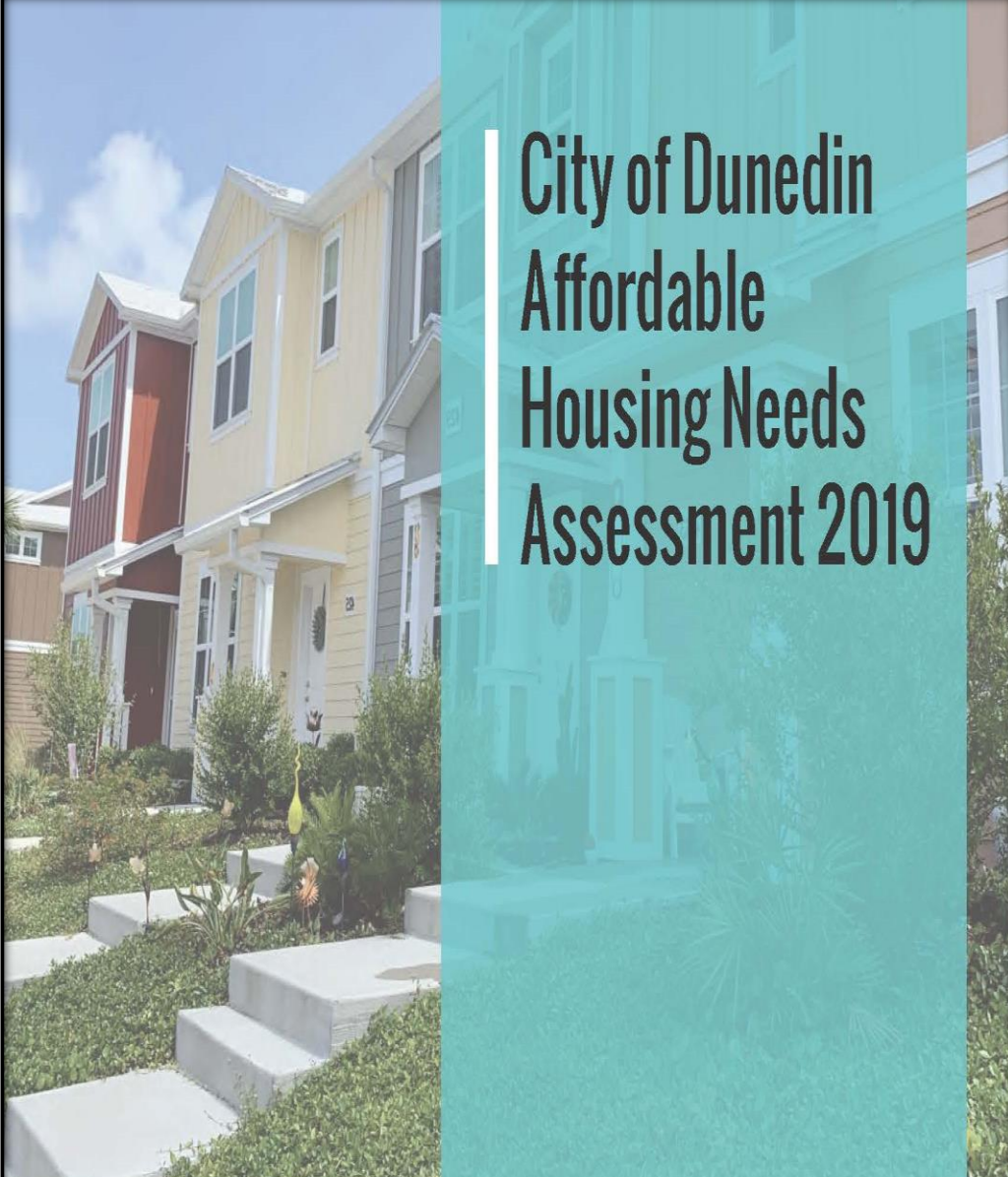


City of Dunedin Affordable Housing Needs Assessment 2019

1

**CONDUCTED BY LANGTON CONSULTING IN
PARTNERSHIP WITH THE DUNEDIN CRA
HOUSING & ECONOMIC DEVELOPMENT
JUNE 18, 2019 CITY COMMISSION
MEETING**





City of Dunedin Affordable Housing Needs Assessment 2019

Purpose

2

- Education and Promotion of Affordable Housing Opportunities
- Does the current housing market reflect adequate Affordable Housing?
- What can the City of Dunedin do to further support Affordable Housing Opportunities?

Key Themes

3

- Affordable Housing Needs
- Affordable Housing Stock Conditions
- Trends affecting Affordable Housing
- How does Dunedin compare to surrounding communities?
- How can the City support and promote Affordable Housing Opportunities?

Housing Needs Assessment

4

Housing Problems

- Substandard Housing
- Cost Burden
- Availability
- Public Housing
- Senior Housing

Substandard Housing

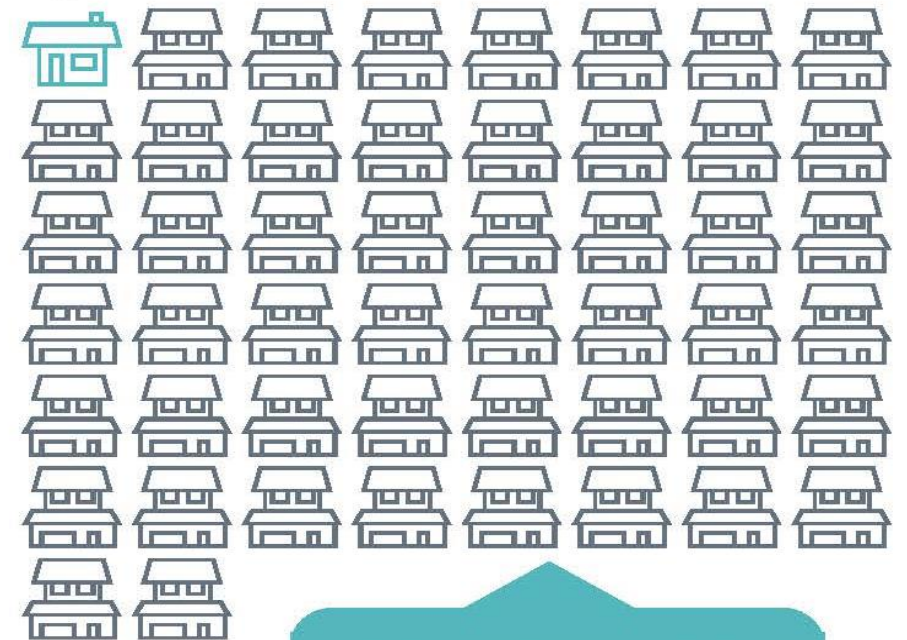
5

3.9 in 100 houses lack complete plumbing or kitchen facilities, or has more than one person per room.

Substandard Housing

An important component to consider when looking at housing availability and affordability is whether or not housing is considered standard or substandard. HUD defines standard condition

Figure 3.



Cost Burden

Figure 4. Percentage of Households Experiencing Cost Burden

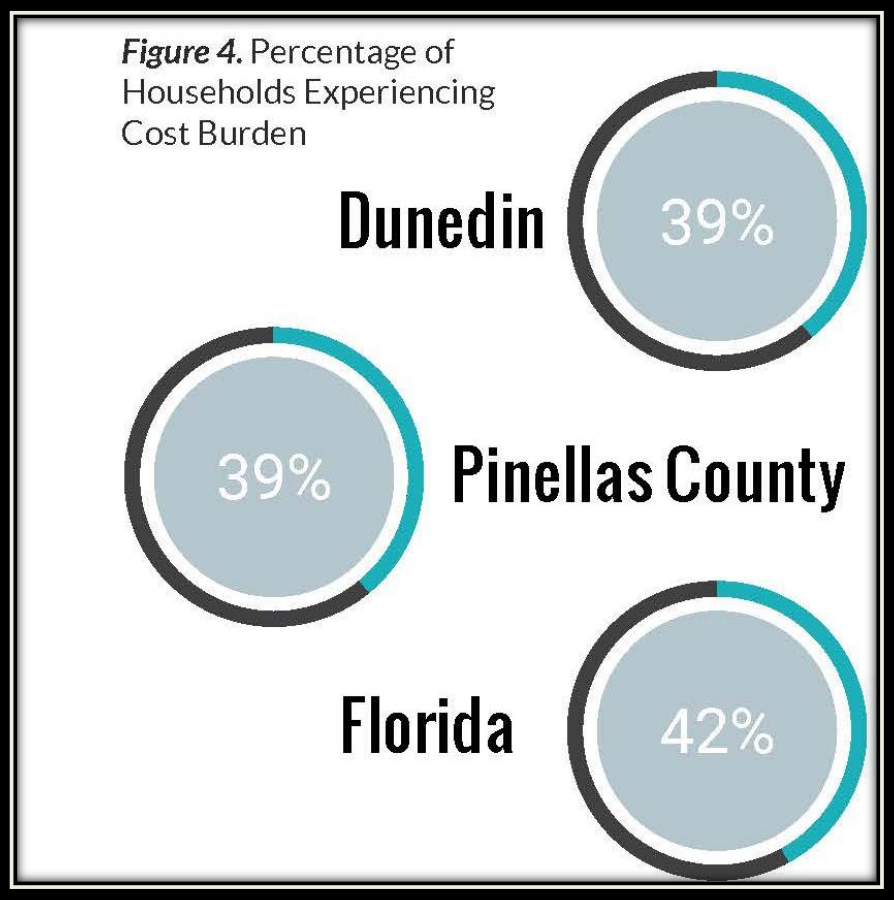


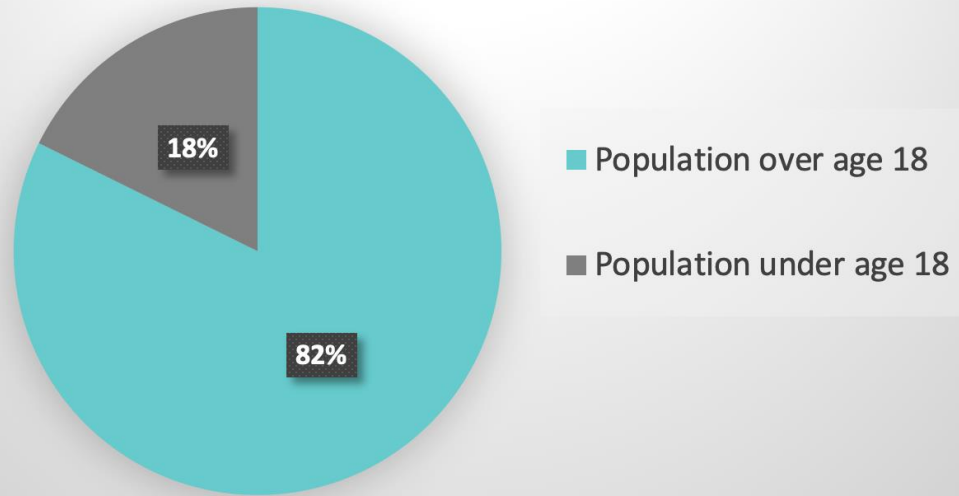
Figure 5. Percentage of low-income Households Experiencing Cost Burden in Dunedin

27.66%
of low-income households spend more than 30% of their income on housing

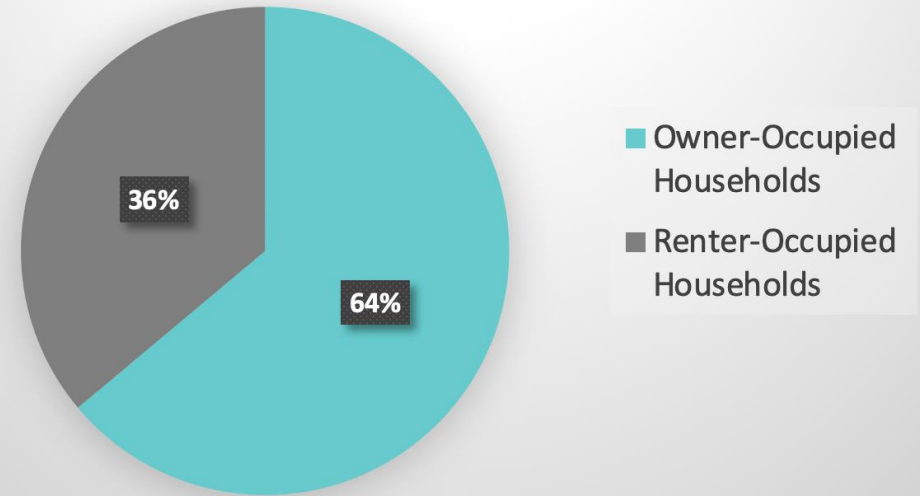
Availability

7

Dunedin Population

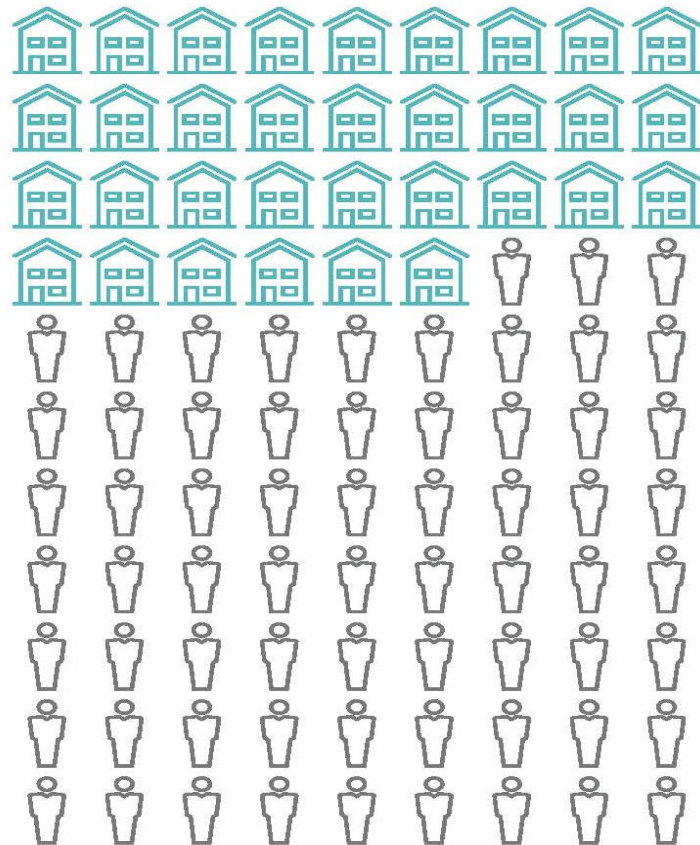


Dunedin Household Occupancy Types



Public Housing Needs

Figure 6. Available Public Housing Units Versus Applicants on Waiting List in Pinellas County



695

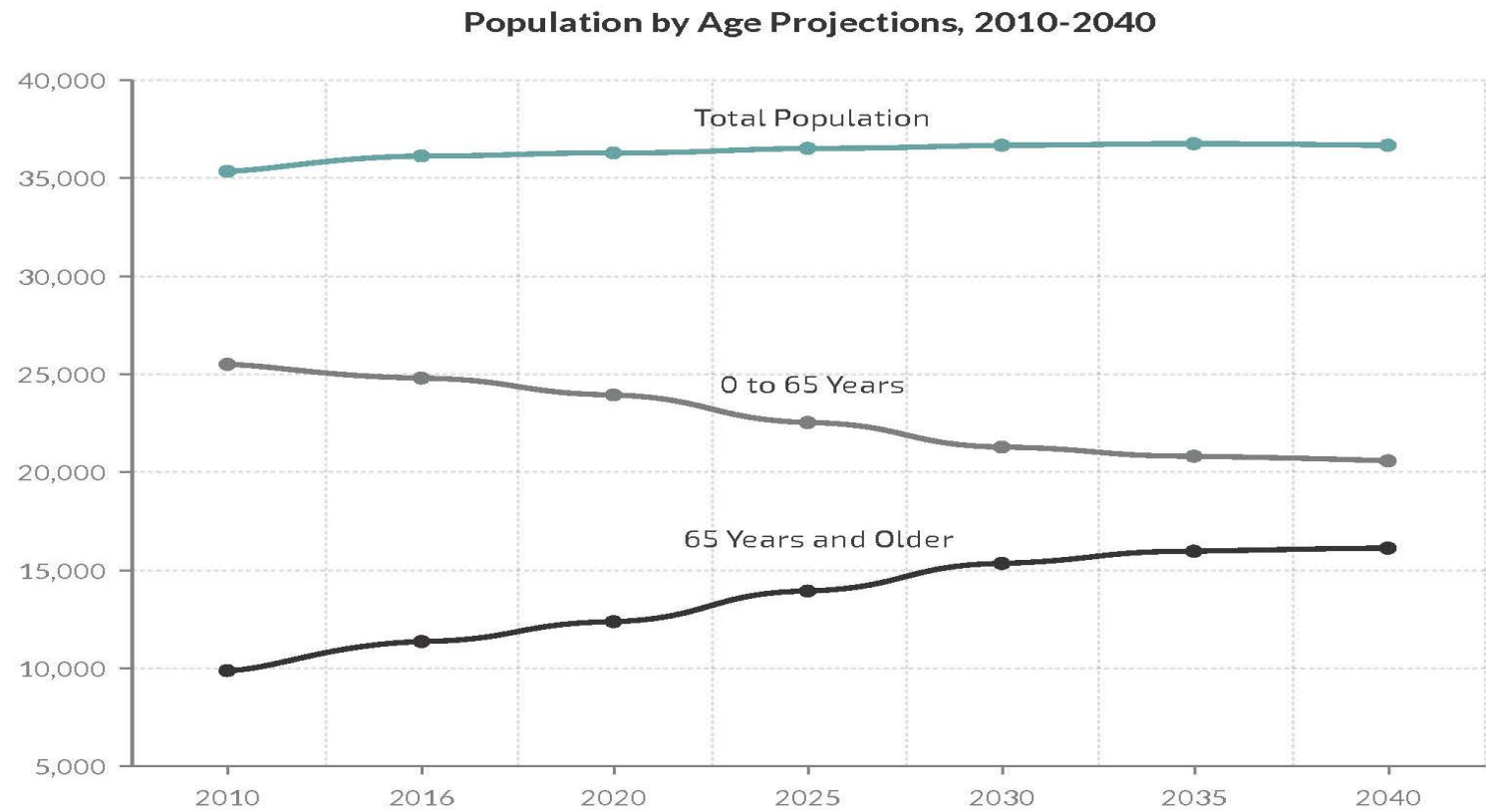
available public housing units with 97% occupancy

1,389

waiting list applicants for public housing

Senior Population Needs

Figure 7. Projected Percentage Increase of the Senior and Elderly Population in Dunedin from 2016 to 2040

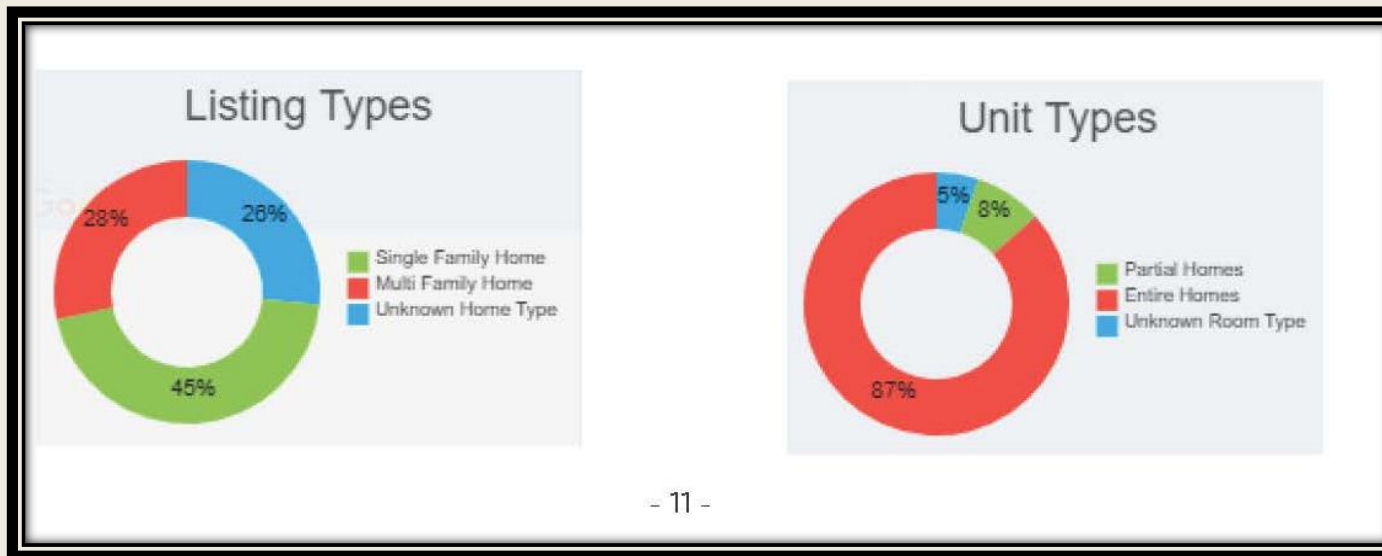


Data Source: Shimberg Center for Housing Studies

Trends Affecting Affordable Housing

10

- Short Term Vacation Rentals



- 11 -



Housing Market Analysis

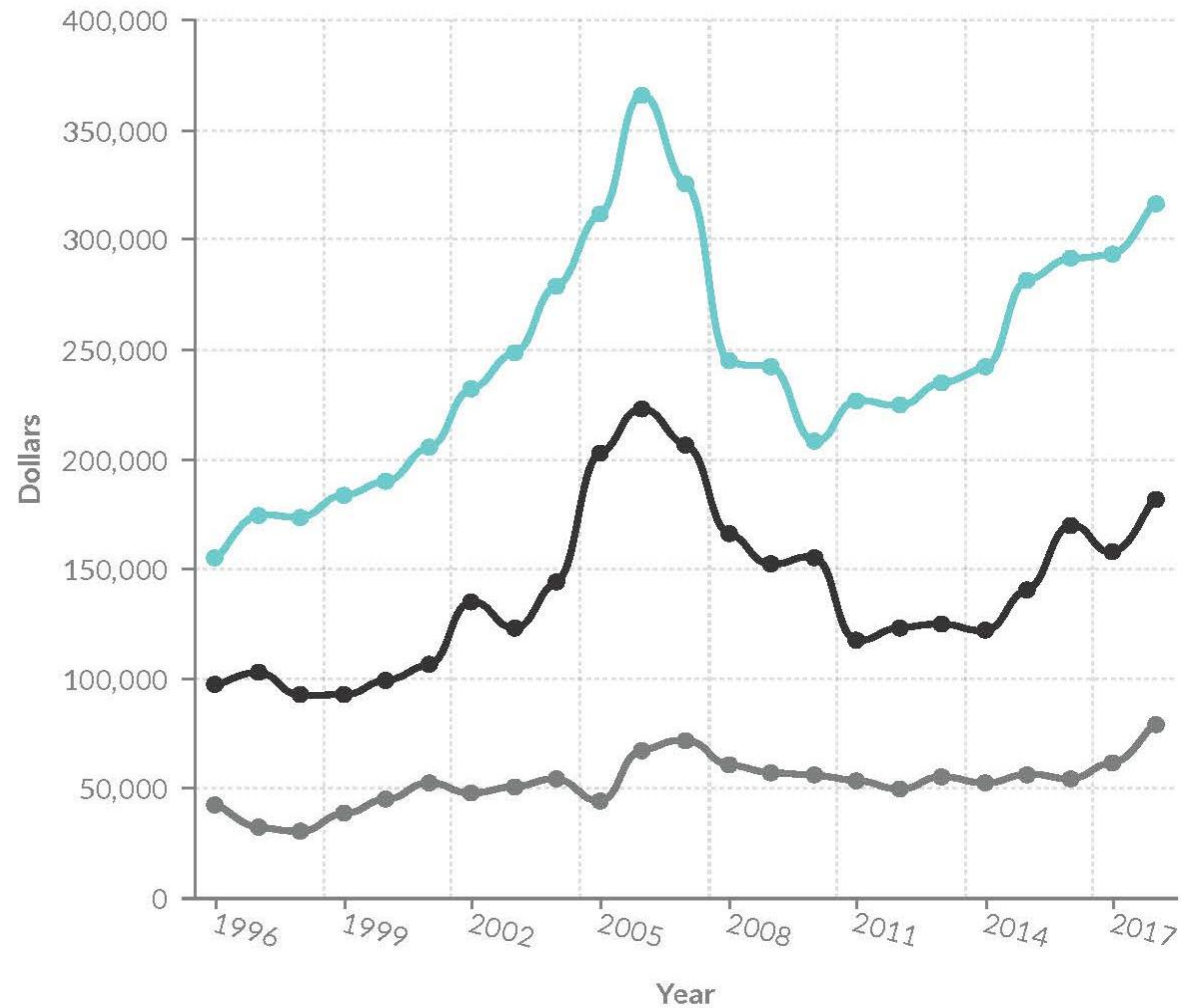
11

- Cost of Housing
- Condition of Housing
- Public Housing
- Affordable Housing
- Senior Housing
- Potential Barriers

Figure 10. Dunedin Average Home Prices in 2018 Dollars



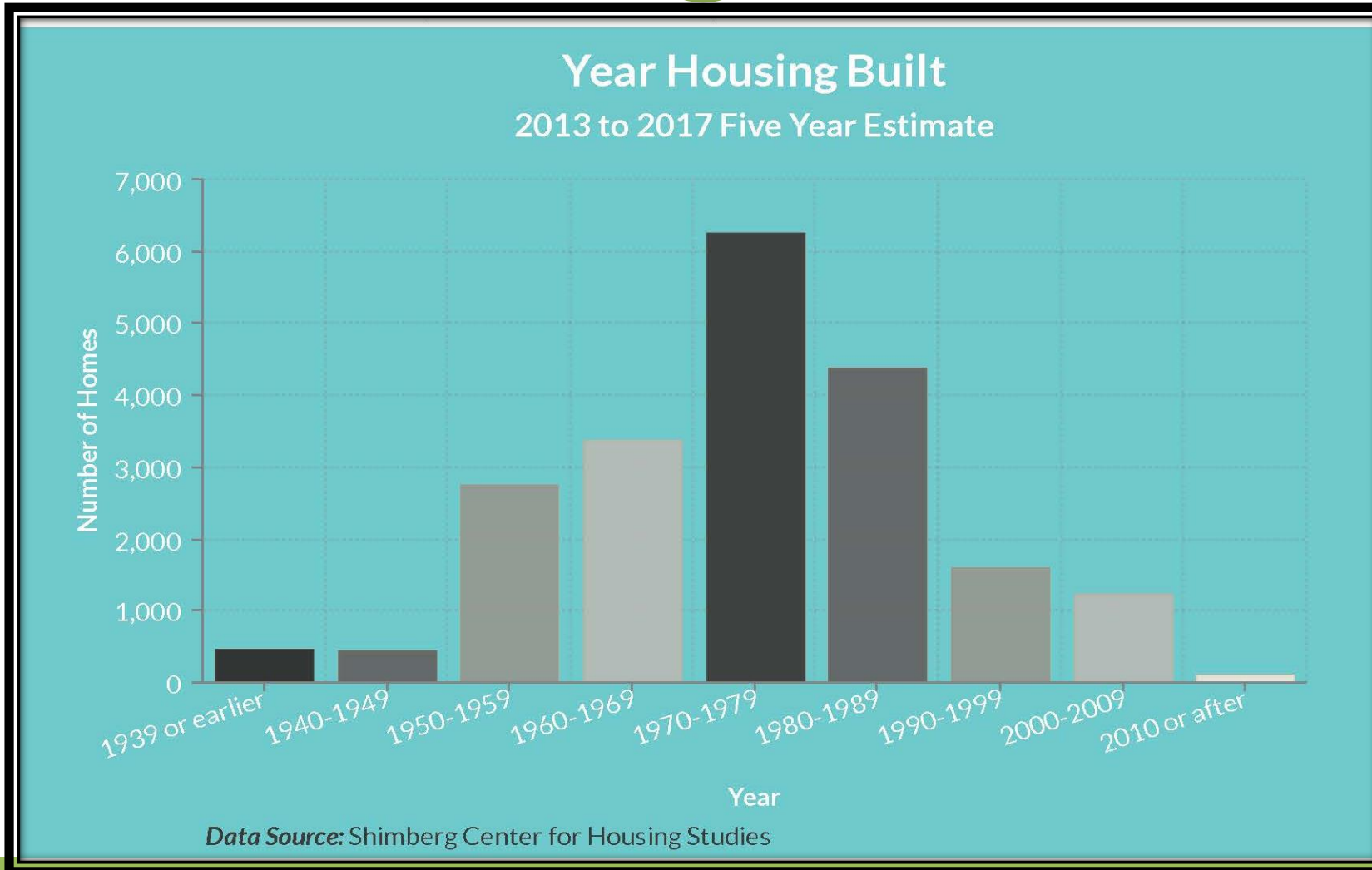
Cost of Housing, Average Price
Real (2018\$)



Data Source: Shimberg Center for Housing Studies

Condition of Housing Market

13



Affordable Housing Inventory

14

Figure 12. San Christopher Apartments



Figure 13. EcoVillage



Figure 18. Palm Lake Village



Figure 14. Shady Grove Townhomes



Figure 15. Creek Park Townhomes



Potential Barriers

15

- Impact Fees
- Limited supply
- Increased property taxes
- NIMBY
- Land use regulations
- Public services/transportation
- Limited amount of vacant land
- Predatory lending
- Restrictive loan practices
- Strict credit requirements
- High insurance costs
- Larger homes

Impact Fees

Figure 17. Dunedin Impact Fees

Table 1

Impact fee rates for uses outside of the designated downtown area.

IMPACT FEES	Single Family	Multi-Family	Condominium/ Townhome	Mobile Home
Multimodal	\$2,066.00	\$1,420.00	\$1,248.00	\$1,076.00
Law Enforcement	\$94.73	\$94.73	\$94.73	\$94.73
Fire Department	\$270.00	\$270.00	\$270.00	\$270.00
Sewer Service	\$1,781.00	\$1,781.00	\$1,781.00	\$1,781.00
Water Service	\$2,097.00	\$2,097.00	\$2,097.00	\$2,097.00
TOTAL (Per Dwelling Unit)	\$6,308.73	\$5,662.73	\$5,490.73	\$5,318.73

Table 2

Impact fee rates for the designated downtown area.

IMPACT FEES	Single Family	Multi-Family	Condominium/ Townhome	Mobile Home
Multimodal	\$1,529.00	\$972.00	\$924.00	\$796.00
Law Enforcement	\$94.73	\$94.73	\$94.73	\$94.73
Fire Department	\$270.00	\$270.00	\$270.00	\$270.00
Sewer Service	\$1,781.00	\$1,781.00	\$1,781.00	\$1,781.00
Water Service	\$2,097.00	\$2,097.00	\$2,097.00	\$2,097.00
TOTAL (Per Dwelling Unit)	\$5,771.73	\$5,214.73	\$5,166.73	\$5,038.73

Vacant Land

17

Land Development and Zoning Restrictions

According to the latest Dunedin Comprehensive Plan – Future Land Use Element, much of Dunedin is composed of residential acreage where existing or new housing can be located. In fact, as you can see in the map below, there is little vacant and undeveloped land remaining in Dunedin. **This is a limiting factor in the development of additional affordable housing currently zoned or earmarked for future development.**

Figure 18. Vacant Parcels in Dunedin



Source: City of Dunedin Planning Department

TAMPA BAY TIMES - June 11, 2019 – 89.7

18

Tuesday, June 11, 2019

Tampa Bay Times Heard it here

TAMPA BAY REGION REMAINS COMPARATIVELY AFFORDABLE

The Tampa Bay area's cost of living has risen slightly, but the region still compares well to the nation as a whole and other Florida metropolitan areas thanks to its relatively low housing and utilities costs. 'Tampa still remains one of the country's most affordable places to live,' Tampa Hillsborough Economic Development Corp. marketing research analyst Robin DiSalvo said Monday in an announcement of the organization's quarterly cost of living report. The composite index score is based on a survey of the prices for groceries, housing, utilities, transportation, health care and miscellaneous goods and services, all of which are weighted differently. For comparison, the three-year national average cost of living index equals 100. The Tampa Bay area's score for the first quarter of this year was 89.7, and its three-year average is 91.5. The only area where prices in Tampa exceeded the national average was for groceries. The three Florida metros with cost of living index scores higher than the national average were Fort Lauderdale, Miami and Vero Beach.

- Times staff

Findings and Conclusions

19

- Condition of Housing
- Cost Burden
- Availability and cost of housing
- Affordable need and inventory
- Senior needs and inventory

Findings and Conclusions

20

- Impact of STVR's
- Potential barriers
- Land development and zoning
- Public Transportation
- Private sector trends and methods

Priority #1

21

Expansion of homeownership and rental affordable housing opportunities for seniors.

Due to the ever-increasing aging population and aging housing stock in Dunedin, and in order to enhance the quality of life for seniors, emphasis should be put on housing rehabilitation/redevelopment of affordable housing opportunities for seniors. Dunedin should work collaboratively with the Pinellas Housing Finance Authority and Pinellas County Community Development to expand these housing opportunities.

Priority #2

22

Creation of a local, dedicated funding revenue stream for the expansion of a broad array of homeownership and rental affordable housing opportunities.

Explore various methods and approaches to create a funding stream that is solely dedicated to the expansion of affordable housing opportunities throughout the City.

Priority #3

23

Expand and market more aggressively the tool box of local incentives to build upon the success of the City's current priority to stimulate private housing developers to create new homeownership and rental affordable housing opportunities, with a focus on redevelopment of existing, designated residential land.

The City has already proven successful with the development of affordable housing opportunities such as EcoVillage, Shady Grove Townhomes, and Creek Park Townhomes through encouraging private housing developers to create new affordable housing. Consideration of low-cost incentives such as expedited permitting, lower or eliminate site plan review fees, or impact fee rebates could strengthen partnerships with private housing developers and stimulate affordable housing opportunities for redevelopment of the aging/substandard housing stock.

Next Steps

24

1. Funds from sale of surplus property and a portion of code enforcement payments toward the following:
 1. Acquisition of land
 2. Infrastructure
 3. Sustainability
 4. Development fees

2. Affordable Housing Task Force Review of the following:
 1. Additional Staff Resources
 2. Zoning Density District for Micro Housing
 3. Inclusionary Housing (20%)
 4. Tax Abatement for new housing (5 years)
 5. Rehabilitation Grant for Seniors /Disabled

Questions?

25

