



ENHANCED INCENTIVES FOR HOUSING AFFORDABILITY SINCE JANUARY 2018

- Improved and expanded South St. Petersburg Community Redevelopment Area housing programs to include housing rehabilitation for low and moderate-income homeowners, down payment assistance for first time homebuyers and developer incentives for affordable single-family and multi-family construction. Currently, \$1.2 million in applications are being processed or have been completed.
- Added two employees to the Neighborhood Team to increase production. The Neighborhood Team performs free, basic home repairs and painting for low and moderate-income homeowners.
- Initiated the foreclosure lot disposition program to acquire vacant property through foreclosure and to dispose of the property for the construction of affordable single-family residences. To date, the City has acquired 22 lots through this process.
- Initiated the Neighborhood Stabilization Program single-family lot disposition for the construction of affordable single-family residences. There are currently 9 lots in the beginning phase of development in this program.
- Established guidelines for the use of \$15 million in Penny for Pinellas funding for affordable housing over the next 10 years and budgeted \$1.75 million in FY20 to begin the expenditures.
- Modified the Workforce Density Bonus program to remove additional and burdensome requirements for public notice and public hearings and capped the maximum income of renters in these units at 120% of Area Median Income.
- Changed the fees for zoning reviews, reducing fees for smaller homes (under 1,400 sq. ft.) and for workforce housing bonus applications (\$15 to 0; others increased to \$30). Building fees changed in 2018 to eliminate review fees.



- Implemented the Affordable Housing Advisory Committee (AHAC) recommendation to work with Pinellas County to encourage adoption of Ordinance No. 19-15 (adopted July 23, 2019), which now provides for reduced multimodal fees for smaller residential units and for low-income units designated as a component of an affordable housing development incentive program.
- Established a Community Housing Policy Group to review and discuss affordable housing initiatives.
- Instituted an expedited permit review policy for affordable housing developments which provides for a 10-day initial permit review process.
- Instituted a process to reimburse developers of affordable single-family housing for the cost of constructing new sidewalks up to \$4,000 per development.
- Reduced multi-family parking requirements for market rate units, affordable units, affordable senior units and units adjacent to high frequency transit routes to reduce the cost of development and incentivize the construction of additional units.
- Reduced the minimum required lot size for the construction of accessory dwelling units to incentivize additional development of these units, which based on their smaller square footage typically have lower rents and therefore are more affordable. This change will allow over 9,000 additional lots to potentially qualify for the construction of an accessory dwelling unit.
- Reduced design requirements in the Land Development Regulations for construction of affordable single-family residences in the Neighborhood Traditional zoning districts to reduce the cost of development and incentivize the construction of additional units.
- Established a new zoning category to allow a variety of housing types with up to 4 units on a standard lot along the City's major corridors, with future rezoning of select corridors to be addressed in 2020.
- Increased Workforce Housing Density Bonuses from 6 units per acre to 8 in select zoning districts, 6 to 10 and 10 to 15 in other districts.
- Amended the Downtown Zoning District bonus structure to prioritize the Workforce Housing bonus, to either provide on-site units or a payment in lieu.