

Housing Element

1. GOAL SUPPORT THE PROVISION OF DECENT, SAFE AND SOUND HOUSING IN A VARIETY OF TYPES, SIZES, LOCATIONS AND COSTS TO MEET THE NEEDS OF CURRENT AND FUTURE RESIDENTS OF UNINCORPORATED PINELLAS COUNTY, AND THOSE COUNTY RESIDENTS THAT BENEFIT FROM HOUSING INITIATIVES UNDER THE AUTHORITY OF THE BOARD OF COUNTY COMMISSIONERS, REGARDLESS OF RACE, COLOR, RELIGION, SEX, NATIONAL ORIGIN, HANDICAP OR FAMILIAL STATUS.

- 1.1. Objective: Support the provision of dwelling units in a variety of types, locations and costs so that housing supply matches the projected housing need in Pinellas County while encouraging development that is consistent with the Future Land Use and Quality Communities Element.
- 1.1.1. Policy: Utilize Objective 1.3 in the Future Land Use and Quality Communities Element and its associated policies to support mixed-use development that creates a variety of housing choices towards fulfillment of Objective 1.1. above and includes a residential component where locationally appropriate.
- 1.1.2. Policy: Support a land use pattern and land use decisions that provide for housing opportunities at varying densities and at appropriate locations consistent with the Future Land Use and Quality Communities Element.
- 1.1.3. Policy: Provide available demographic/socioeconomic data and information, as well as available incentives and technical assistance to the private sector in order to maintain a housing production capacity sufficient to meet market demand in a manner that is consistent with the Future Land Use and Quality Communities Element. [10-57]
- 1.1.4. Policy: Pinellas County shall continue to consider ways to maximize use of permitted densities on vacant residential land, where consistent with policies 1.2.3 and 1.2.4 of the Future Land Use and Quality Communities Element, in recognition that urban land is becoming too scarce a resource to tolerate significant underutilization.
- 1.1.5. Policy: A review of progress toward meeting Objective 1.1 shall be conducted and presented to the Board of County Commissioners in association with the evaluation and appraisal of the comprehensive plan. [10-57]

- 1.2. Objective: Provide incentives and encourage the provision of housing affordable to very low, low and moderate income households, through public, private and joint ventures so that sufficient housing units are made available for growth in these income categories through 2025.
- 1.2.1. Policy: Pinellas County will continue implementation of the County's Affordable Housing Incentive Plan (AHIP).
- 1.2.2. Policy: Continue to review ordinances, codes, regulations and the permitting process for the purpose of eliminating or modifying conflicting and excessive requirements.
- 1.2.3. Policy: The County supports housing projects that provide a mix of housing to serve a range of income levels, integrating traditional market-value housing with affordable housing opportunities.
- 1.2.4. Policy: The Pinellas County land development regulations may allow a density bonus for Affordable Housing Developments (AHDs) as specified in the County's adopted Affordable Housing Incentive Plan, and subject to program guidelines and specifications as well as compatibility with surrounding development, site constraints, and other appropriate considerations as determined through the Pinellas County Comprehensive Zoning Regulations and the site plan review process. Subject to the above constraints and considerations, any density bonus allowed for an affordable housing development shall not exceed 50 percent of the allowable density on a property as determined by the Future Land Use Map or the applicable land development regulations, whichever is more restrictive. A density bonus shall not be allowed for affordable housing developments located within the coastal storm area.
- 1.2.5. Policy: Affordable Housing Developments (AHDs), as defined in the Pinellas County Affordable Housing Incentive Plan (AHIP) and in the Pinellas County Comprehensive Zoning Regulations and certified by the County as an AHD, may be permitted at densities up to 10 units per acre in the Commercial Neighborhood land use category and up to 12.5 units per acre in the Residential/Office/Retail, Residential/Office General, and Commercial General land use categories. The permitting of affordable housing developments within these land use categories shall be subject to program guidelines and specifications as well as compatibility with surrounding development, site constraints, and other appropriate considerations as determined through the Pinellas County Comprehensive Zoning Regulations and the site plan review process. Application of this affordable housing incentive shall not be allowed within the coastal storm area.
- 1.2.6. Policy: Pinellas County will continue to implement its expedited permitting process for Affordable Housing Developments.

- 1.2.7. Policy: Pinellas County will continue to support the use of Accessory Dwelling Units (ADUs) as a form of affordable housing and, by 2015, will evaluate whether changes to current ADU regulations are necessary to further affordable housing objectives while balancing the need to respect the character of neighborhoods.
- 1.2.8. Policy: In association with the update to the Land Development Code, Pinellas County will review current incentives for providing affordable housing to determine their effectiveness and whether changes need to be made.
- 1.2.9. Policy: Support the provision of additional rental housing for very low, low, and moderate income households through programs administered by Pinellas County. [10-57]
- 1.2.10. Policy: Pinellas County shall encourage the creation of non-profit housing development corporations to develop, own and manage affordable housing.
- 1.2.11. Policy: Pinellas County shall continue to administer a Housing Trust Fund for the purpose of supporting affordable housing projects and programs.
- 1.2.12. Policy: In association with the update to the Land Development Code, Pinellas County will evaluate whether to adopt a cottage housing development (CHD) zoning ordinance to expand affordable housing options. [10-57]
- 1.2.13. Policy: By utilization of resources available through the Pinellas County Community Development Department and the Pinellas County Housing Finance Authority (HFA), continue to provide down payment and financial assistance programs to serve very low, low, and moderate income households.
- 1.2.14. Policy: Priority should be given to assisting affordable housing development that is proximate to concentrations of employment and public transportation, is easily accessible to a range of services, and that is compatible with the additional locational criteria contained in Policy 1.2.11 of the Future Land Use and Quality Communities Element. [09-14]
- 1.2.15. Policy: Pinellas County will work with owners of units with expiring Project-Based Section 8 agreements to keep units affordable for extremely low income persons. [09-14]

- 1.3. Objective: Pinellas County supports the retention of viable mobile home/manufactured home communities, and supports modern manufactured home/modular homes, as forms of housing that can be more affordable to a broader range of people than traditional site-built homes and add to the variety of available housing options.
- 1.3.1. Policy: Consistent with the purpose and intent of the Comprehensive Plan, Section 134-82(c) of the Land Development Code, Pinellas County shall support decisions and actions that encourage mobile home and manufactured home communities where they provide a viable option for low and moderate income households in Pinellas County. These mobile home/manufactured home communities help provide housing that is affordable to income groups that are needed to support the local economy.
- 1.3.2. Policy: Pinellas County will continue to support programs that assist residents of viable mobile home, manufactured and modern manufactured home communities in purchasing their parks.
- 1.3.3. Policy: The Pinellas County Land Development Code shall contain provisions that support modern manufactured housing, providing surrounding land uses are compatible.
- 1.3.4. Policy: Encourage replacement/upgrading of existing mobile homes with modern manufactured homes so that homesites are less likely to be lost in a community in the event of a natural disaster such as a hurricane.
- 1.4. Objective: Pinellas County will make adequate sites available for affordable housing.
- 1.4.1. Policy: All residential districts as designated by the Future Land Use Map and zoning code shall permit development of affordable housing, including manufactured housing, modern manufactured housing and modular housing, for low and moderate income households, including developments containing units affordable to a range of income groups, pursuant to the guidelines and requirements specified within the Pinellas County Zoning Code.
- 1.4.2. Policy: Pinellas County shall continue to provide surplus housing and land for affordable housing through its Donation of Right-of-Way Housing Program and the Pinellas County Community Land Trust Program. (Resolution 05-237).
- 1.4.3. Policy: Pinellas County shall continue its program to acquire, when financially feasible, and hold land for redevelopment for the purpose of supporting affordable housing. [10-57]

- 1.4.4. Policy: The Pinellas County Community Development Department will be notified of County-owned land that is to be declared surplus in order to assess its potential for use in affordable housing programs.
- 1.4.5. Policy: Pinellas County will utilize a Community Land Trust (CLT), administered through the Housing Finance Authority to make land available for mixed-income housing projects that include an affordable housing component.
- 1.4.6. Policy: Under the authority delegated to it by the Board of County Commissioners, the Housing Finance Authority will implement Pinellas County's Community Housing Program through the creation of the non-profit Pinellas County Community Housing Foundation, Inc. (PCHF), and will administer the disposition of surplus real property that the County has determined should be dedicated to affordable housing, utilizing its guidelines and authority to establish land trusts (pursuant to Ch. 689, F.S.) for the express purpose of holding title to real property dedicated to affordable housing projects. [10-57]
- 1.4.7. Policy: Development occurring on land held by the Community Land Trust must be consistent with the goals, objectives and policies of the Pinellas County Comprehensive Plan.
- 1.4.8. Policy: To promote housing that is affordable for the long term, by December 2008, Pinellas County will have identified appropriate sustainability initiatives, such as energy efficiency, that can be encouraged or required during the development review process.
- 1.4.9. Policy: Pinellas County will maintain an inventory of all real property to which it holds fee simple title that may be appropriate for use as affordable housing. [12-10]
- 1.5. Objective: Pinellas County will continue to encourage homeownership and will promote foreclosure prevention programs for very low, low and moderate income households.
- 1.5.1 Policy: Pinellas County will continue pre-purchase counseling programs, and provide information to rental households interested in home ownership.
- 1.5.2. Policy: Pinellas County will provide educational information directed at preventing foreclosure for homeowners.
- 1.6. Objective: Pinellas County shall ensure that all households displaced through public development, redevelopment or Housing Code Enforcement activities are able to relocate to standard, affordable housing.

- 1.6.1. Policy: Pinellas County shall determine, prior to relocation, housing needs of households who are to be displaced due to county public facility construction or infrastructure improvement projects listed in the Capital Improvements Plan.
- 1.6.2. Policy: Pinellas County will continue to administer a Mobile Home Transition Program in accordance with the Pinellas County Code to assist mobile home owners who are removed or relocated as a result of a Qualifying Official Governmental Action.
- 1.6.3. Policy: The County shall continue to provide technical assistance to assist displaced very low, low and moderate income persons in finding affordable housing.
- 1.6.4. Policy: Pinellas County shall continue to work with the Pinellas County Housing Authority to provide replacement housing for qualifying residents displaced from substandard housing.
- 1.6.5. Policy: Pinellas County shall continue to balance the enforcement of the Pinellas County Housing Code and the safety of all Pinellas County residents with avoiding the result of homelessness due to enforcement of Housing Code requirements.
- 1.7. Objective: Replacement housing will be available for households displaced from housing facilities through implementing of Community Redevelopment Plans approved under Chapter 163, Part III, of the Florida Statutes.
 - 1.7.1. Policy: Pinellas County may allocate a portion of tax increment financing revenues, if collected, in a Community Redevelopment Area (CRA), to fund relocation assistance for displaced households.
 - 1.7.2. Policy: Pinellas County will continue to consider the needs of residents of Community Redevelopment Areas established under Chapter 163, Part III, Florida Statutes, and require that a community redevelopment plan adequately address the statutory requirements for relocation of households displaced by redevelopment.
- 1.8. Objective: Pinellas County will seek to end homelessness in Pinellas County by implementing strategies from the Homeless Policy Group's *"Opening Doors of Opportunity: A 10-Year Plan to End Homelessness in Pinellas County."*
 - 1.8.1. Policy: Pinellas County shall continue participation in the Homeless Leadership Board and in partnership with local communities and providers, support provisional components of a continuum of care for the homeless to maximize utilization of federal, state, and local funds. [12-10]

- 1.8.2. Policy: In accordance with the “10-Year Plan to End Homelessness in Pinellas County,” the Homelessness Leadership Network adopted the “housing first” model in February of 2011 to meet the housing needs of the homeless in Pinellas County. [12-10]
- 1.8.3. Policy: Pinellas County will consider converting and/or developing underutilized properties and outdated buildings into affordable housing, including Single-Room Occupancy (SRO)-type housing at appropriate locations.
- 1.9. Objective: Provide for adequate sites in residential areas or areas of residential character for group homes and foster care facilities to meet identified or projected deficits.
- 1.9.1 Policy: Pinellas County shall continue to allow for licensed group homes in all residential districts, and shall encourage their location where there is adequate supporting infrastructure and medical and public facilities; provided that they are not located within a specified distance of a similar facility, or the Coastal Storm Area. [12-10]
- 1.9.2 Policy: Pinellas County will continue to provide for development of community residential alternatives (i.e., group and foster homes), as provided for in the Comprehensive Plan and Zoning regulations.
- 1.10. Objective: Pinellas County will encourage the provision of housing for households with special needs through public, private and joint ventures.
- 1.10.1. Policy: Pinellas County shall enforce current building codes to ensure that state and federal regulations pertaining to barrier-free housing are being implemented.
- 1.10.2. Policy: The Pinellas County Zoning Code will allow housing for persons with special living needs in residential neighborhoods.
- 1.10.3. Policy: The Pinellas County Community Development Department will encourage barrier free, accessible housing for individuals with disabilities through programs that help qualifying residents with home improvements such as ramps, railings, and special equipment to enhance the lives of residents who are physically disabled.
- 1.11. Objective: Preserve, upgrade and extend the life of existing rental and ownership housing stock and eliminate substandard housing in unincorporated Pinellas County, to provide for quality housing that is affordable to very low, low and moderate income households.
- 1.11.1. Policy: Through the year 2025, target rehabilitation funds to prevent neighborhood decline, promote the improvement of rental properties, and promote sustainable development and

redevelopment to maximize Pinellas County's investments in the housing community.

- 1.11.2. Policy Through both private and public resources, continue to work towards eliminating substandard housing conditions in the unincorporated area.
- 1.11.3. Policy: Pinellas County will provide programs to continue to assist with repair and/or remodel qualifying renter and owner-occupied housing and thereby contribute to the preservation of units that are affordable to very low, low and moderate income renters.
- 1.11.4. Policy: Continue the County's housing rehabilitation programs for owner and renter-occupied housing.
- 1.11.5. Policy: Pinellas County will continue to utilize Community Development Block Grants (CDBG), State Housing Initiative Partnership (SHIP), the HOME Investment Partnerships (HOME) program, and other state and federal funds to implement programs that improve blighted areas, and increase/or preserve the number of affordable housing units within unincorporated Pinellas County.
- 1.11.6. Policy: Continue enforcement of the Pinellas County Housing Code to ensure minimum housing standards are maintained.
- 1.11.7. Policy: Demolish dilapidated, unsafe dwelling units through continued enforcement of the County's Housing Code.
- 1.11.8. Policy: Support federal actions to maintain the supply of federally assisted housing, and shall support federal and state legislation designed to foster and stimulate local initiatives to develop, renovate and conserve low- and moderate-income housing.
- 1.11.9. Policy: Pinellas County shall continue to provide for protection, preservation and appropriate use of historically significant housing structures through implementation of the historic preservation and zoning regulations of the Pinellas County Land Development Code.
- 1.12. Objective: Pinellas County shall further fair housing so that a variety of housing choices is available to households without regard to religion, sex, national origin, handicap, age, race, color, marital status and familial status.
- 1.12.1. Policy: Pinellas County shall continue funding fair housing activities.
- 1.12.2. Policy: Pinellas County shall continue to support effective enforcement of the Pinellas County Human Rights Ordinances, activities of the Community Housing Resource Board and the Human Rights Offices serving Pinellas County.

- 1.12.3. Policy: Pinellas County shall annually review and amend as necessary the County Fair Housing Ordinance.
- 1.12.4. Policy: In order to promote fair housing, the Pinellas County Office of Human Rights will continue to educate the public about fair housing standards by making information available via its website and by addressing fair housing complaints.
- 1.13. Objective: Encourage, and provide incentives, when appropriate for design and construction techniques and building materials capable of significantly reducing the cost of construction, maintenance and energy consumption of housing while providing for a more healthy and durable home environment.
- 1.13.1. Policy: Promote sustainable communities by encouraging green housing that conserves natural resources and reduces monthly operating costs.
- 1.13.2. Policy: Pinellas County will encourage housing construction that uses the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) principles or the Florida Green Building Coalition's Green land development and building standards.
- 1.13.3. Policy: By 2010, determine a threshold and criteria for requiring LEED standards/certification in development and redevelopment projects, and implement through update to the land development code. In addition, consider pilot incentive programs to encourage green building and development.
- 1.13.4. Policy: Continue to implement the requirements of the latest Florida Energy Efficiency Code for Building Construction that assures a conscious effort toward energy efficiency so that proper equipment, building orientation on site, adequate insulation, and appliance selection will be considered by developers.
- 1.13.5. Policy: Pinellas County will encourage and support the provision of smaller, energy efficient dwelling units that make homes more affordable by being less expensive to heat and cool.
- 1.13.6. Policy: In association with the update to the Land Development Code, Pinellas County will consider encouraging and/or requiring all new construction to meet Green Building Standards.
- 1.13.7. Policy: Pinellas County will make information available to the public that explains the importance of "hurricane hardening" of existing housing units.

1.14 Objective: Pinellas County will continue to develop regional relationships and approaches to addressing housing needs countywide.

1.14.1. Policy: Continue to participate in regional forums and opportunities for assistance and funding that contribute to meeting the housing needs of Pinellas County residents. [10-57]

1.14.2. Policy: Promote coordination of federal, state and regional agencies toward redevelopment goals.