

HOU POLICY 1.3.1: Advance programs and regulations for affordable housing and remove impediments to meeting this need.

HOU STRATEGY 1.3.1.1: Maintain and implement the County's Affordable Housing Incentive Plan (AHIP), providing incentives to encourage the private sector to integrate affordable units in new residential projects.

HOU STRATEGY 1.3.1.2: Utilize the Land Development Code to support a mix of affordable housing development opportunities, such as:

- » Establish that all residential land use categories and zoning districts shall permit the development of affordable housing;
- » Promote mixed-income communities with a variety of housing types, styles and tenures;
- » Evaluate the opportunity to allow for duplexes, triplexes and fourplexes in single-family zoning districts, where the design of which is in keeping with the intended character;
- » Provide density bonuses and other incentives to include affordable units as a portion of new housing development;
- » Support accessory dwelling units (ADUs) as a form of affordable housing that respects the character of the neighborhood. Utilize the Land Development Code to provide regulations for ADUs; and
- » Utilize the Land Development Code to provide regulations for the conversion of underutilized and outdated buildings into affordable housing.

HOU STRATEGY 1.3.1.3: Periodically review ordinances and codes to identify and remove limiting and conflicting requirements that impede the development of affordable housing.

HOU STRATEGY 1.3.1.4: Ensure that all households displaced by public action or private investment are relocated to safe, sound and affordable housing, and:

- » Determine the housing needs of displaced households prior to relocation;
- » Collaborate with the Pinellas County Housing Authority to provide replacement housing for qualifying households; and
- » Provide technical assistance to displaced households to find affordable housing.

HOU STRATEGY 1.3.1.5: Provide programs to assist low-income homeowners with housing repair or renovation to eliminate substandard conditions and preserve existing housing stock.

HOU STRATEGY 1.3.1.6: Prioritize permanent housing solutions and support additional efforts to end homelessness by:

- » Promoting the preservation and development of housing that is affordable for extremely low- and very low-income households and special needs populations to reduce or prevent homelessness;
- » Providing opportunities through the County for emergency sheltering while permanent housing is being secured;
- » Supporting and coordinating with the Pinellas Continuum of Care to prevent, divert and end homelessness; and
- » Supporting other identified community best practices strategies developed by the Homeless Leadership Board.