation improves that linkage fee will need to be part of a package and LDR's to satisfy statutory requirements for the offsets. Currently, there is some research ongoing from the planning department about the possibility in the future for linkage fee and they will monitor the current economic situation due to COVID.
- f. Scott Macdonald stated it's unfortunate due to circumstances and will continue to try to develop affordable housing alternatives.
- g. Jillian Bandes wanted to know what Council's response was to the Governor's bill proposal. Rob Gerdes stated, at this point, no discussion had taken place from Council.
 - i. Jillian Bandes also asked if the bill would be onerous or difficult for the City to comply with.
 - ii. Rob Gerdes stated the fee originally proposed was minimal so offset would be minimal. However, each example dictates how onerous it may be.
- h. Rob Gerdes also provided an update regarding the Penny for Pinellas interlocal agreement with HFA, which is to go to their Board in July.

- i. Jack Humburg inquired if the Pinellas HFA will administer the funding for the City.
 - i. Rob Gerdes stated that Council will have final approval of applications, but HFA will take the applications and administer the project.
 - j. Jack Humburg stated that the Penny for Pinellas funding is an important program of supporting the funding for land purchase.
 - k. Ken Rush stated that he was working with HFA on a land assembly fund project and the county has been receptive of working with Habitat as funding has been available. He stated that the county is have some difficulty finding projects to get the funding out the door/spent.
7. Bob DePugh asked if new restrictions will be placed on senior housing related to flood zones:
 - a. Elizabeth Abernethy provided a response on city regulations. Most notably is an amendment to discourage assisted living facilities in coastal high hazard areas (only assisted living and nursing care applicable).
8. Jill Bandes commented on the NIMBY:
 - a. A couple of organizations, developers, and others are looking for non-subsidy based affordable housing solutions.
 - b. Some information can be provided related to the current advocacy taking place if the committee is interested..
 - c. Scott Macdonald stated they would like to review the information in order to have information to possibly provide to CONA or neighborhoods.
9. Rob Gerdes had a question regarding the status of construction and timeline for getting back into building/construction, given the current situation:

- a. Ken Rush stated that the current situation has slowed things down and not being able to have volunteers has affected progress. It, however, is starting to ramp back up.
- b. He also said that they had originally projected around 70 homes and only will do around 50 or so.
- c. They had to let some staff go and cut budgets.

10. Bob DePugh provided an update on the major rehab project at the Lutheran Apartments.

11. Jack Humburg reported on the status of Preserves at Clam Bayou, which was that it was nearing final completion. In addition, he said a couple of other projects were moving on schedule or just beginning.

12. Scott Macdonald stated his projects slowed down a bit and that there have been some scheduling challenges, but overall nothing severe.

13. Elizabeth Abernethy stated permitting has picked up to better levels and activity is increasing.

14. Jill Bandes made the motion to adjourn the meeting and Jack seconded with all approving to adjourn.

The meeting was called to order at 3:10pm, a quorum was present

1. Roll call of committee members present.

- a. Mr. Lindsay Boswell and Mr. Frederic Samson were not present.
- b. All other members were present with a Quorum.

2. Motion to approve the agenda by Ms. Jillian Bandes and seconded by Mr. Jack Humburg

- a. All voted in favor.

3. Approval of minutes from the May 19, 2020 meeting

- a. Motion for approval of May 19, 2020 meeting minutes from Mr. Ken Rush.
- b. Motion seconded by Ms. Jillian Bandes.
- c. The minutes from the May 19, 2020 meeting were approved as written by a consensus vote.
- d. No one opposed.

4. Summary of incentives

5. Incentive - Allowance of Flexible Lot Configurations, including Zero Lot Line Configurations

- a. Mr. Derek Kilborn, Planning and Historic Preservation Manager provided a review of incentives.
- b. Discussion about new neighborhood category for small neighborhood projects could be built infill around existing single family.
- c. Type of development anticipated to be incremental smaller projects as identified in public meeting input and have existed in St. Petersburg during its history.
- d. Mr. Kilborn discussed there will be change to the Land Development Regulations (LDR) and have a base template from Pinellas County and the City's comprehensive plan with the LDR. This requires coordinating with the County in this process and type of intended development.
- e. The County did accommodate the City with several changes to move forward with this new Zoning category.

- f. Mr. Kilborn presented several slides discussing the County's coordination, examples, and process that has been followed to reach the current conclusions and Zoning category with plans to start in the Fall of 2020.
- g. Two types of development are anticipated in phases. First, with smaller building duplex, triplex etc. and then move to Phase II with larger scale building types 10 or more units, and small developments.
- h. First steps in process for new category would be the applicability of development.
- i. Full slide overall.
- j. Questions and Comments following Presentation:
 - i. Mr. Humburg asked who the city would be working with on the project. Mr. Kilborn responded that it would be Forward Pinellas as it is the grant offeror and will be working with them directly on these ideas and lending analysis.
 - ii. Chair Scott Macdonald asked when is the City planning on implementing the new Zoning category?
 - iii. Mr. Mallory asked are any designated more towards the South St. Petersburg area?
 - iv. Mr. Kilborn responded yes there is. And as identified in the slide for Future Land Use Map areas that are potentially best suited for the new zoning and locations.
 - v. Mr. Mallory also asked for a copy of the map and Mr. Kilborn responded he will be able to provide it to Ms. Lampe to forward.
 - vi. Chair Macdonald asked if there was another map showing areas where the new category would be excluded in order to easier reference/read. Mr. Kilborn responded that there are several different types of maps of which may best serve each committee member's needs.
 - vii. Chair Scott asked what was the thinking regarding the strategy of rolling this out in different Phases?
 - viii. Derek stated information about a neighborhood applying in whole.

- ix. Chair Scott asked did the neighborhood come to the City? Mr. Kilborn responded that they did come directly to the City through the neighborhood association leaders who had taken the initiative, however, the City wants them to work with neighborhood first as a whole and then move forward with requesting from the City. This way neighborhood in coordination and not just neighborhood “leaders”.
- x. Chair Scott asked where limitations came from as stated?
- xi. Mr. Kilborn responded that one of the reasons is due to coordination needs based on County written requirements in addition to getting results to move forward within reasonable timeframes.
- xii. Mr. Humburg asked why is this not looking at it as a broader perspective and not just corridors or small steps?
- xiii. Mr. Kilborn responded that they are looked at as identified County requirements and also starting point to get support to move forward and framework to any expansion as time moves forward.
- xiv. Chair Scott agrees that he would like in a broader sense but understands the smaller phasing to move forward.
- xv. Vice Chair Rush responded as importance as corridors are the primary focus from his experience with families and Habitat is that the corridors may not be the best course for many persons/families. He also asked why not Citywide instead of to select areas that are so close to primary thoroughfares?
- xvi. Mr. Kilborn responded that there was consideration of this in the original discussions, but the decision is currently based more on the feedback to utilize the major neighborhood streets.
- xvii. Mr. Macdonald asked what were concerns regarding moving closer to the “inner” neighborhood streets.

- xviii. Mr. Kilborn discussed concerns such as traffic and the incompatibility with the existing neighborhood characteristics (existing single-family properties are majority). These were two main objections/concerns.
- xix. Mr. Kilborn also mentioned there was discussion regarding some of the exiting size of the neighborhoods these developments would greatly change the as a whole.
- xx. Ms. Bandes responded she believes it is important to take a stand for more affordable housing and to move forward in a meaningful way to take a stand for a greater implementation/broader implementation of the Zoning change.
- xxi. Mr. Kilborn discussed that he believes the committee information and feedback is helpful and by providing this information can assist in the committees' future narrative and internal decisions/recommendations.
- xxii. Chair Scott asked if Ms. Bandes was asking for a motion. Ms. Bandes stated it does not seem a motion is needed as Mr. Kilborn stated this was for more program status and Chair Scott and Ms. Bandes with the committee will look to bring something forward at the next meeting.

6. CONA/NIMBY discussion

- a. Ms. Bandes responded that she is not sure the discussion of NIMBY is an appropriate forum for the committee to either support or promote these issues and was asking as a committee member is this something to discuss in more detail in any manner for affordable housing efforts?
- b. Vice Chair Rush responded that he doesn't believe this discussion fits what Habitat does on a daily basis and believes Habitat has come up with innovative ways to develop. He further responded that he believes it is an educational process and an opportunity for the committee to promote/market ideas to affordable housing
- c. Ms. Bandes stated that believes this committee is a platform to support YIMBY as a whole. She made motion for the committee to support the idea and move forward.

- d. Mr. Humburg seconded the motion for “Yes In My By Yard”. However, he stated that he did not agree with all highlighted points of the document but did support the general concept of the platform.
- e. Chair Macdonald responded that he is favor of doing it, but concerns regarding simply moving forward with it as a platform in totality versus a discussion to move forward at future meetings and determine committee’s specific position(s).
- f. Chair Macdonald asked what Ms. Bandes role is for YIMBY?
- g. Ms. Bandes responded that she and another partner are working towards advocating for it’s success and support on a greater scale community-wide.
- h. Chair Macdonald asked for legal guidance and whether it is necessary for someone other than Ms. Bandes to make the motion based on her current involvement/position on YIMBY? Is there any conflict?
- i. Mr. Bradley Tennant, Assistant City Attorney responded that any conflict of interest is a personal decision regarding whether the individual feels it could be. Most noteworthy, whether there is monetary gain.
- j. Ms. Bandes responded that there is no expectations or monetary gain based on the support for YIMBY.
- k. Ms. Lampe asked for a clarification of the motion
- l. Ms. Bandes asked if can revise the document provided to reflect the actual Housing numbers and statistics.
- m. Mr. Joshua responded that he sees no problem with the existing numbers provided on the handout.
- n. Mr. Humburg discussed that his Seconding of the Motion was on the general platform of YIMBY to promote affordable housing and the strategies.

- o. Ms. Bandes responded that she is ok with the proposal to promote a platform of YIMBY to promote affordable housing and further discuss specific strategies at future committee meetings.
- p. Ms. Bandes made a revised motion to promote the general platform of YIMBY to promote affordable housing and to further discuss specific strategies at future committee meetings. Mr. Humburg seconded the motion.
- q. Mr. DePugh had to leave. All other members present voted in favor of the motion.

7. Open Discussion/Questions/Comments/Announcements

- a. Chair Macdonald stated as anticipated in the agenda to discuss YIMBY and as a committee to move forward with its discussion at future meetings
- b. Chair Macdonald discussed that anything can be done to modify existing Zoom policy of only 1 person talking with all other being muted, so the committee can be more open for discussion as a group and that the persons on the committee are volunteers whose efforts should be considered.

8. Adjourn

- a. **Meeting adjourned at 4:50pm**

The meeting was called to order at 3:07pm, a quorum was present

1. Roll call of committee members present.

- a. All members present and we have a Quorum

2. Motion to amend the agenda by Committee member Jillian Bandes

- a. A request to add item YIMBY for document revisions and allocated time to incorporate some of the language/verbiage that was discussed during the previous meeting
- b. Committee Chair Macdonald requested clarification on agenda item 4C. Is it related to latest state level bills? Mr. Derek Kilborn stated its in reference to City related items.
- c. The Chair requested to add how it applies under 4C to state level requirements as part of the agenda

3. A motion was made to approve the agenda amendments by Vice-Chair Ken Rush, and seconded by Committee member Trevor Mallory

- a. All were in favor

4. Approval of minutes from the June 16, 2020 meeting

- a. Committee member Jack Humburg and seconded Committee member Lindsay Boswell
- b. The minutes from the June 16, 2020 meeting were approved as written by a consensus vote
- c. No one opposed

5. Summary of incentives for review

- Allowance of Flexibility in densities for affordable housing and the reduction of parking and setback requirements
- Mr. Kilborn discussed overview of slides as part of agenda

6. Incentive – The reduction of parking and setback requirements

- a. Mr. Kilborn provided slides which detailed the 2019 code changes which provide for reduced parking for Multi-family properties, properties that construct certified Workforce Housing Units or Senior Units, and properties with proximity to high frequency transit.

7. Incentive – Allowance of flexibility in densities for affordable housing

- a. Mr. Kilborn provided slides which detailed the 2019 code changes which increased the size of the density bonus awarded in several zoning districts the construction of Certified Workforce Housing.

8. Questions related to Mr. Kilborn’s presentation

- a. Committee Member Mallory asked question about converting garage to livable dwellings adjusted/change. Can you convert “downstairs” to a third unit?
- b. Mr. Kilborn stated it is a question related to NTM Zoning of which is a bit different than what is being discussed today, but he discussed that under NTM, recent changes have been made and there are some changes possibly to take place regarding specifics to the question asked by Committee member Mallory
- c. Vice-Chair Rush stated it is nice to have the changes to parking restrictions. He asked specifically how do you calculate the “0.25” parking limitations number

because for example, you don't have a "quarter of a car" or does it apply to square footage of the space.

- d. Mr. Kilborn responded that 0.25 would round down and 0.5 would round up. Ms. Elizabeth Abernathy, Director of Planning added that there is specific information in the city code on how to handle the rounding of numbers related to this issue. For example, 1.25 would round down.
- e. Mr. Humburg wanted to thank the city for the changes to the parking reduction standards and it has been helpful in Boley's most recent development and saved a considerable amount of money in the development process.
- f. Chair Macdonald also supported the parking reduction changes in their development as well, overall. He discussed that these changes have assisted with a streamlined approach and less bureaucratic entanglements or process requirements to make the development work.

9. Ms. Bandes discussed the YIMBY further regarding the previous meeting discussion and items any committee members would like to address/discuss

- a. Vice-Chair Rush asked were there some numbers that were going to change as provided by city staff. Committee member Bandes provided the figures that were provided to her by Housing staff regarding unit counts for various Housing Programs.
- b. She asked for clarification regarding committed units listed and ones completed.
- c. Stephanie Lampe, Sr. Housing Coordinator stated all funding sources have a role and impact any additional funding efforts will always be helpful/beneficial in addressing the greater affordable housing needs

- d. Chair Macdonald discussed that when thinking on these issues as a committee, the role is to develop incentives to better improve the affordable housing needs and additional policies. He discussed that the solutions of YIMBY is important to affordable housing needs, but supporting a whole document as provided by the YIMBY group may not all be relevant to the committee's greater incentive discussion
- e. Ms. Bandes stated AHAC maybe should just keep the committee support of YIMBY general and Chair Macdonald replied that he is comfortable making a motion that the Affordable Housing Advisory Committee is in support of some of the policies as described in the YIMBY movement
- f. Chair Macdonald stated that he is not interested in changing the document provided as it is not the committee's document
- g. Assistant City Attorney Brad Tennant asked for clarification and if that was an official motion.
- h. Chair Macdonald stated No.
- i. Vice-Chair Rush said that he supports YIMBY and agrees that the impact solely government funding is assisting with is minor in whole due to the greater community and population needs. He stated however that many local agencies and persons without the funding provided could not survive or thrive in assisting the affordable housing community needs.
- j. Mr. Rush further stated that the strategies and solutions could continue to grow over time and evolve and will support the YIMBY message provided.

- k. Ms. Lampe further provided viewing of the strategies listed on the YIMBY handout provided by sharing the screen with the AHAC committee.
- l. Mr. Humburg stated he supports the concepts of YIMBY as listed, but supporting the document as provided in whole would not be something he could align with at this time for the committee as a whole or feel it is the committee's responsibility to do so
- m. Mr. Humburg stated there are concepts within the document worthy of additional discussion, but not sure it is this committees' role or if others would want to
- n. Chair Macdonald asked for more information about the "shared equity" arrangement as listed in the document
- o. Ms. Bandes provided an overview of the shared equity meaning/process
- p. Ms. Lampe stated that there is a single-family land trust that is ongoing with housing and that the department has worked fine so far to date with minimal work
- q. Mr. Humburg stated that Boley has examples of land trust development as well
- r. Chair Macdonald asked via the handout are the five examples YIMBY main policy decisions or is the document a small portion of YIMBY greater policy platform
- s. Ms. Bandes stated that the problem is greater than just being able to use city money and enhancing the affordable housing "problem" by thinking outside the box and this is one template for doing so
- t. Chair Macdonald makes a motion that the AHAC support YIMBY efforts to in tackling the great problem with affordable housing. Vice-Chair Rush seconded.

- u. Assistant City Attorney Tennant provided clarification that the chair can make a motion in this example.
- v. Committee member DePugh wanted the motion clarified.
- w. Chair Macdonald stated the motion is for AHAC to not endorse the document and it's detail, but in a broader sense support YIMBY efforts in tackling the greater affordable housing problem and alternative strategies and policies to encourage production.
- x. Mr. DePugh clarified a substitute motion which was to support YIMBY's concepts to create policy-based housing strategies to address the affordable housing shortage issue and Mr. Humburg seconded.
- y. All were in favor of the clarified motion/substitute and language. The Chair thanked Ms. Bandes for bringing the item forward.

10. Chair Macdonald discussed recent state bill (House Bill 1339) of the state providing local jurisdictions, local governments, more leeway in approving development of affordable housing that might be proposed to be located in its residential, commercial, industrial zoning districts.

- a. Ms. Abernathy clarified that there are two provisions related to this state bill for local city council decisions and county commissioners
- b. Chair Macdonald discussed that he believes it is an important measure and one to encourages that the process be s streamlined
- c. Ms. Abernathy stated that she will be able to provide further feedback at a later date (after the HLUT Committee meeting August 13th) and that additional information will be available for the AHAC and helpful at a future meeting

- d. Chair Macdonald asked how the elected official requirement will work as listed in the bill.
- e. Ms. Lampe responded that whoever gets appointed in October will be part of the next plan due to timing limitations and requirements

11. Open Discussion/Questions/Comments/Announcements

- a. None.

12. Adjourn

- a. Meeting adjourned at 4:30pm

Note: slide presentation and attendance record are attached to minutes.

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

AUGUST 18, 2020 @ 3:00 p.m.

NOTE: City buildings are closed to the public due to the COVID-19 emergency. Accordingly, the meeting location has been changed from in-person to a “virtual” meeting by means of communications media technology pursuant to Executive Order Number 20-69, issued by the Governor on March 20, 2020, and Executive Order 2020-30 issued by the Mayor on July 8, 2020.

The public can attend the meeting in the following ways:

- Listen by dialing any one of the following phone numbers and entering
Meeting ID: 988 1185 2148

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- Watch/listen on your computer, mobile phone, or other device by visiting the following link:
- Please click the link below to join the webinar:
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- Or iPhone one-tap :
- US: +16468769923,,98811852148# or +13017158592,,98811852148#
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- Dial(for higher quality, dial a number based on your current location):
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- International numbers available: <https://zoom.us/u/acrSJWErBT>



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

By Zoom
(see Agenda cover)

**August 18, 2020
Tuesday, 3:00 p.m.**

AGENDA

COMMITTEE MEMBERS:

Ken Rush
Lindsay Boswell
Trevor Mallory
Jillian Bandes
R.V. DePugh
Jack D. Humburg
Scott Macdonald
Fredric Samson

CITY STAFF SCHEDULED:

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

1. Call the meeting to order & Roll Call
2. Approval of Agenda
3. Approval of 7-21-2020 Minutes
4. Incentives for review:
 - h. **The modification of street/sidewalk/design requirements**
(CRA sidewalk reimbursement & certified affordable form by Stephanie Lampe)
 - j. **The preparation of a printed inventory of locally owned public lands suitable for affordable housing &**
 1. **Special Assessment/Foreclosure Lot Disposition Program Updates** (by Robert Gerdes &/or James Corbett)
 - k. **The support of development near transportation hubs and major employment centers and mixed-use developments** (by Derek Kilborn &/or Jennifer Bryla)
5. Update on HB 1339 from HLU 8/13 Meeting (Elizabeth Abernethy)
6. Open Discussion / Questions / Comments / Announcements
7. Adjourn

Next Meeting: Tuesday, September 15 at 3:00 p.m., by Zoom (verify)



HB1339

HLUT Committee

September 10, 2020



BACKGROUND

HB 1339 – July 1, 2020

F.S. 166.04151.6

(6) Notwithstanding any other law or local ordinance or regulation to the contrary, the governing body of a municipality may approve the development of housing that is affordable, as defined in s. 420.0004, on any parcel zoned for residential, commercial, or industrial use.



PUBLIC INPUT

AHAC – July 22, motion to encourage adoption and streamlined process

Forward Pinellas – April 21st letter to County Administrator



POTENTIAL CODE MODIFICATIONS

- Add to Chapter 17.5
- Location:

Land Use/Zoning Categories:

- Single-family categories, NT and NS
- Employment Center categories
- Institutional Center categories
- Industrial Center categories



POTENTIAL CODE MODIFICATIONS

Industrial considerations

- Loss of employment generating land
- Compatibility
- Environmental Quality/analysis:
 - Soil contamination
 - Odor
 - Noise (existing industrial land uses)
 - Air quality
 - Vehicular conflict (loading/trucks)



POTENTIAL CODE MODIFICATIONS

Affordable Housing Site Plan Review Process

- One public hearing vs. multiple steps
- Minimum project size –Units? Acreage? Density per acre?
 - Require Multi-family only
 - Variable mins. for residential and non-residential districts
- Mixed-use projects
- 100% affordable (120% and below) vs. affordable units above base density
- Multi-family only vs. single-family
- Public Notice
- Fee for review



POTENTIAL CODE MODIFICATIONS

Compliance with Affordable housing program

% of units at income tiers (60/80/120)

Affordability period: 30 years; 50 years; In perpetuity (Land trust);

- Unless Future Land Use and Zoning are amended
- Non-conforming use consideration



NEXT STEPS

- Public Outreach
- DRC – LDR text amendment
- CPPC – Comp Plan text amendment
- City Council
 - LDR text amendment
 - Comp Plan text amendment
 - Housing text amendment



Planners Advisory Committee – August 31, 2020

4A. Legislative Update – HB 1339 Follow Up



SUMMARY

Following the 2020 legislative session, Governor DeSantis approved House Bill 1339, a bill addressing affordable housing and mobile home parks. Among other provisions, the new law allows the governing body of a county or municipality to approve an affordable housing development on any parcel designated for residential, commercial, or industrial use. This preemption conflicts with a longstanding Countywide Plan policy prohibiting residential uses in the Employment and Industrial categories. At the PAC meeting, we will discuss guidance received from the County Attorney's Office and the implications for countywide and local land use planning.

ATTACHMENT(S):

- [House Bill 1339](#)
- Letter from Forward Pinellas Executive Director to County Administrator

ACTION: None required; informational item only

FORWARD PINELLAS

P: (727) 464.8250

F: (727) 464.8212

forwardpinellas.org

310 Court Street

Clearwater, FL 33756



August 21, 2020

Barry Burton, Pinellas County Administrator
315 Court Street
Clearwater, FL 33756

RE: House Bill 1339

Dear ^{Barr-}Mr. Burton:

In follow-up to the 2020 Legislative Session, I wanted to make you aware of a new law that has implications for countywide and local government land use regulation. House Bill 1339, an omnibus bill addressing affordable housing that was approved by the Governor on June 9, contains preemption language that conflicts with a provision of the Countywide Plan. Our representative in the County Attorney's Office has determined that the new general law supersedes the Special Act granting authority to the Countywide Plan, and that we can no longer enforce the conflicting provision.

The new law amends Sections 125.01055 and 166.04151, Florida Statutes, to allow the governing body of a county or municipality to approve an affordable housing development on any parcel designated for residential, commercial, or industrial use. However, the Countywide Plan does not allow residential developments in industrial land use categories. While the provision remains in force for general residential uses, affordable housing developments are now exempt from that restriction.

This legislative action upends a longtime countywide policy, informed by more than 15 years of research, to reserve industrial land for land uses associated with high-wage employers, including manufacturing, office, and research/development. These employers are critical to the strength of Pinellas County economy and the ability of households to earn a living wage; yet from a real estate perspective, they are easily out-competed by developments that turn higher short-term profits, particularly retail and residential. Prohibiting residential uses on industrial land helps maintain a supply of land that meets high-wage employers' needs, and is a key part of the County's economic development strategy.

It's important to note that while the Countywide Plan cannot stop a local government from allowing affordable housing on industrial land, no local government is *required* to do so. It's simply an option. The Board of County Commissioners is free to continue its current industrial land policy within the unincorporated county, and I strongly encourage it to do so, along with our other partner local governments.

I'm happy to discuss this topic with you further at your convenience.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Whit Blanton', written over the word 'Sincerely,'.

Whit Blanton, FAICP
Executive Director

cc: Forward Pinellas Board

**City of St. Petersburg
Multi-Family Housing Delivery 2010-2020**

Name of Development	Address	Number of Units	0-30% AMI UNITS	* 0-50% AMI Units	60% & below MI Units	80% & below AMI Units	120% & below AMI Units	Funding Req. From City	Other Funding Assistance	Current Status	Type of Units
Twin Brooks Phase I & II	Hartford Street & 24th Ave. South	42		25	15	2		\$1,076,000	\$3,182,048	Completed June 2011	New
Lakeview Apts	966 22nd Ave. South	20			4		16	\$388,575	\$1,253,685	Completed	New
Greenview Manor	1212 Burlington Ave. North	52			52			\$650,000	\$2,828,492	Completed	Existing
128 Place	2790 1st Ave. N	18		1	17			\$62,000	\$1,332,644	Completed	New
Boley's Safe Haven	555 31st St. S	22		22				\$434,137	\$558,474	Completed	Existing
Palmetto Breeze	3000 1st Ave. S	12		6	6			\$82,000	\$915,412	Completed	New
Jamestown Development	1000 Burlington Ave North	21	7	4	7	2	1	\$4,820,151	\$0	Completed	New
Columbian/Veridian	518 3rd Ave. S	188	19		169			\$2,200,000	\$18,086,016	Completed Oct. 2010	Existing
The Portland	819 3rd Ave. N	68		7	61			\$1,100,000	\$16,158,068	Completed Nov. 2011	New
City Place	8th St. Burlington Ave.	82	6	2	74			\$500,000	\$16,389,631	Completed Aug 2010	New
Arlington Ave. Apts.	1007 Arlington Ave. N	16		10	6			\$500,000	\$1,700,600	Completed May 2011	New
Booker Creek Apartments	2468 13th Ave. North	156		3	60		93	\$3,000,000	\$19,215,054	Completed Aug 2010	New
Burlington Garden Apts.-NSP	3461 Burlington Ave. N	20		20				\$1,669,215	\$0	Completed May 2011	Existing
Broadwater Place Phase 2	3615 37th St. S	12		12				\$239,549	\$775,292	Completed June 2011	New
Clam Bayou Phase I & II	3880 34th Ave. South	18		18				\$513,500	\$1,683,049	Mar-08	New
Broadwater Place Phase I	3615 37th St. S	14		14				\$120,000	\$1,895,290	Completed May 2013	New
McCormick Place	3611 37th St. S.	8			8			\$500,000	\$298,660	Completed May 2013	New
Fountain View Apts.-NSP	425 and 430 13th Ave. S	16		16				\$1,434,076	\$0	Completed Jan 2013	New/Existing
Broadwater Place Phase 4	3615 37th St. S	10		10				\$110,000	\$1,117,105	Completed 2015	New
Campbell Landings	6th St. South & 4th Ave S	96		10	86			\$120,000	\$18,244,580	Completed Jan 2014	New
Urban Landings	300 4th Ave. S	40		4	28		8	\$90,000	\$8,900,778	Completed May 2014	New
Urban Edge/Harbors Edge Senior Units	300 4th Ave. S	85		10	75			\$120,000	\$17,648,273	Completed May 2014	New
Burlington Place	3155 Burl. Ave. N	53		6	47			\$90,000	\$12,339,117	Completed August 2017	New
Boley Centers 3636 Park Apts	3636 5th Ave. N	8		8				\$268,965	\$1,599,203	Completed February 2016	New
The Preserves at Clam Bayou Phase I & II	4110 34th Ave S	16		16				\$965,790	\$1,818,000	Complete Jan 2019	New
Boley Centers 745 Delmar Terr			65							Under Construction	New
Burlington Post	Burl Ave N & 32nd St.	86		8	74		4	\$90,000	\$17,754,470	Completed August 2018	New
The Shores Apts.-SSCRA	26th Ave S and 31st St. S	51	0	6	45			\$567,500	\$11,057,703	Approved for Funding	New
The Avery Commons/Skyway Lofts	3319 39th Ave. South	65	10		46	9		\$90,000	\$15,434,149	Approved for Funding	New
Clam Bayou Phase 3	4146 34th Ave South	8		8				\$481,983	\$1,443,279	Under Construction	New
Butterfly Grove Apts. Redevelopment	715 5th Ave N & 506 Grove St. N.	20	4		16			\$75,000	\$4,709,600	Approved for Funding	Redev.
Total		1323	46	246	896	13	122	\$22,358,441	\$198,338,672		

Revised 8-31-2020

All developments funded with SHIP, LHTF and HOME funding with the exception of those designated NSP or SSCRA

1,323

Funding Sources

Line No.	Approved Projects	Program Goals H Household, P- Persons, L-Loans	Fiscal Year to date Accomplishments	Total Budget	CDBG	CDBG-CV	HOME	ESG	ESG-CV	SHIP	SSCRA	NSP 1 and 3	CHTF	HCIP	GEN FUND	Total Expended	Amount Remaining	Commitments/Under Contract	Total Funds Available to Commit
Housing Programs																			
1	Rehabilitation Assistance Program (RAP): S/F, O/O, <140% MFI	29 H	52	2,986,221.81			85,981.24			651,272.23	506,945.26					1,244,198.73	1,742,023.08	661,109.60	1,080,913.48
2	Barrier Free Program/Special Needs Program: S/F, O/O, <140% MFI	13 H	1	172,630.08						63,554.98	29,840.50					93,395.48	79,234.60	43,949.25	35,285.35
3	Disaster Mitigation		1	179,772.00						3,364.14						3,364.14	176,407.86	4,635.86	171,772.00
4	Purchase Assistance: S/F, HB, <140% MFI	40 H	32	933,910.20			268,367.31			217,628.46	40,000.00					525,995.77	407,914.43	34,553.94	373,360.49
5	Multi-Family Housing Development Program	72 H	0	535,526.70			0.00			0.00			0.00	64,897.50		64,897.50	470,629.20	100,102.50	370,526.70
6	Construction Warranty Program: S/F, O/O <120% MFI			37,941.73												347.00	37,594.73		37,594.73
7	Lead Based Paint Testing/Abatement			14,014.34												-490.93	14,505.27		14,505.27
8	Affordable/workforce housing			386,060.66										88,781.45		88,781.45	297,279.21	297,279.21	0.00
9	Homeownership Counseling/Homebuyer Education/Foreclosure Prevention Counseling	150 H	100	27,660.00						6,180.00	1,120.00					7,300.00	20,360.00	20,360.00	0.00
10	Habitat for Humanity-Homeowner repair program (CDBG)	5 H	2	70,223.00	51,544.00											51,544.00	18,679.00	18,679.00	0.00
11	Habitat for Humanity-Acquisition of Property (HOME)	3 H	2	135,200.00			30,038.81									30,038.81	105,161.19	43,200.00	61,961.19
12	Community Development Housing Organization (CHDO)-PAL Phase III Preserves at Clam Bayou	8	0	957,062.15			714,519.34									714,519.34	242,542.81	233,717.81	8,825.00
13	Affordable Housing Redevelopment - single family	23	14	558,784.00							170,000.00					170,000.00	388,784.00	228,134.00	160,650.00
14	NSP Housing Programs	3	2	1,023,756.96								249,279.45				249,279.45	774,477.51	219,096.02	555,381.49
15	Facade Improvement	30	21	335,950.00							148,798.97					148,798.97	187,151.03	115,930.03	71,221.00
16	Affordable Housing Redevelopment - multifamily			1,039,366.00							0.00					0.00	1,039,366.00	339,366.00	700,000.00
17	Property Acquisition & Site Preparation			399,900.00							0.00					0.00	399,900.00	0.00	399,900.00
18	CDBG-CV Mortgage/Utility Assistance - FY 19/20			400,000.00		0.00										0.00	400,000.00	0.00	400,000.00
19	Total Housing Programs			10,193,979.63	51,544.00	0.00	1,098,906.70	0.00	0.00	941,999.81	896,704.73	249,279.45	0.00	153,535.02	0.00	3,391,969.71	6,802,009.92	2,412,213.22	4,389,796.70
Subrecipient Projects																			
19	AIDS Service Association of Pinellas	100P	34	30,000.00	23,999.33											23,999.33	6,000.67	6,000.67	0.00
20	AIDS Service Association of Pinellas - CV			18,000.00		0.00										0.00	18,000.00	0.00	18,000.00
21	Boley Centers - Safe Haven	25 P	36	60,000.00	53,533.82											53,533.82	6,466.18	6,466.18	0.00
22	Boley Centers - TBRA	25 P	21	368,250.77			156,452.77									156,452.77	211,798.00	211,798.00	0.00
23	Boley Centers - CV			437,508.00		0.00			0.00							0.00	437,508.00	242,803.00	194,705.00
24	Brookwood	120 P	35	14,896.00	11,355.15											11,355.15	3,540.85	3,540.85	0.00
25	Catholic Charities - Pinellas HOPE	750 P	757	30,000.00	0.00											0.00	30,000.00	30,000.00	0.00
26	Catholic Charities - Rental Assistance	2 H	2	443,224.12		0.00		5,716.12	0.00							5,716.12	437,508.00	242,803.00	194,705.00
27	Community Action Stops Abuse (CASA)-Operating	588 P	423	48,759.00	16,809.62			19,759.00								36,368.62	12,390.38	12,390.38	0.00
28	Community Action Stops Abuse (CASA)-Rehab	1,500 P	419	52,163.52	43,657.71											43,657.71	8,505.81	8,505.81	0.00
29	Delores M. Smith Academy	10 H	0	63,599.00	300.60											300.60	63,298.40	63,298.40	0.00
30	Family Resources FY 18/19	100 H	0	393,873.02	393,873.02											393,873.02	0.00	0.00	0.00
31	James B. Sanderlin Family Service Center	200 P	335	153,000.00	118,506.60											118,506.60	34,493.40	34,493.40	0.00
32	New Frontiers(Operating)	84 P	97	5,000.00	2,554.87											2,554.87	2,445.13	2,445.13	0.00
33	PARC - Cottages	16 P	16	73,000.00	333.50											333.50	72,666.50	72,666.50	0.00
34	PARC - Life Long Learning Center	350 P	0	155,000.00	629.00											629.00	154,371.00	154,371.00	0.00
35	PARC - 3190 75th Street North - CV	48 P		30,000.00		0.00										0.00	30,000.00	0.00	30,000.00
36	Pinellas Affordable Living - Owls Nest	11 P	0	12,000.00	128.50											128.50	11,871.50	11,871.50	0.00
37	Pinellas County Homeless Leadership Board (HLB)		224	60,220.00				35,177.63								35,177.63	25,042.37	25,042.37	0.00
38	Pinellas Opportunity Council	38 P	90	30,000.00	30,000.00											30,000.00	0.00	0.00	0.00
39	St. Vincent dePaul -Shelter	520 P	547	74,814.00	34,633.44			19,758.00								54,391.44	20,422.56	20,422.56	0.00
40	Westcare - Transitional Housing (operating)	316 P	133	33,758.00	14,000.00			19,758.00								33,758.00	0.00	0.00	0.00
41	Westcare - Transitional Housing (rehab)	same as above		0.00	0.00											0.00	0.00	0.00	0.00
42	Westcare - Turning Point (operating)	1,133 P	737	33,758.00	14,000.00			19,758.00								33,758.00	0.00	0.00	0.00
43	Westcare - Turning Point (rehab)	same as above		0.00	0.00											0.00	0.00	0.00	0.00
44	Westcare - Turning Point (operating) CV	same as above		43,346.00		0.00										0.00	43,346.00	0.00	43,346.00
45	Total Subrecipients			2,664,169.43	758,115.16	0.00	156,452.77	119,926.75	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,034,494.68	1,629,674.75	1,148,918.75	480,756.00
Economic Development																			
46	Carter G. Woodson Museum-2240 9th Avenue South			0.00	0.00											0.00	0.00	0.00	0.00
47	Jordan Park School Facility Assessment / Lutheran Services	177 P	51	979,137.00	5,449.33											5,449.33	973,687.67	973,687.67	0.00
48	Corridor/Deuces Live Main Street			2,052,904.22	0.00											0.00	2,052,904.22	2,052,904.22	0.00
49	Total Economic Development			3,032,041.22	5,449.33	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5,449.33	3,028,591.89	3,028,591.89	0.00

Notes	Total Available to Commit
HOME SHIP	1,080,913.48
766,537.97 314,375.52	1,080,913.48
7,307.12 366,053.37	373,360.49
6,877.39 212,218.63	
NSP 1 NSP 3	

Funding Sources																			
Line No.	Approved Projects	Program Goals H Household, P- Persons, L-Loans	Fiscal Year to date Accomplishme nts	Total Budget	CDBG	CDBG-CV	HOME	ESG	ESG-CV	SHIP	SSCRA	NSP 1 and 3	CHTF	HCIP	GEN FUND	Total Expended	Amount Remaining	Commitments/Under Contract	Total Funds Available to Commit
	Support Services																		
50	CHDO Operations			30,000.00			0.00									0.00	30,000.00	30,000.00	0.00
51	Administration			1,609,172.08	421,943.29		80,768.11	8,388.43	2,348.64	77,918.21		7,953.42			509,028.15	1,108,348.25	500,823.83	339,445.90	161,377.94
52	Legal Administration			96,425.39										22,488.69		22,488.69	73,936.70	73,936.70	0.00
53	TBRA Voucher Program Administration			18,400.00			7,600.00									7,600.00	10,800.00	10,800.00	0.00
54	CV Subrecipient Admin			105,432.00		0.00			0.00							0.00	105,432.00	38,956.00	66,476.00
55	Program Delivery Costs			356,286.40	349,814.78		6,286.40									356,101.18	185.22	185.22	0.00
56	Section 108 Loan Repayment			197,952.21	193,254.27											193,254.27	4,697.94	4,697.94	0.00
57	Total Support Services			2,413,668.08	965,012.34	0.00	94,654.51	8,388.43	2,348.64	77,918.21	0.00	7,953.42	0.00	22,488.69	509,028.15	1,687,792.39	725,875.69	498,021.76	227,853.94
58	Total All Approved Projects			18,303,858.37	1,780,120.83	0.00	1,350,013.98	128,315.18	2,348.64	1,019,918.02	896,704.73	257,232.87	0.00	176,023.71	509,028.15	6,119,706.11	12,184,152.26	7,085,745.62	5,098,406.64
	Funding to be Reprogrammed																		
59	Funding to be Reprogrammed			503,019.41	177,736.14					694.31				269,773.96	54,815.00		503,019.41		503,019.41
60	Old HUD (Program Ended) Funding at City			26,906.08	26,906.08												26,906.08		26,906.08
61	HCIP Designated for Housing Units from Developers			40,000.00										40,000.00			40,000.00		40,000.00
62	Available CRA funding for B/F, Rehab, PA, Counseling not assigned			200,225.80							200,225.80						200,225.80		200,225.80
63	Total Funding to be Reprogrammed			770,151.29	204,642.22	0.00	0.00	0.00	0.00	694.31	200,225.80	0.00	269,773.96	94,815.00	0.00	0.00	770,151.29	40,000.00	730,151.29
	Sources																		
64	FY Grants / City Funds			7,595,352.00	1,780,777.00	1,100,945.00	839,730.00	150,543.00	539,562.00	466,844.00	1,952,139.00			190,000.00	574,812.00				
65	B-05/B-06 Reprogrammed Award 81573			2,190,674.05	2,190,674.05														
66	Carry Forward Funds from Previous FY			8,032,938.91	1,254,180.82		2,082,782.23	5,716.12		1,338,313.37	1,499,476.00	1,037,566.55	309,719.28	505,184.54					
67	Fiscal Year Program Income-Housing			1,228,136.62	299,995.87		238,072.87			630,942.62			50,054.68	9,072.58					
68	Per HUD-Must be used for Low Mod Housing			26,906.08	26,906.08														
69	Total Sources			19,074,009.66	5,552,533.82	1,100,945.00	3,160,585.10	156,259.12	539,562.00	2,436,099.99	3,451,615.00	1,037,566.55	359,773.96	704,257.12	574,812.00	0.00	0.00	0.00	0.00
70	Total Funding by Funding Source Remaining			0.00	3,772,412.99	1,100,945.00	1,810,571.12	27,943.94	537,213.36	1,416,181.97	2,554,910.27	780,333.68	359,773.96	528,233.41	65,783.85		12,954,303.55	7,125,745.62	5,828,557.93

Notes
Spent of budget 33.43%

* Subrecipient Notes:
Line No(s):

2.10
CDBG Timeliness Ratio

565,711.47 NSP 1
214,622.21 NSP 3
780,333.68 Total All NSP
0.00

Funding Source	Commitments - Contracts	Funds Available to Commit	Total
CDBG	3,572,757.18	1,300,600.81	4,873,357.99
HOME	655,802.15	1,154,768.97	1,810,571.12
ESG	552,505.94	12,651.36	565,157.30
SHIP	467,612.43	948,569.54	1,416,181.97
CRA	1,022,913.47	1,531,996.80	2,554,910.27
NSP 1 and 3	224,952.19	555,381.49	780,333.68
CHTF	90,000.00	269,773.96	359,773.96
HCIP	473,418.41	54,815.00	528,233.41
GEN FUND	65,783.85	0.00	65,783.85
Total	7,125,745.62	5,828,557.93	12,954,303.55
	0.00	0.00	

**AWARDS, EXPENDITURES AND ACCOMPLISHMENTS OVER A THREE YEAR PERIOD
CDBG, ESG, HOME, NSP, SHIP, SSCRA**

		FY 2020				FY 2019				FY 2018				GRAND TOTAL		
Title/Strategy	Description	Approved Budget	Expended as of July 31, 2020	Goals	Accomplishments as of July 31, 2020	Approved Budget	Expended as of September 30, 2019	Goals	Accomplishments as of September 30, 2019	Approved Budget	Expended as of September 30, 2018	Goals	Accomplishments as of September 30, 2018	Total Awarded	Total Expended	Total Goals / Accomplishments
NSP New Construction	Construction of new homes - Bright Community Trust, St. Jude Great Commission CDC and East Tampa Business & Civic Association	1,023,757	249,279	3	2	0	0	10	2	1,552,331	216,916	10	0	2,576,088	466,195	4
Habitat for Humanity	Home repairs in Southside CRA	50,000	51,544	5	3	50,000	12,038	5	3	30,000	14,768	3	2	130,000	78,349	8
Habitat for Humanity *	City assisted Habitat to purchase lots for housing	60,000	30,039	3	2	45,000	70,000	3	3	45,000	47,165	3	5	150,000	147,204	10
Housing Counseling - Multiple Agencies	Homebuyer education and foreclosure prevention city-wide	27,660	7,300	150	169	25,000	24,970		220	90,000	102,550	0	346	142,660	134,820	735
Purchase Assistance *	Down payment and closing cost assistance city-wide	939,115	525,996	40	32	348,589	668,340	33	47	370,000	595,208	35	44	1,657,704	1,789,544	123
Barrier Free *	Disabled Retrofit city-wide	172,630	93,395	13	1	30,000	123,521	5	3	71,500	122,441	12	3	274,130	339,357	7
Rehabilitation Assistance *	Repair Code citable items city-wide	2,986,222	1,244,199	29	52	497,779	1,119,782	18	44	771,715	886,111	33	50	4,255,716	3,250,092	146
Façade Improvements - SSCRA *	Façade improvements - ext painting, re-siding/cleaning, masonry/stucco repair/replacement, replace/repair awnings/shutters, repair doors/windows, repair/restructure front porch/stoops, ext code violations, repair/replace fencing, repair/replace accessibility ramps	335,950	148,799	30	21	125,000	0	15	0	0	0	0	0	460,950	148,799	21
Rental Assistance	Up to 3 months assistance to prevent homelessness and up to 6 months to repaidly re-house the homeless	0	0	0	0	0	0	0	0	75,000	13,489	25	6	75,000	13,489	6
Disaster Repairs/Mitigation	Repairs related to emergency or disaster declared by executive order of the Governor	179,772	3,364	0	1	0	0	0	0	3,752	3,752	0	0	183,524	7,116	1
Multi-Family	New Construction/Preservation	532,119	64,898	72	0	233,730	49,279		0	336,000	0		0	1,101,849	114,177	0
Single-Family New Construction to Assist Developers with matching funds - SSCRA	Construct new homes to be sold to a first-time, income eligible homebuyer within 12 months of construction completion	558,784	170,000	23	14	0	38,900	3	4	100,000	60,880	10	7	658,784	269,780	25
Community Housing Development Organization - PAL	Acquisition of property for construction of 8 units of affordable rental housing (phases II and III)	0	0	0	0	707,685	226,592	16	8	0	238,408	26	0	707,685	465,000	8
Community Housing Development Organization - Bright Community Trust	Develop homes on NSP lots and other vacant land to be sold to first-time homebuyers at or below 80% mfi	0	0	0	0	0	162,979	0	1	165,000	0	1	0	165,000	162,979	1
Boley Centers *	Rental vouchers for homeless persons city-wide	230,480	156,453	25	22	230,480	206,306	25	24	200,000	238,702	25	24	660,960	601,461	70
Catholic Charities *	Rental assistance to households at-risk of becoming homeless and help re-house the homeless city-wide	0	5,716	2	2	38,872	90,249	19	39	89,761	67,725	20	20	128,633	163,690	61
TOTAL HOUSING		7,096,489	2,750,982	395	321	2,332,135	2,792,957	152	398	3,900,059	2,608,115	203	507	13,328,684	8,152,054	1,226

* Approved budget reflects new funding only, prior year(s) funding is also being utilized

**CITY OF ST. PETERSBURG, HOUSING AND COMMUNITY DEVELOPMENT
AWARDS, EXPENDITURES AND ACCOMPLISHMENTS OVER A THREE YEAR PERIOD
CDBG AND ESG**

		FY 2020				FY 2019				FY 2018				GRAND TOTAL		
Title/Strategy	Description	Approved Budget	Expended as of July 31, 2020	Goals	Accomplishments as of July 31, 2020	Approved Budget	Expended as of September 30, 2019	Goals	Accomplishments as of September 30, 2019	Approved Budget	Expended as of September 30, 2018	Goals	Accomplishments as of September 30, 2018	Total Awarded	Total Expended	Total Accomplishments
PUBLIC SERVICE																
AIDS Services Association of Pinellas	Operating support for HIV/AIDS program 3050 1st Avenue South	30,000	23,999	100	34	30,000	28,126	41	39	0	0	0	0	60,000	52,125	73
Boley Centers	Operating support for safe haven - 555 31st Street South	60,000	53,534	25	36	60,000	60,000	25	35	60,000	60,000	25	26	180,000	173,534	97
Catholic Charities	Operating support for Pinellas HOPE - 5726 126th Avenue North	30,000	0	750	840	30,000	30,000	712	848	25,522	17,113	605	579	85,522	47,113	2,267
CASA	Operating support for emergency shelter confidential location	48,759	36,369	588	439	16,275	16,275	576	630	26,283	26,283	260	488	91,317	78,926	1,557
Homeless Leadership Alliance	Operating support for PHMIS Information Network	60,220	35,178	0	259	30,000	30,000		325	20,522	20,522	0	418	110,742	85,700	1,002
New Frontiers	Operating support for 12 step program for recovering alcoholics and substance abuse - 440 Roser Park Drive South	5,000	2,555	84	97	8,996	8,996	133	see below	9,522	9,186		see below	23,518	20,737	97
Pinellas Opportunity Council	Assist the elderly with house cleaning and yard work city-wide	30,000	30,000	38	90	30,000	30,000	39	164	30,522	30,522	40	114	90,522	90,522	368
St. Vincent dePaul	Provide funding to pay night shelter staff salary and benefits - 401 15th Street North	74,814	54,391	520	583	60,032	60,032	450	359	60,283	60,283	625	491	195,129	174,706	1,433
Westcare	Operating support for transitional housing - 1735 Dr ML King Jr. Street South	33,758	33,758	316	137	32,936	32,936	221	see below	23,288	23,288		see below	89,982	89,982	see below
Westcare	Operating support for inebriate receiving center (Turning Point) - 1801 5th Avenue North	33,758	33,758	1,133	806	32,936	32,936	692	993	22,283	22,283	475	1,137	88,977	88,977	see below
YMCA	Operating support for educational programs after school and summer in tutorial to youth - 691 41st Street South	0	0	0	0	0	0	0	0	10,402	10,402	10	54	10,402	10,402	54
TOTAL PUBLIC SERVICE		406,309	303,542	3,554	3,321	331,175	329,300	2,889	3,393	288,627	279,882	2,040	3,307	1,026,111	912,723	10,021

**CITY OF ST. PETERSBURG, HOUSING AND COMMUNITY DEVELOPMENT
AWARDS, EXPENDITURES AND ACCOMPLISHMENTS OVER A THREE YEAR PERIOD
CDBG AND ESG**

		FY 2020				FY 2019				FY 2018				GRAND TOTAL		
Title/Strategy	Description	Approved Budget	Expended as of July 31, 2020	Goals	Accomplishments as of July 31, 2020	Approved Budget	Expended as of September 30, 2019	Goals	Accomplishments as of September 30, 2019	Approved Budget	Expended as of September 30, 2018	Goals	Accomplishments as of September 30, 2018	Total Awarded	Total Expended	Total Accomplishments
CAPITAL PROJECTS																
Brookwood Florida	Upgrade HVAC systems (FY 18); upgrade/remodel 7; restrooms (FY 19); and renovate laundry room and re-seal parking lots (FY 20) - 901 7th Avenue South	14,896	11,355	120	35	60,000	60,000	125	100	17,960	17,960	120	130	92,856	89,315	265
CASA *	Replace HVAC (FY 19) and replace flooring (FY 20) at 1011 1st Avenue North	45,000	43,658	1,500	460	22,500	15,336	1500	732	0	0	0	0	67,500	58,994	1,192
Delores M. Smith Academy	Rehabilitation to a single-family home to be used for a child day care facility at 1240 49th Street South	63,599	301	10	0	0	0	0	0	0	0	0	0	63,599	301	0
Family Resources	Rehabilitate and expansion of the facility at 3831 5th Avenue North (FY 19)	0	393,873	100	0	447,778	53,905	100	0	0	0	0	0	447,778	447,778	0
First Tee	Construction of a mentoring center at Twin Brooks Golf Course- 3801 22nd Avenue South	0	0	0	0	0	0	0	0	0	88,030	370	128	0	88,030	128
Jordan Park Elementary School (Plan Amendment)	Facility assessment to determine improvements needed to the property - 2392 9th Avenue South	2,664,169	5,449	177	51	24,754	24,754	0	188	0	0	0	0	2,688,923	30,203	239
Sanderlin Center	Repairs and painting of th exterior (FY 18); and create additional parking from existing green space at 2335 22nd Avenue South (FY 20)	153,000	118,507	200	335	0	109,892	150	210	115,000	109,892	150	449	268,000	338,291	994
New Frontiers	Replacement of HVAC, interior/exterior painting, and resurfacing of parking lot FY 18); and roof replacement (FY 19) at 440 10th Avenue South	0	0	0	0	12,943	12,942	133	117	26,997	26,132	265	141	39,940	39,074	258
Pinellas Ex Offender Reentry Coalition	Rehabilitation of facility at 1523-1601 16th Street South	0	0	0	0	0	6,470	150	486	0	89,468	150	329	0	95,938	815
PARC - Cottages	Replace fencing and playground safe surface (FY 18); purchase/install a permanent generate (FY 19) at 3025-3101 76th Way North; and renovate 2 bathrooms, re-texture ceilings, replace light fixtures (FY 20)	73,000	334	16	16	167,919	167,919	15	18	35,000	29,977	16	17	275,919	198,229	51
PARC	Repave two parking lots, replacement of playground equipment, and security camera upgrades at 3190 75th Street North	0	0	0	0	0	0	0	0	83,000	79,364	48	48	83,000	79,364	48
PARC - Life-Long Learning Center	Renovate 8 bathrooms and replace windows with hurricane rated at 3100 75th Street North	155,000	629	350	0	0	0	0	0	0	0	0	0	155,000	629	0

**CITY OF ST. PETERSBURG, HOUSING AND COMMUNITY DEVELOPMENT
AWARDS, EXPENDITURES AND ACCOMPLISHMENTS OVER A THREE YEAR PERIOD
CDBG AND ESG**

		FY 2020				FY 2019				FY 2018				GRAND TOTAL		
Title/Strategy	Description	Approved Budget	Expended as of July 31, 2020	Goals	Accomplishments as of July 31, 2020	Approved Budget	Expended as of September 30, 2019	Goals	Accomplishments as of September 30, 2019	Approved Budget	Expended as of September 30, 2018	Goals	Accomplishments as of September 30, 2018	Total Awarded	Total Expended	Total Accomplishments
22nd Street South Corridor/Deuces Live Main Street Improvements	Improvements to include: construct a public park/plaza 22nd Street and 9th Avenue South, construct a public park/plaza 22nd Street and 5th Avenue South, convert 22nd Street between 9th & 11th Avenues, to a flush street-adding brick pavers, widening sidewalks, and adding enhanced streetscape.	2,052,940	0	0	0	0	0	0	0	0	0	0	0	2,052,940	0	0
Westcare - Davis/Bradley	Repair / maintenance of elevator (FY 18) and building assessment (FY 19) at 1735 Dr. ML King Street South .	0	0	0	0	35,000	54,425	221	145	26,310	170	288	151	61,310	54,596	296
TOTAL CAPITAL PROJECTS		5,221,605	574,105	2,473	897	770,894	505,643	2,394	1,996	304,267	440,992	1,407	1,393	6,296,765	1,520,740	4,286
GRAND TOTAL OF PUBLIC SERVICE AND CAPITAL PROJECTS		5,627,914	877,647	6,027	4,218	1,102,068	834,943	5,283	5,389	592,894	720,874	3,447	4,700	7,322,876	2,433,464	14,307

* Approved budget reflects new funding only, prior year(s) funding is also being utilized

2016- 2020 Vacant & Boarded Report Comparison

	Citywide					Midtown					Childs Park				
Month	2016	2017	2018	2019	2020	2016	2017	2018	2019	2020	2016	2017	2018	2019	2020
JAN	440	320	224	192	162	230	145	100	80	75	64	48	30	31	27
FEB	424	321	228	189	151	226	145	96	78	74	61	48	31	29	20
MAR	426	314	221	187	143	226	142	94	78	70	61	47	29	29	18
APR	406	299	211	178	142	211	136	94	72	72	61	42	30	30	18
MAY	418	288	213	181	133	212	129	94	74	72	61	40	31	32	18
JUNE	407	277	209	179	134	203	127	88	71	74	59	40	34	32	16
JULY	379	275	205	181	132	186	122	85	74	73	57	39	33	31	17
AUG	357	265	208	178	132	171	118	82	73	72	55	37	35	29	17
SEPT	351	253	203	175	135	161	114	79	74	78	54	36	34	28	17
OCT	340	244	197	169		152	108	78	73		53	35	34	28	
NOV	326	244	191	168		147	110	77	76		50	34	34	28	
DEC	321	238	188	164		145	107	76	74		49	31	31	27	