

CITY OF PENSACOLA
AFFORDABLE HOUSING INCENTIVE PLAN REVIEW
BY
ESCAMBIA/PENSACOLA AFFORDABLE HOUSING ADVISORY COMMITTEE

1. BACKGROUND

The Sadowski Affordable Housing Act as approved by the Florida Legislature and codified as Chapter 420 of the Florida Statutes requires the development of an Affordable Housing Incentive Plan by all local governments electing to participate in the housing production and preservation initiatives authorized by the Act. Pensacola City Council, jointly with Escambia County Board of County Commissioners, appointed the members to serve on the Escambia-Pensacola Affordable Housing Advisory Committee (AHAC). The Escambia-Pensacola AHAC reviewed the implementation of the Affordable Housing Incentive Plan and determined the incentives are being implemented in accordance with the plan. A summary of the strategies and the implementation status is presented in Attachment 1.

2. PURPOSE

The purpose of the Incentive Plan is to set out the deliberations and recommendations for monetary and non-monetary incentives targeting regulatory reform with respect to affordable housing including the evaluation of the established policies, procedures, ordinances, land development regulations, and the comprehensive plan. All recommendations should encourage or facilitate affordable housing while protecting the ability of the property to appreciate in value. The Plan encompasses the specific recommendations of the AHAC all of which were voted upon and approved at a Public Hearing on March 12, 2019. This Plan details existing City housing related policies/procedures to be undertaken by the City in support of affordable housing.

3. AFFORDABLE HOUSING INCENTIVES

INCENTIVE A: THE PROCESSING OF APPROVALS OF DEVELOPMENT ORDERS OR PERMITS, AS DEFINED IN S. 163.3164(7) AND (8), FOR AFFORDABLE HOUSING PROJECTS IS EXPEDITED TO A GREATER DEGREE THAN OTHER PROJECTS.

Discussion:

The City's permitting system is centralized which provides an excellent expedited "one stop" process. Typically permits for single family residential dwellings are processed within one to three business days. The City building permit application provides an applicant the opportunity to note if the project is being supported with affordable housing funding (CDBG, SHIP, or OTHER).

Recommendation:

This incentive is being implemented in accordance with the plan and no changes were recommended. The AHAC will review the incentive on a triannual basis.

INCENTIVE B: THE MODIFICATION OF IMPACT FEE REQUIREMENTS, INCLUDING REDUCTION OR WAIVER OF FEES AND ALTERNATIVE METHODS OF FEE PAYMENT FOR AFFORDABLE HOUSING.

Discussion:

The City does not have impact-fee requirements. To support the creation and preserve sustainable affordable housing, the Comprehensive Plan supports offering incentives for infill development, one of which is the liens waiver policy for affordable housing.

Recommendation:

This incentive is being implemented in accordance with the plan and no changes were recommended. The AHAC will review the incentive on a triannual basis.

INCENTIVE C: THE ALLOWANCE OF FLEXIBILITY IN DENSITIES FOR AFFORDABLE HOUSING.

Discussion:

The City of Pensacola Comprehensive Plan and Land Development Code allow flexibility in development density for residential developments. This is generally coordinated through predevelopment review meetings with developers' through the Special Planned Development (SPD) process.

Recommendation:

This incentive is being implemented in accordance with the plan and no changes were recommended. The AHAC will review the incentive on a triannual basis.

INCENTIVE D: THE RESERVATION OF INFRASTRUCTURE CAPACITY FOR HOUSING FOR VERY-LOW INCOME PERSONS, LOW-INCOME PERSONS, AND MODERATE-INCOME PERSONS.

Discussion:

Infrastructure capacity is not an issue for development of affordable housing within the urban area of the City as water, sewer, electricity, and roadways are more than adequate for concurrency. Additionally, all areas within the City's Community Redevelopment Areas are exempt from traffic concurrency.

Recommendation:

This incentive is being implemented in accordance with the plan and no changes were recommended. The AHAC will review the incentive on a triannual basis.

INCENTIVE E: THE ALLOWANCE OF AFFORDABLE ACCESSORY RESIDENTIAL UNITS IN RESIDENTIAL ZONING DISTRICTS.

Discussion:

Accessory dwellings are allowed in the City of Pensacola Comprehensive Plan and Land Development Code.

Recommendation:

This incentive is being implemented in accordance with the plan and no changes were recommended. The AHAC will review the incentive on a triannual basis.

INCENTIVE F: THE REDUCTION OF PARKING AND SETBACK REQUIREMENTS FOR AFFORDABLE HOUSING.

Discussion:

The City may grant a reduction in the parking requirement through its SPD process.

Recommendation:

This incentive is being implemented in accordance with the plan and no changes were recommended. The AHAC will review the incentive on a triannual basis.

INCENTIVE G: THE ALLOWANCE OF FLEXIBLE LOT CONFIGURATIONS, INCLUDING ZERO-LOT-LINE CONFIGURATIONS FOR AFFORDABLE HOUSING.

Discussion:

The City Land Development Code provides for the use of zero-lot-line configurations in development of residential housing.

Recommendation:

This incentive is being implemented in accordance with the plan and no changes were recommended. The AHAC will review the incentive on a triannual basis.

INCENTIVE H: THE MODIFICATION OF STREET REQUIREMENTS FOR AFFORDABLE HOUSING.

Discussion:

The SPD process provides a means for a developer to present modifications for street design. Pensacola City Council adopted Resolution No. 29-12 in support of the complete street design concept.

Recommendation:

This incentive is being implemented in accordance with the plan and no changes were recommended. The AHAC will review the incentive on a triannual basis.

INCENTIVE I: THE ESTABLISHMENT OF A PROCESS BY WHICH A LOCAL GOVERNMENT CONSIDERS, BEFORE ADOPTION, POLICIES, PROCEDURES, ORDINANCES, REGULATIONS, OR PLAN PROVISIONS THAT INCREASE THE COST OF HOUSING.

Discussion:

The review process is in place within in the City. Review information and comments are provided by planning staff with input, as needed, by housing and community development staff for consideration by the policy makers.

Recommendation:

This incentive is being implemented in accordance with the plan and no changes were recommended. The AHAC will review the incentive on a triannual basis.

INCENTIVE J: THE PREPARATION OF A PRINTED INVENTORY OF LOCALLY OWNED PUBLIC LANDS SUITABLE FOR AFFORDABLE HOUSING DEVELOPMENT.

Discussion:

The City maintains a printed inventory of City owned real property appropriate for development as affordable housing. An updated list of City owned properties was presented to the AHAC on August 9, 2016.

In January 2017, City Council established the Housing Initiatives Fund which was established to receive specified funds to support existing and future adopted City of Pensacola Housing Division programs. The fund is supported from the proceeds of the sale of city owned properties. Currently, the funds are being used to support a homebuyer incentive program.

Recommendation:

This incentive is being implemented in accordance with the plan and no changes were recommended. The AHAC will review the incentive on a triannual basis.

INCENTIVE K: THE SUPPORT OF DEVELOPMENT NEAR TRANSPORTATION HUBS AND MAJOR EMPLOYMENT CENTERS AND MIXED-USE DEVELOPMENTS.

Discussion:

Development regulations support and encourage the location of affordable housing, including a priority for mixed use/mixed income, housing near transit stops/interchanges and employment/educational centers.

Recommendation:

This incentive is being implemented in accordance with the plan and no changes were recommended. The AHAC will review the incentive on a triannual basis.

4. ADDITIONAL RECOMMENDATIONS

No additional incentives were recommended by the Committee.

Attachment 1

	Strategy Implementation Status	Comments
(a) The processing of approvals of development orders or permits, as defined in s. 163.3164(7) and (8), for affordable housing projects is expedited to a greater degree than other projects.	Adopted: 7/21/11 Ordinance: 10-11 City of Pensacola Comprehensive Plan Housing Element H-3.3.4, Timely review of development and permit applications	The City's permitting system is centralized which provides an excellent expedited "one stop" process. Typically permits for single family residential dwellings are processed within one to three business days. The City building permit application provides an applicant the opportunity to note if the project is being supported with affordable housing funding (CDBG, SHIP, or OTHER).
(b) The modification of impact-fee requirements, including reduction or waiver of fees and alternative methods of fee payment for affordable housing.	Adopted: 7/21/11 Ordinance: 10-11 City of Pensacola Comprehensive Plan Housing Element H-2.5.4, Lien Waiver Policy City Council adopted: 1/10/11 Lien Release Policy for Affordable Housing Infill Projects	The City does not have impact-fee requirements. To support the creation and preserve sustainable affordable housing, the Comprehensive Plan supports offering incentives for infill development, one of which is the liens waiver policy for affordable housing.
(c) The allowance of flexibility in densities for affordable housing.	Adopted: 7/21/11 Ordinance: 10-11 City of Pensacola Comprehensive Plan Future Land Use Section FLU-1.8.3 Density Bonus Adopted: 9/9/10 City of Pensacola Land Development Code Section 12-2-77, Special Planned Development Adopted: 5/9/13 City of Pensacola Land Development Code Section 12-2-80, Density Bonus	The City of Pensacola Comprehensive Plan and Land Development Code allow flexibility in development density for residential developments. This is generally coordinated through pre-development review meetings with developers through the special planned development process.
(d) The reservation of infrastructure capacity for housing for very-low-income persons, low-income persons, and moderate-income persons.	Adopted: 7/21/11 Ordinance: 10-11 City of Pensacola Comprehensive Plan Housing Element H-3.3.3, Exemption from concurrency for certain affordable workforce housing.	Infrastructure capacity is not an issue for development of affordable housing within the urban area of the City as water, sewer, electricity, and roadways are more than adequate for concurrency. All areas within the City's Community Redevelopment Areas are exempt from traffic concurrency.
(e) The allowance of affordable accessory residential units in residential zoning districts.	Ordinance: 10-11 Adopted: 7/21/2011 City of Pensacola Comprehensive Plan Housing Element H-3.1.3, Permit and encourage accessory dwelling units in appropriate residential zoning districts.	Accessory residential dwelling units are allowed in the City of Pensacola Comprehensive Plan and Land Development Code.

	<p>Adopted: 9/13/07 City of Pensacola Land Development Code Section 12-2-52, Accessory residential dwellings</p>	
<p>(f) The reduction of parking and setback requirements for affordable housing.</p>	<p>Ordinance: 10-11 Adopted 7/21/2011 City of Pensacola Comprehensive Plan Housing Element H-5.2.4, Reduced parking requirements</p> <p>Adopted: 9/9/10 City of Pensacola Land Development Code Section 12-2-77, Special Planned Development</p>	<p>The City of Pensacola may grant a reduction in parking through the special planned development process.</p>
<p>(g) The allowance of flexible lot configurations, including zero-lot-line configurations, for affordable housing</p>	<p>Ordinance: 10-11 City of Pensacola Comprehensive Plan Future Land Use FLU-1.8.2, Allow effective land development opportunities allowing for innovative solutions in the Land Development Code</p> <p>Adopted: 9/9/10 City of Pensacola Land Development Code Section 12-2-77, Special Planned Development</p>	<p>The City Land Development Code provides for the use of zero-lot-line configurations in development of residential housing.</p>
<p>(h) The modification of street requirements for affordable housing.</p>	<p>Ordinance: 10-11 Adopted: 7/21/11 City of Pensacola Comprehensive Plan Transportation Element Sections T-1.4.5, T-3.1.2, T-3.2.7, and T-3.2.8, Right sizing, complete streets, and special planned development process</p> <p>Resolution No. 29-12 Complete Street Design Concept</p>	<p>The special planned development process provides a means for a developer to present modifications for street design.</p> <p>Pensacola City Council adopted Resolution 29-12 in support of the complete street design concept.</p>
<p>(i) The establishment of a process by which a local government considers, before adoption, policies, procedures, ordinances, regulations, or plan provisions that increase the cost of housing.</p>	<p>Affordable Housing Impact Review Policy Adopted: 9/22/94</p>	<p>The review process is in place. Review comments and information are provided by planning staff with input, as needed, by local housing and community development staff for consideration by policy makers.</p>
<p>(j) The preparation of a printed inventory of locally owned public lands suitable for affordable housing.</p>	<p>City Council Adopted List: 7/08 City Owned Property Presentation: 8/9/2016</p>	<p>An updated list of City owned properties was presented to the AHAC on August 9, 2016.</p> <p>In January 2017, City Council established the Housing Initiatives Fund which was established to receive specified funds to support existing and future adopted City of Pensacola Housing Division programs. The fund is supported from</p>

		the proceeds of the sale of city-owned properties. Currently, the funds are being used to support a homebuyer incentive program.
(k) The support of development near transportation hubs and major employment centers and mixed-use developments.	<p>Ordinance: 10-11 Adopted: 7/21/11 City of Pensacola Comprehensive Plan Housing Element Sections H-3.1.4 and H-5.1.1, Support mixed income and mixed use development H-5.1.4 Supports development near transit and access to employment centers.</p> <p>City of Pensacola Comprehensive Plan Transportation Element Section T-2.1.5, Access to transit</p>	Development regulations support and encourage the location of affordable housing, including a priority for mixed use/mixed income, housing near transit stops/interchanges, employment/education centers.