

DRAFT - Pinellas County Plan to End Homelessness – Affordable Housing

Current Environment & Need	Action Step	Measurements	Committed Partners
<p>1. Land Cost in Pinellas County continue to rise at rapid pace, subsequently causing home prices to rise in sync.</p>	<ul style="list-style-type: none"> • Increase available subsidies to allow very-low to moderate income households a chance to obtain affordable housing. • Place Deed Restrictions on land so that homes stay somewhat affordable. • Establish Community Land Trusts. 	<ul style="list-style-type: none"> • Variances in land and home sales 	<ul style="list-style-type: none"> •
<p>2. Pinellas County continues to grow in population, while the number of buildable lots and vacant parcels continues to diminish. We need to provide decent, safe and sanitary housing in suitable neighborhoods at affordable costs to meet the needs of the present and future residents of the County.</p>	<ul style="list-style-type: none"> • Renovate of existing multifamily & single family properties that are substandard. • Concentrate on Redevelopment of existing properties. 	<ul style="list-style-type: none"> • The number of buildable lots and vacant parcels and what is being built on lots and parcels • # of existing multi-family and single family properties that are renovated? • # of redevelopment of existing properties that include affordable units? 	<ul style="list-style-type: none"> •
<p>3. The price of homes, fueled by high construction costs and rapid appreciation, continues to rise at alarming rates, but the median household income is only rising at a very small rate. This creates an "Affordability Gap" which is the difference between what a person can afford and the cost of available housing.</p>	<ul style="list-style-type: none"> • Increase available subsidies to allow very-low to moderate income households a chance to obtain affordable housing. • Create of additional revenue source for affordable housing activities (i.e., excise tax, surtax, beverage tax, etc.) • Access full funding of the Florida Local Housing Trust Fund under the Sadowski Act. • Retain full funding (no reductions and/or consolidations) of the Federal HOME and CDBG programs. 	<ul style="list-style-type: none"> • # of additional subsidies available • Average and Median Price of Homes • Average Median Income • Number of clients assisted 	<ul style="list-style-type: none"> •

DRAFT - Pinellas County Plan to End Homelessness – Affordable Housing

Current Environment & Need	Action Step	Measurements	Committed Partners
<p>4. Housing developers will continue to be drawn and incentivized to build higher end homes with larger profits.</p>	<ul style="list-style-type: none"> • Lobby for Enactment of Inclusionary Zoning Regulations. • Require Developers to have a small percentage of affordable units in development in return for various incentives (i.e., impact fee relief, density bonuses, etc.) 	<ul style="list-style-type: none"> • Enactment of new zoning policies • Number of new market rate developments and the number of affordable housing units in those units • Total number or housing units built annually (single family and multifamily) 	<ul style="list-style-type: none"> •
<p>5. The number of quality affordable rental units will continue to decline as rental communities are converted to market rate condominiums. Also, the number of Project Based Section 8 rental units will continue to be lost as owner’s opt-out of renewing Section 8 contracts. Need to work at preserving units as affordable.</p>	<ul style="list-style-type: none"> • Work directly with owners of units with expiring Project-Based Section 8 Agreements to keep units affordable. • Offer incentives to keep rental properties affordable. • Lobby for regulations that require conversion developers to maintain a percentage of units as affordable? • Work with rental/condo conversion developers to keep a portion of units affordable by providing such things as direct subsidies. 	<ul style="list-style-type: none"> • Number of renewed Section 8 contracts • Number of previous Section 8 project based contracts and have been converted and/or remained affordable • Regulations passed on conversion that require rental/condo developers to maintain an established percentage as affordable? • # of rental/condo conversions that maintain a percentage of affordable units 	<ul style="list-style-type: none"> •
<p>6. Local Governments will need to provide more information, incentives, and technical assistance to the private sector in order to achieve and incentivize housing production that meets the needs of extremely low to moderate income households.</p>	<ul style="list-style-type: none"> • Explore using more: Density Bonuses, Relaxation of Set-Back Requirements, Impact Fee Relief, Direct-Subsidies, Affordable Accessory Units, Zero-Lot-Line construction; Amenity Pool 	<ul style="list-style-type: none"> • Printed Educational Material • New and/or approved incentives 	<ul style="list-style-type: none"> •

DRAFT - Pinellas County Plan to End Homelessness – Affordable Housing

Current Environment & Need	Action Step	Measurements	Committed Partners
<p>7. High construction costs and contractors’ failure to incorporate energy efficient technologies result in high costs for the purchase and maintenance of homes.</p>	<ul style="list-style-type: none"> • Work with the Shimberg Center for Affordable Housing at University of Florida and the federal Partnership for Advanced Technology in Housing (PATH) to use low cost construction techniques and to develop more efficient housing. 	<ul style="list-style-type: none"> • Changing cost of construction • Average utility bills for low income households • Partnership with utility companies for making existing homes more energy efficient 	<ul style="list-style-type: none"> •
<p>8. Service Sector employees, and households, are being forced to live outside of the County to find affordable housing. Subsequently, their positions in the County may be lost if they decide to work in the County where they live. Also, by living outside of the county, the commuting expense will be larger.</p>	<ul style="list-style-type: none"> • Work to develop and renovate more affordable rental units with the county. • Preserve existing affordable housing rental market stock, both low income and market rate. • Explore ways of converting older hotels and motels into affordable housing. • Offer incentives for business to assist with a portion of housing cost (i.e., Employer Assisted Housing) 	<ul style="list-style-type: none"> • Increase in the number of affordable units • Existing affordable housing rental market stock preserved • Is this realistic? Would it relate back to the developers looking to convert property and new regulations surrounding that? • Number of service sector residents leaving Pinellas County • Number of Employer Assisted Housing programs that have been created 	
<p>9. There has been a decline in state and federal Affordable Housing resources and that trend is likely to continue in the future.</p>	<ul style="list-style-type: none"> • Create of additional revenue source for affordable housing and homeless activities (i.e., excise tax, surtax, beverage tax, etc.) • Access full funding of the Local Housing Trust Fund under the Florida Sadowski Act. • Retain full funding (no reductions and/or consolidations) of the Federal HOME and CDBG programs. 	<ul style="list-style-type: none"> • Establishment of new funding source for affordable housing and homeless activities • Stabilization or increases in state and federal funding • Increased in local funding dedicated to affordable housing • The creation of new revenue sources • An increasing leverage ratio each year of funds invested in affordable housing activities 	<ul style="list-style-type: none"> •

DRAFT - Pinellas County Plan to End Homelessness – Affordable Housing

Current Environment & Need	Action Step	Measurements	Committed Partners
<p>10. Local governments are having to invest more subsidies to get households in to affordable housing.</p>	<ul style="list-style-type: none"> • Explore ways to collaborate more with various partners to develop affordable housing. • Leverage more local, state and federal funds. 	<ul style="list-style-type: none"> • Creation and establishment of “new” partnerships in the development of affordable housing • Number of households assisted with local, state and federal affordable housing subsidies • Track and measure local leverage of funding 	<ul style="list-style-type: none"> •
<p>11. There is a need to study such regulatory methods that deal with such things as inclusionary zoning and community land trusts.</p>	<ul style="list-style-type: none"> • Foster the development of Community Land Trusts to preserve the growing price of housing. • Enact Inclusionary Zoning regulations for the provision of affordable housing in market rate developments. 	<ul style="list-style-type: none"> • Number of changes and/or additions to local zoning regulations • Actual creation of Community Land Trusts 	<ul style="list-style-type: none"> •
<p>12. There continues to be a decline in the existing inventory of supportive and affordable housing, that are being threatened by actual or proposed cuts at the local, state, and federal levels. There continues to be a the need to prevent the loss of stability of individuals and families residing in these units, we must prioritize the preservation of the funding levels that sustain the current housing resources.</p>	<ul style="list-style-type: none"> • Preserve of existing funding sources that are used for the preservation of existing supportive and affordable housing. • Convert and/or develop under-utilized properties for supportive and affordable housing. • Increase the supply of service-enriched housing for adults and families/ • Service-enriched housing includes single apartments rented on a permanent basis to formerly homeless individuals and families. Transitional or longer-term services that aim to link these people with 	<ul style="list-style-type: none"> • Levels and types of funding received each year from state and federal government • Number of affordable units preserved 	<ul style="list-style-type: none"> •

DRAFT - Pinellas County Plan to End Homelessness – Affordable Housing

Current Environment & Need	Action Step	Measurements	Committed Partners
	community-based services are “tied” to the apartment.		
13. There is a growing shortage of affordable rental units for transitional housing and permanent supportive housing. (Permanent supportive housing is classified as safe, decent, affordable housing that provides the necessary support services to enable formerly homeless persons with special needs to live independently).	<ul style="list-style-type: none"> • Create additional revenue source for transitional, supportive and, affordable housing and homeless activities (i.e., excise tax, surtax, beverage tax, etc.) • Create additional transitional and permanent supportive housing units? 	<ul style="list-style-type: none"> • Additional revenue created for and/or allocated to affordable housing activities • Number of changes and/or additions to local zoning regulations • Actual creation of Community Land Trusts • Number of affordable units preserved • # of new units added? 	<ul style="list-style-type: none"> •
14. There is a lack of affordable housing options with support for people with mental health/behavioral problems and other special needs so as to avoid behavioral issues	<ul style="list-style-type: none"> • Research best-practices to see what affordable housing options work best for persons with mental health, special needs, and behavioral problems. • Create additional supportive housing with persons with mental health/behavioral issues. 	<ul style="list-style-type: none"> • # of additional units added 	<ul style="list-style-type: none"> •
15. The Federal Housing Choice Voucher program (Section 8) has experienced and will continue to experience budget cuts that reduce the availability of this program that provides subsidies for permanent supportive housing programs and preventing very low-income households from becoming homeless in the first place.	<ul style="list-style-type: none"> • Advocate to federal legislators the importance of preserving the Federal Housing Choice Voucher Program (Section 8) and maintaining existing levels of funding for other affordable housing and homeless programs. 	<ul style="list-style-type: none"> • Amount of federal Section 8 funds/vouchers coming annually to the County’s Housing Authorities 	<ul style="list-style-type: none"> •
16. Local Governments must also be cognizant of our Aging populations and the lack of housing that is designed to meet their life	<ul style="list-style-type: none"> • Creation of more quality affordable housing for our elderly populations. • Creation of independent and assisted living 	<ul style="list-style-type: none"> • Number of units that have been developed and/or preserved for elderly 	<ul style="list-style-type: none"> •

DRAFT - Pinellas County Plan to End Homelessness – Affordable Housing

Current Environment & Need	Action Step	Measurements	Committed Partners
style (income and mobility).	facilities.		
17. There is a high number of extremely low, to low income households that are severely cost burdened.	<ul style="list-style-type: none"> • Create and preserve existing quality affordable housing units – both single family and multifamily. • Decrease the number of families that are severely cost burdened 	<ul style="list-style-type: none"> • # of units preserved or created? • # of families that are no longer “cost burdened” due to housing costs • Reduction in cost burden (obtain from the Shimberg Center an annual basis) 	<ul style="list-style-type: none"> •
18. Households who are extremely low to very-low income face multiple barriers to obtaining affordable housing and/or rental housing.	<ul style="list-style-type: none"> • Research creative and alternative methods of leveraging funds to assist. • Research options of building more SROs to assist with the “Housing First” model. These SROs could either be rental or for ownership. • Simplify the regulatory and development processes to increase the supply of affordable housing, particularly the SRO type. • Research “Getting Housing, Staying Housed” Chicago Model. 	<ul style="list-style-type: none"> • Number of extremely low and very-low income households that have obtained affordable owner-occupied housing or rentals 	
19. There is a declining number of mobile and manufactured home developments. With this decline, also comes a decline in the number of affordable housing units. Owners whose development has been sold often cannot relocate anywhere at the same cost that they were paying.	<ul style="list-style-type: none"> • Require when a mobile home park is being sold, that if the future plan is for residential housing, they must have a portion of the new development as affordable. • • Adopt zoning regulations mandating when mobile home parks are converted to market rate homes, they must include a portion of 	<ul style="list-style-type: none"> • Number of mobile and/or manufactured developments sold and corresponding new developments • Percentage of affordable housing units in new developments • Creation of local zoning laws that required affordable housing units in subsequent new developments of sold 	

DRAFT - Pinellas County Plan to End Homelessness – Affordable Housing

Current Environment & Need	Action Step	Measurements	Committed Partners
	affordable homes. <ul style="list-style-type: none"> • Develop a full listing countywide of all mobile and manufactured home communities and carefully monitor when parks are sold. 	mobile and/or manufactured home communities	
20. There are limited options and resource for low income families who need initial start-up or upfront funds to obtain quality rental housing (i.e., security deposits, first and last month’s rent).	<ul style="list-style-type: none"> • Work with federal entitlement communities receiving home funds to explore setting up a funding pool for funding rental assistance for such things as, security deposits, rental advances, and/or Tenant Based Rental Assistance. • Improve the current system to provide emergency financial assistance/case management to prevent homelessness. 	<ul style="list-style-type: none"> • Number of households served though the program • System to provide emergency financial assistance to prevent homelessness is more coordinated and user-friendly as measured through provider report and follow-up with clients 	
21. Persons/families who need assistance are unfamiliar with the resources and strategies that can benefit them.	<ul style="list-style-type: none"> • Develop more comprehensive early prevention, intervention and education efforts. 		
22. There currently exists barriers that prevent government entities from donating publicly-owned lands for the development of affordable housing.	<ul style="list-style-type: none"> • Modify elements in local government charter’s to allow donating of public lands. 	<ul style="list-style-type: none"> • Number of parcels donated 	
23. Current ad valorem taxes present barriers for the continued affordability of housing.	<ul style="list-style-type: none"> • Modify County Property Tax Collector regulations to allow waiver of ad valorem taxes or a partial refund. 	<ul style="list-style-type: none"> • Number of households that had ad valorem taxes waived 	

