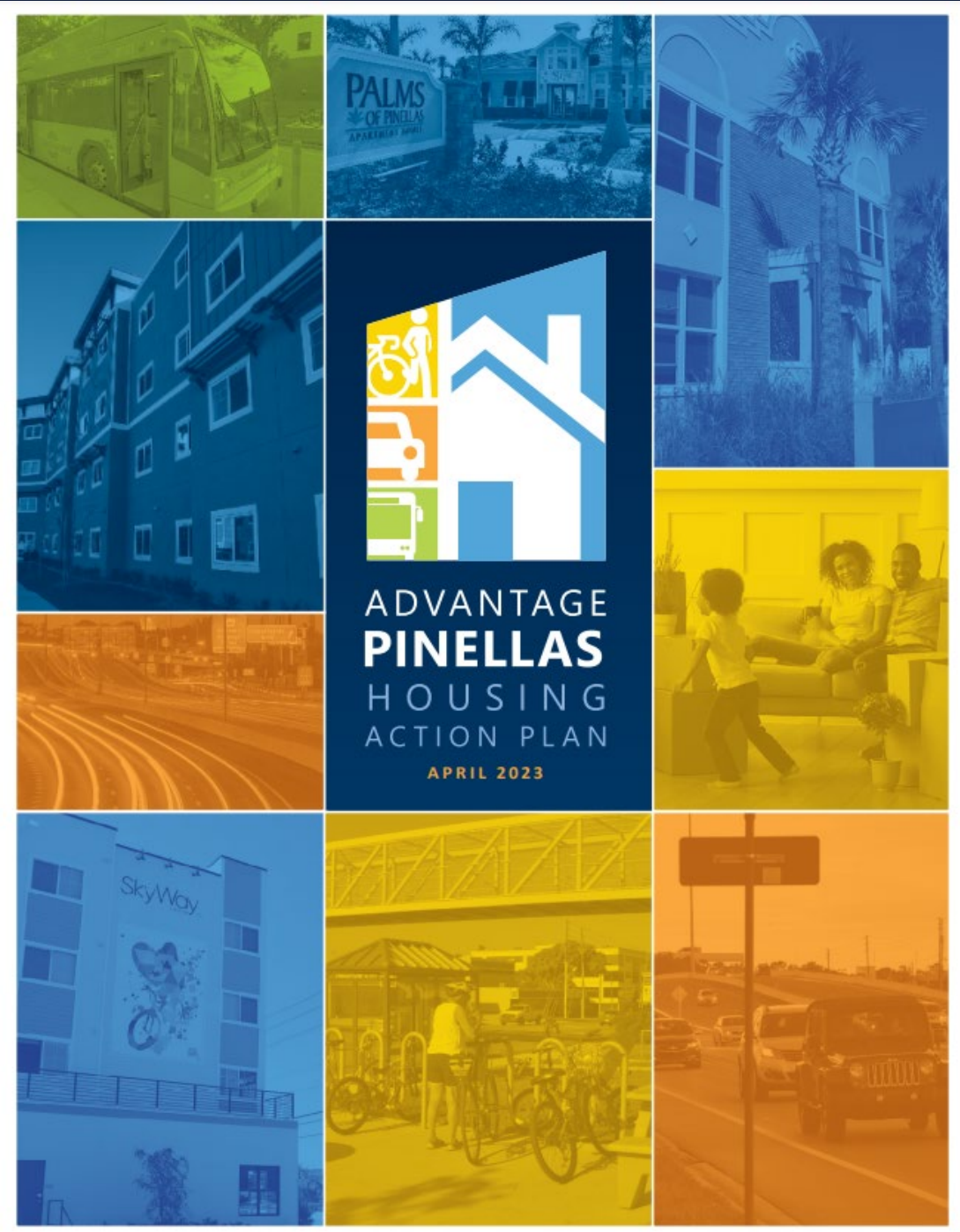


Housing Action Plan Update

Forward Pinellas
January 10, 2024

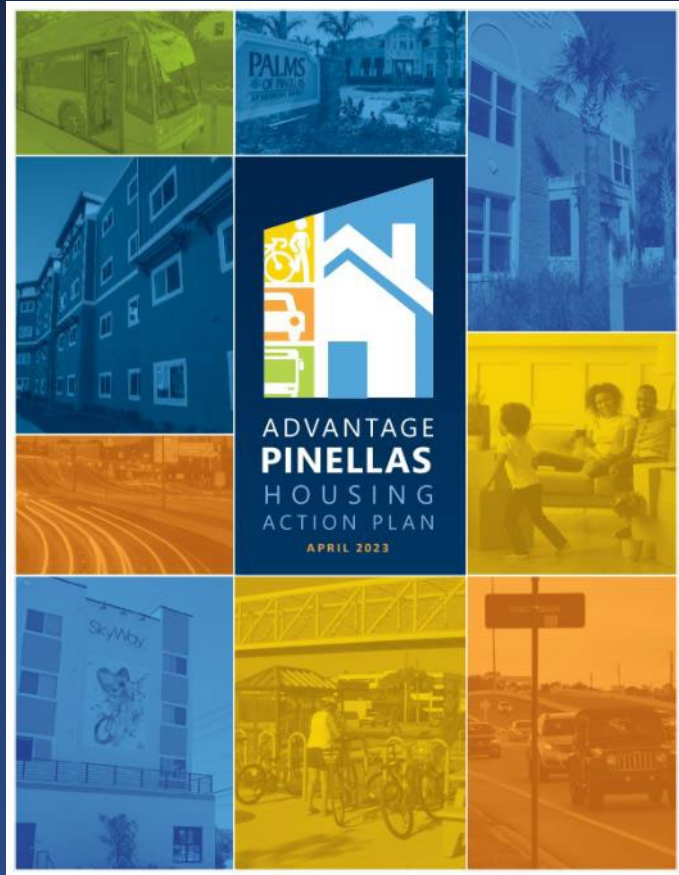


**FORWARD
PINELLAS**
Integrating Land Use & Transportation



**ADVANTAGE
PINELLAS**
HOUSING
ACTION PLAN
APRIL 2023

Housing Action Plan



Framework for a coordinated, countywide approach to increase and preserve affordable housing

Bimonthly updates:

- Progress on implementation projects
- Partner updates
- Stakeholder input
- Informational briefings



Implementation Project Updates





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Housing Campaign

- Toolkit for housing champions
 - Expanded website (homesforpinellas.org)
 - Profiles of local people
 - Examples and data about affordable housing in our area
- Tactical Team workshop in January
- Launch in 1st quarter of 2024





Countywide Housing Targets Study

- **Data and analysis**
 - Existing unmet affordable housing need
 - Population growth and demographic forecast
 - New housing demand by income level
- **To be completed in 2nd quarter of 2024**



Population Growth

How fast is the County growing?



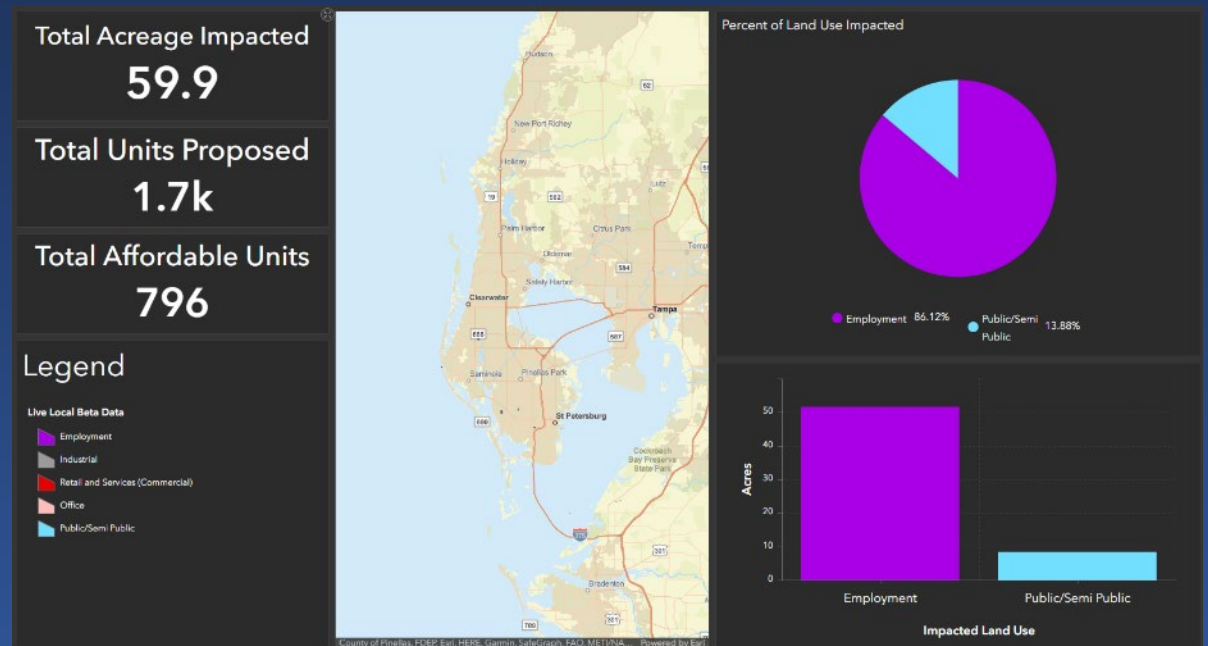
Household Formation

How are living patterns changing?



Online Mapping & Analysis Tools

- Tools to assist local housing policy
 - Where is affordable housing now?
 - Where should it go? (access to transit, parks, community services)
- Launch in 1st quarter of 2024
- Live Local Dashboard to be presented in February





Regulatory Toolkit

- Menu of model regulations and incentives
 - Technical assistance for smaller communities
 - Greater consistency
 - Best practices and successes
- Consultant selection underway
- Target completion in 3rd quarter of 2024





Informational Briefing





Housing Action Plan

GOAL 5: Housing Choice Provide safe, quality housing that is accessible to residents of diverse ages and abilities, and that provides both rental and ownership opportunities.

- Develop regulatory strategies for encouraging market-rate housing that is diverse and affordable to a broader range of incomes, including nontraditional options such as **accessory dwelling units**, “missing middle” housing, tiny homes, and mixed-use buildings.



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What is an Accessory Dwelling Unit (ADU)?

An ancillary or secondary living unit that has a separate kitchen, bathroom, and sleeping area, existing either within the same structure, or on the same lot, as the primary dwelling unit.

- Section 163.31771, Florida Statutes



Image: Google Street View, November 2022



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Why allow ADUs?

ADUs serve unique needs:

- More housing options in neighborhoods
- Smaller, lower-cost units
- Extended family/
multigenerational living arrangements
- Income source for homeowners



Image: Google Street View, November 2022



Location

Traditional neighborhoods

- Alley entrance
- Variety of housing types

Suburban neighborhoods

- Front entrance
- Context-sensitive design



Photo credit: Advanced Investment Corp., January 2024



Dimensions

Lot size

- Ensure compatibility with existing lot sizes

Unit size

- Minimum and maximum
- Overly restrictive requirements can create a disincentive



Image: Planetizen.com, January 2024



Parking

- Flexible location for off-street parking spaces
- Allow on-street parking where available
- Overly restrictive parking requirements can make ADUs infeasible



Image: Google Street View, November 2022



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Density

- Exempt ADUs from the residential density calculation
- Only a fraction of property owners will build ADUs
- Impacts mitigated by other regulatory standards



Image: Google Street View, November 2022



Approval Process

- By-right vs. conditional use/special exception
- Opportunities for neighbors to object
- Uncertainty in the approval process is a disincentive



Image: Google Street View, November 2022



Vacation Rentals

- Florida law preempts local governments' ability to prohibit vacation rentals
- Can enter into agreement with owner to restrict the use of land
- Can require one unit to be owner-occupied



Image: Google Street View, November 2022



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Neighborhood Concerns

- **What are the concerns?**
 - **Traffic/parking**
 - **Property values**
 - **Crime**
- **Counter perceptions with existing, local examples of communities with ADUs**
- **Encourage community allies**



Image: St. Pete Catalyst, December 2022



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Incentivizing ADUs

- Reduce regulatory barriers where possible
- Allow in a broad variety of locations
- Allow streamlined approval process
- Consider fee waivers



Image: HistoricShed.com, January 2024



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ADUs in the Housing Action Plan Implementation Projects

- Model regulations and incentives in the Regulatory Toolkit
- Addressing community concerns in the Housing Campaign
- Data to guide local policy in the Countywide Housing Targets Study
- Online Mapping and Analysis Tools to inform regulatory decisions



Questions?