



AFFORDABLE HOUSING TOOL KIT

March 17, 2020



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Agenda

I. Background

- a) Studies
- b) Research
- c) Task Force

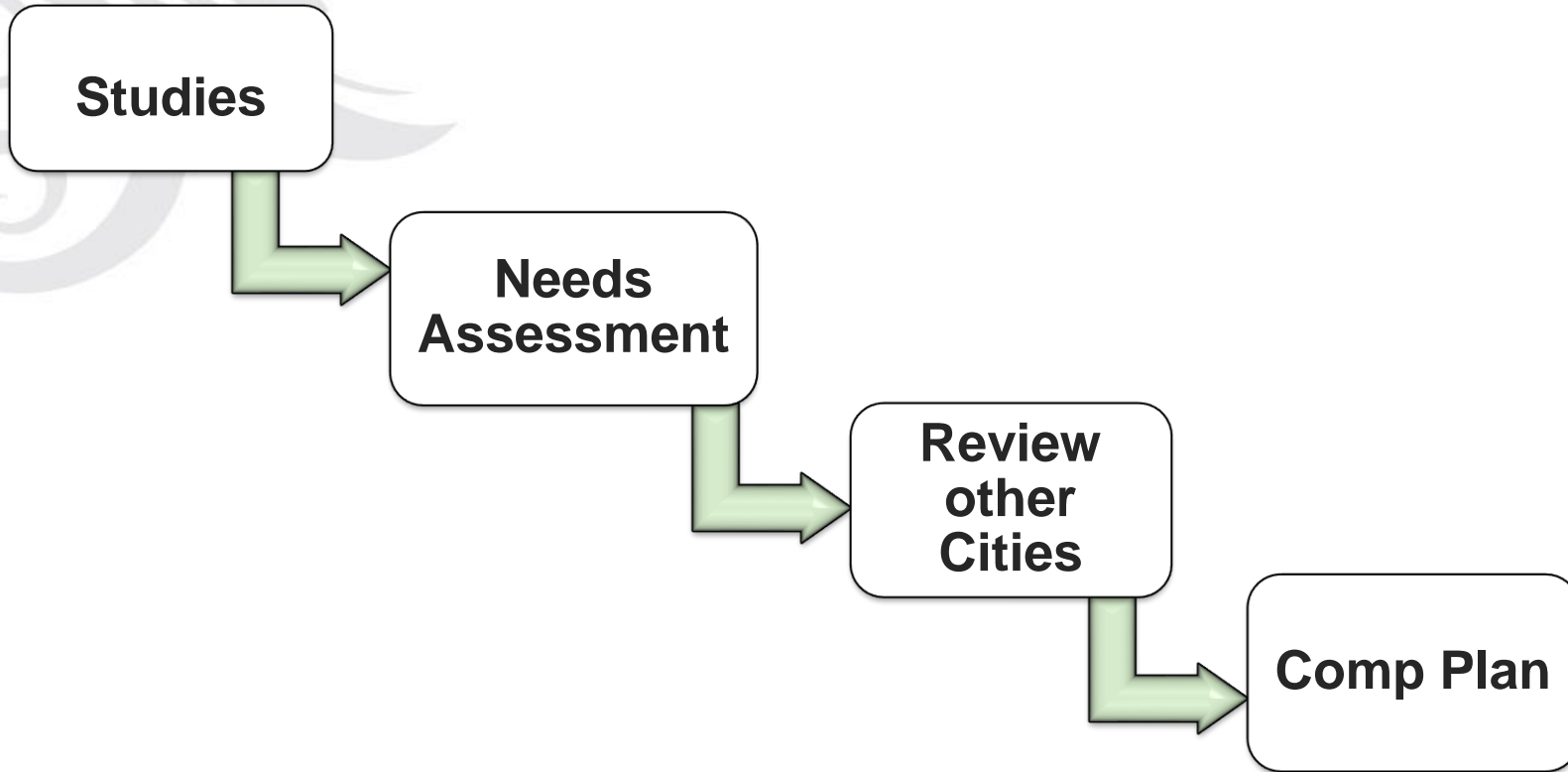
II. Tool Kit recommendation

III. Housing Comp Plan

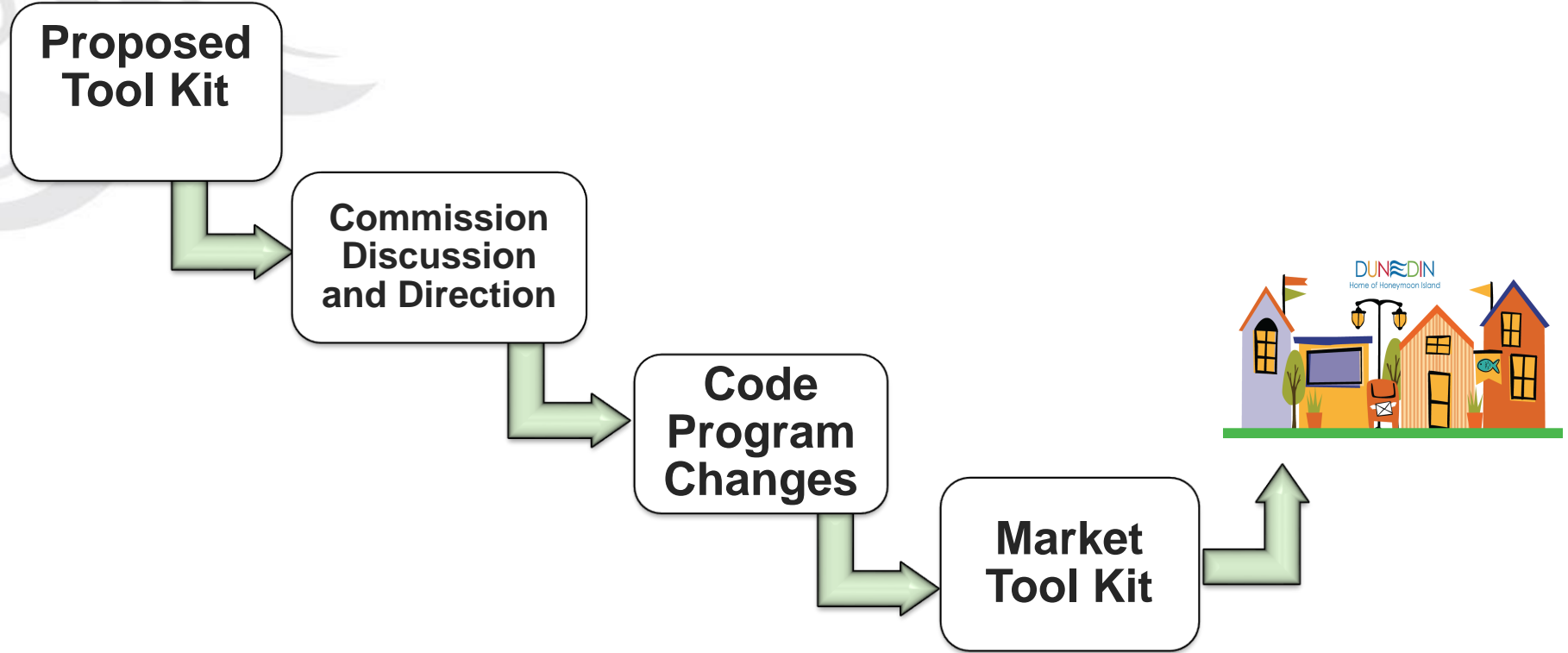
IV. Affordable Housing examples

V. Next steps

Affordable Housing Process



Affordable Housing Process



Affordable Housing-A Challenge Everywhere!

National Issue

- Families are cost burden
- 12 million renter and homeowner households now pay more than **50 percent** of their annual incomes for housing.
- A family with one full-time worker earning the minimum wage cannot afford the local fair-market rent for a two-bedroom apartment **anywhere** in the United States. – **HUD.GOV**

Regional Issue

- Government is no longer in the business of building and operating affordable housing, unless it is doing so in partnership with the private sector.
- Local government is expected to use its land use authority to encourage and assist the private sector to produce affordable housing.
- Local government has a number of tools to encourage and assist the private sector in developing affordable housing. Those tools include: (1) Planning, (2) Financing, and (3) Regulatory Reform. – **Shimberg for Housing Studies – Florida**

Local Issue

- Public sector policies can influence the cost of housing, as well as the development, maintenance, and improvement of affordable housing.
- Examples of common public sector barriers; zoning, NIMBY, impact fees, transportation, limited vacant land. - **Langton and Associates Housing Needs Assessment 2019.**

What we Learned

USF

- Leverage (federal, state and local) funding sources
- Regulations and creative zoning
- Mobilize stakeholders

Langton

- Senior housing
- Create local dedicated funding stream
- Incentives Tool Box

Other Cities

- Provide incentives
- Partnerships
- Development agreements

Task Force

- Reduce Risk
- Waive/reduce fees - Relief from regulations/requirements
- Provide local subsidy


Notes: Affordable Housing (not more than 30% of income on housing)
Dunedin has limited housing stock/land

Jeannie

What Has Dunedin Done




Review of Affordable Housing Incentives Local Jurisdictions

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1. Cape Coral
 2. City of Pensacola
 3. Clearwater
 4. Coral Springs
 5. Jupiter
 6. Largo
 7. Palm Beach County
 8. Pinellas County
 9. Sarasota County
 10. St. Petersburg
 11. Stuart
 12. Tamarac
 13. Winter Park

Common Incentives

- (a) Expedited processing
- (b) Modifying impact-fee requirements
- (c) Allowing flexibility in densities for affordable housing
- (d) Reserving infrastructure capacity
- (e) Allowing affordable accessory residential units in residential zoning districts
- (f) Reducing parking and setback requirements for affordable housing
- (g) Allowing flexible lot configurations, including zero-lot-line configurations for affordable housing
- (h) Modifying street requirements
- (i) Establishing a process by which a local government considers, before adoption, policies, procedures, ordinances, regulations, or plan provisions that increase the cost of housing
- (j) Preparing a printed inventory
- (k) Supporting development near transportation hubs and major employment centers and mixed-use developments



Affordable Housing Task Force Workshop

January 9, 2020

Task Force Workshop Attendees

- **STAFF** - Jennifer Bramley, Bob Ironsmith, Lael Giebel, Frances Sharp, Jeannie Garner
- **CITIZENS** - Rhonda Neal and Wendy Barmore (CRA Advisory Committee Chair)
- **DEVELOPERS** - Lowell Suplicki, Shawn Wilson, Jim Dyal, Joe Kokolakis
- **HOUSING PARTNERS** - Ken Rush and Mike Sutton (Habitat for Humanity), Anthony Jones (Brighthouse Community)
- **DUNEDIN HOUSING AUTHORITY** - Dave Kelly, Board Chair
- **PINELLAS COUNTY** - Sheri Harris (Community Development)
- **PINELLAS COUNTY HOUSING FINANCE AUTHORITY**- Kathryn Driver (not able to attend)

Task Force Discussion Worksheet

AFFORDABLE HOUSING TOOLKIT IDEAS

<u>Waive/Rebate</u>	<u>Relief from</u>	<u>Other Incentives</u>
<ul style="list-style-type: none"> <input type="checkbox"/> Parkland Impact Fee <input type="checkbox"/> Public Art Fee <input type="checkbox"/> Application Fees (Design Review, Variance/Conditional Use) <input type="checkbox"/> Impact Fee(s) <input type="checkbox"/> Plan Review/Permit Fees 	<ul style="list-style-type: none"> <input type="checkbox"/> Setbacks <input type="checkbox"/> Parking requirements <input type="checkbox"/> Landscape requirements <input type="checkbox"/> Perimeter easements 	<ul style="list-style-type: none"> <input type="checkbox"/> Expedited permitting <i>and</i> Development approvals (waive 2nd Commission hearing) <input type="checkbox"/> Increase density bonus from 35% (by BAA approval) to 50% (by right), to match the County <input type="checkbox"/> Tax abatement for multifamily housing (5 years) <input type="checkbox"/> Inventory lands for affordable housing <input type="checkbox"/> Increase solar rebate of \$2500 for affordable housing

Affordable Housing Tool Box Items Reviewed

City Manager

Planning

City Attorney

Bob

Attorney - Numerous changes to the code and existing incentive programs will be required to initiate the Affordable Housing Incentives Program.

Tool Kit Consistent with Housing Comp Plan

- **Goal 1: Housing for All**
 - Objective 1.1- Maintain a balanced mix of all housing types for residential needs for the existing and future population.
- **Goal 2: Affordable Housing Needs Assessment & Inventory/Programming for Affordable Housing**
 - Objective 2.1- Five year update to Affordable Housing Needs Assessment
 - Objective 2.2- Subsidy funding options to ensure adequate funding
 - Objective 2.3- Provide affordable housing options
- **Goal 3: Housing Redevelopment & Rehabilitation**
 - Objection 3.1- Review of ordinances and policies
 - Objection 3.2- Solutions to substandard housing

BUILDING AFFORDABLE HOUSING TOOL KIT

Site plan/Appraisal and Demolition assistance (concept plans)

Density bonus increase from 35% to 50%

Reduce parking requirements


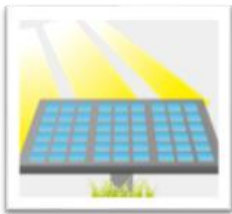



Waive Parkland Dedication fee

Waive Public Art fee

Waive 50% Transportation impact fee



BUILDING AFFORDABLE HOUSING TOOL

<p>Ability to fund infrastructure improvements</p>	<p>Increase incentive toward Solar Sustainability (subject to Development Agreement)</p>	<p>Expedited permitting</p>	<p>Sale/disposition of property acquired through code process to affordable housing fund</p>	<p>Waive 50% Fire/Law impact fee</p>
				



Based on Proposed Affordable Housing Tool Kit

Staff prepared 2 models

- Apartment project – 80 units
- Affordable Townhomes – 20 units

Affordable Housing Worksheet Examples

Project 1 - 80 Unit Apartments - Rentals

Category	Incentives	Cost per Unit
Project value	\$8,000,000.00	
Art Fee Waiver	(\$40,000.00)	
PIF Waiver	(\$392,000)	
50% Multimodal	(\$56,800.00)	
50% Fire impact	(\$10,800.00)	
50 % Law impact	(\$3,800)	
Local Funding	(\$250,000.00)	
Pinellas County Housing Finance Authority	TBD	
Pinellas County Community Development	TBD	
State LIHTC	TBD	
TOTAL	(\$753,400.00)	\$9,418 / or 9.3%

Project 2 - 20 Townhomes - For Sale

Category	Incentives	Cost per Unit
Project value	\$6,000,000.00	
Art Fee Waiver	(\$30,000)	
PIF Waiver	(\$158,000.00)	
50% Multimodal	(\$12,480)	
50% Fire impact	(\$2,700)	
50% Law impact	(\$950)	
Local Funding	(\$350,000.00)	
Pinellas County Housing Finance Authority	TBD	
Pinellas County Community Development	TBD	
State LIHTC	N/A	
TOTAL	(\$554,130)	\$27,707 / or 9.2%

For illustration purposes only.

Incentives subject to negotiation and Development Agreement

Affordable Housing Worksheet

Revenue Examples

Project 1 - 80 Unit Apartments - Rentals

increased tax base

increased utility/franchise fees

merchant support

sewer/water impact fees

utility revenue

Project 2 - 20 Townhomes - For Sale

increased tax base

increased utility/franchise fees

merchant support

sewer/water impact fees

utility revenue

Next Steps

- Receive input and direction on Affordable Housing Tool Kit
- Move forward with code and program changes
 - LPA
 - City Commission

Discussion & Questions

