

ASSESSING PROGRESS TOWARD A RESILIENT & EQUITABLE HOUSING PLANNING FRAMEWORK

Workshop #2
April 28, 2021

Presented by the:
Florida Housing Coalition &
Tampa Bay Regional Planning
Council

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Agenda - Workshop #2

1. Connecting with Colleagues
2. Housekeeping
3. What We've Been Doing
4. Local Governments-Lessons Learned
5. Peer to Peer Sharing-Facilitated Discussion

Connecting with Colleagues

In the Chat, write:

- Name, Title, Organization
- Your interest in housing resilience

Housekeeping

- The webinar is being recorded.
- The PPT and recording will be available at www.tbrpc.org
- Please mute your mic when not speaking.
- If you are calling in with a phone – press *6 to mute.
- Please post your ideas and questions in the chat.
- We'll have Q&A and discussion at specific points.

Florida Housing Coalition REACH Team



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FHC Activities with Participating Local Governments

What We've Been Doing

- Webinar #1-Checklist Instructions and Walk Through
- Individual support to participating Local Governments
- Evaluation of Completed Checklists
 - Regional Analysis
 - Next Steps & Priorities

Participating Local Governments



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- ✓ Citrus County**
- ✓ Hernando County**
- ✓ Hillsborough County
- ✓ Manatee County**
- ✓ Pasco County
- ✓ Pinellas County*
- ✓ City of Clearwater
- ✓ City of Gulfport
- ✓ City of Pinellas Park
- ✓ City of St. Pete*

*In process

*Co-Evaluation in process

Average Points Per Tab

Plan	Average Points	Total Points
Comprehensive Plan	59	94
LMS	26.5	40
LHAP	35.1	57
PDRP	30.5	47
CRS Plan	16.3	36
Construction Standards	10.1	32

Assumptions

- Not all participants have every plan, so the average is adjusted to account for the number of participants that do have that plan (ex. LMS, LHAP).
- Checklist review is not focused on scores but the identification of patterns and areas for improvement on a regional and local basis.

Tab 7-Baseline Plans

Regional Observations

No participants have these *best practice* or *strong performer* plans in place:

- Adaptation or Resilience Plan in LG Comp Plan
- Housing Mitigation Strategic Plan
- Housing Disaster Recovery Plan
- Sustainability Plans

Several participants have these *best practice* or *strong performer* plans in place:

- Neighborhood Development Plans (3 LGs)
- Sustainability Plan that incorporates housing (Clearwater)
- Affordable Housing Section within their LDRs (4 LGs)

Plan Highlights

- Pasco & Clearwater - Strong Comprehensive Plan
 - Pinellas Park has the most recent Comp Plan update as of 2019 and is continuing to refine the plan through updates.
 - Pasco has the oldest Comp Plan from 2006, and is in process of creating a new, innovative Comp Plan
- Hillsborough - Strong LHAP
- Gulfport and Pasco-Strong PDRP
- Pinellas Park is a Class 6 on the NFIP CRS Scale

Tab 8-Hazard Risk Assessments

Regional Observations

- ✓ All participants have maps and data to evaluate storm surge and flooding risks to housing stock, including sea level rise inundation/exposure analysis.
- ✓ Areas of Opportunity
 - ✓ Conduct a flood risk, vulnerability assessment, or infrastructure assessment specifically for areas with concentrations of low-income residents or by race.
 - ✓ Climate Change or Resilience Action Plan
 - ✓ Participants are conducting vulnerability assessments and are in the process of plan development.
 - ✓ Therefore, this will look different in 3-5 years

Tab 9-Comprehensive Plan Methodology

- Checklist tested 10 Elements (all mandatory per statute)
- Checklist statements are strongly focused on disaster housing resilience
- Many LGs are in the process of updating their Comprehensive Plans
- Participants were encouraged to check “yes” for similarly phrased policies and also to comment if the policies were located within other elements and plans
- Checklist did not audit implementation capacity (statutory vs. voluntary)

Tab 9-Comprehensive Plan Regional Observations

Broadly Implemented
Not Widespread

Future Land Use Map

- Identify assisted and naturally occurring affordable housing in flood prone areas. (Best Practice)
- Target lower flood risk areas for Density Bonuses. (Best Practice)

Future Land Use Element

- Policies support energy-efficient buildings and residences that reduce carbon emissions, conserve water, and reduce energy intake and usage. (Best Practice)
- Encourage advanced resilient construction and design standards for multifamily, single family housing developments or PUDs, which may be implemented in Land Development Regulations. (Best Practice)
- Permit or encourage accessory dwelling units in any residential zoning category. (Best Practice)
- Identify risks to existing residential areas and housing stock due to climate-based changes. (Best Practice)

Tab 9-Comprehensive Plan Regional Observations

Broadly
Implemented

Not
Widespread

Conservation Element

- Policies that generally support energy-efficient buildings and residences that reduce carbon emissions, conserve water, and reduce energy intake. (Best Practice)

Coastal Management Element

- Policies encouraging or supporting the acquisition of areas prone to flooding that have existing housing for which the households must be relocated to suitable affordable housing outside the flood risk & to acquire properties in FEMA flood zones. (Best Practices)
- Encourage redevelopment standards more stringent than Florida Building Code minimum requirements & define higher construction standards in Adaptation Areas. (Best Practices)

Tab 9-Comprehensive Plan Regional Observations

Broadly Implemented
Not Widespread

Transportation Element

- Addresses aging/deteriorating transportation infrastructure, service disruptions, and unreliable transportation systems and prioritize efforts to advance a regionally connected transportation system. (Equity Principle)

Recreation and Open Space Element

- Use open space for buffering of flood prone areas. (Best Practice)

Capital Improvements Element

- Prioritize the mitigation of flood issues in LMI neighborhoods. (Equity Principle)

Tab 9-Comprehensive Plan Regional Observations

Broadly Implemented
Not Widespread

Infrastructure Element

- **Policies that encourage or require the prioritization of low- and moderate-income neighborhoods for flood improvements. (Equity Principle)**

Intergovernmental Coordination Element

- **Policies to support coordination with Agencies to address flood risks and increase housing affordability. (Strong Performer)**
- **Participation in the Tampa Bay Regional Resilience Coalition. (Strong Performer)**

Tab 9-Comprehensive Plan: Housing Element Observations

Mandatory
Strong Performer
Best Practice
Equity Principle

HOUSING ELEMENT		Counties	Cities	Total
	Policies, funding strategies, and <u>initiatives for housing mitigation programs.</u>	1	0	1/5
	Require that the disposition of surplus publicly owned land results in housing that will remain affordable in perpetuity.	0	1	1/5
	Ensure that residents who participate in a buyout program address future housing needs of the applicant.	0	1	1/5
	<u>Includes guidance on assessing flood risks to homes and multi-family building for households earning less than 100% AMI.</u>	1	1	2/5
	Support buyout programs for housing that has experienced repetitive loss due to flooding or sinkholes.	1	1	2/5
	Include affordable housing goals and construction targets that support households earning less than 100% AMI.	1	2	3/5
	Support the formation of and partnership with community land trusts where appropriate, to ensure that assisted housing remains affordable in perpetuity.	2	1	3/5
	<u>Include policies designed to preserve assisted housing and naturally occurring affordable housing.</u>	2	2	4/5
	<u>Encourages sustainable housing development standards and design, for example as defined by Florida Green Build Coalition.</u>	2	3	5/5

Tab 10-Local Mitigation Strategy

Regional Observations

All Participants

- Conduct needs assessments that address vulnerabilities to housing that have occurred in the past five years. (Best Practice)
- Demonstrate commitment to equity-based disaster preparedness, response, and recovery strategies that ensure all populations are best served. (Equity Principle)
- Conduct an annual review to assess the effectiveness of the Hazard Mitigation Plan. (Mandatory)

Tab 10-Local Mitigation Strategy

Regional Observations

Considerations for Plan Alignment

- Incorporate community resilience indicators such as the age, condition, and type of construction of the housing stock. (Best Practice)
- Implements strategies that minimize harm to low-income and other vulnerable populations. (Equity Principle)
- Require flood resistant residential construction methods that are more stringent than Florida Building Code and floodplain management regulations. (Best Practice)
- Principles that discourage rebuilding residences in areas that have repetitive loss. (Strong Performer)

Tab 11-Local Housing Assistance Plan Regional Observations

Mandatory
Strong Performer
Best Practice
Equity Principle

Checklist Statements	Counties	Cities	Total
Require permanent affordability periods for SHIP Investments of over \$45,000.	0	0	0/3
Have tenant protection policies for assisted units to prevent landlord abuses during disasters.	0	0	0/3
Partner with FL Chapters of Black Professional Orgs. or National Association of RE Brokers.	0	0	0/3
Incentivize ADUs and mixed-use development that conserves land area and is in close proximity to urban services.	1	0	1/3
Includes a retrofit/rehabilitation and new construction strategy that requires mitigation activities.	1	0	1/3
Sets intentional goals to increase rate of Black homeownership	1	1	2/3
Require/encourage developments assisted with SHIP funds to meet Enterprise Foundation's Green Communities Criteria or certification standards of the Florida Green Building Coalition.	1	1	2/3
Contains a disaster mitigation strategy for interim repairs related to homes damaged by hurricanes or natural disasters, and/or the addition of resiliency upgrades.	2	1	3/3

Tab 12-PDRP Regional Observations

Mandatory
Strong Performer
Best Practice
Equity Principle

Checklist Statements		Counties	Cities	Total
	Incentivize the use of mitigation techniques during post-disaster rebuild or repair planning.	1	0	1/4
	Emphasizes affordable housing in the post-disaster housing strategies, requiring resiliency upgrades to mitigate impact of future hazards.	1	0	1/4
	Prioritize funding and activities for post-disaster housing infrastructure recovery in vulnerable frontline communities.	2	0	2/4
	Policies to encourage covenants in new homeowner and neighborhood associations to include hazard mitigation measures	2	0	2/4
	Encourages local government to make land purchases that permanently remove risk.	1	1	2/4
	Actions to reduce hazard vulnerability within Special Flood Hazard Areas and/or Repetitive Loss Areas.	1	1	2/4
	Requires redevelopment activities incorporate mitigation techniques that reduce hazard vulnerabilities.	2	1	3/4
	Housing is recognized as a component of the overall community infrastructure within the post-disaster recovery framework.	2	1	3/4

Tab 13-CRS Plan

Regional Observations

Mandatory
Strong Performer
Best Practice
Equity Principle

Checklist Statements	Counties	Cities	Total
Policy efforts include provisions to explicitly prevent storm related redevelopment projects from creating new gentrification-based displacement.	0	0	0/5
Priority audiences have been defined and include minority and low-income residents.	0	0	0/5
Activity 340 (Hazard Disclosure): real estate disclosure programs and informational resources are developed for specific communities.	0	1	1/5
Improving infrastructure for areas located/zoned for affordable housing development.	1	0	1/5
Prohibits future housing development located in or adjacent to wetlands, floodplains, coastal hazard areas, brownfields, or toxic areas.	1	0	1/5
Community has a rating class of 5 or better on the NFIP CRS scale.	0	1	1/5
Require freeboard at least 2 feet above BFE.	0	1	1/5
Parcel identification system indicates prior subsidence of parcels.	1	0	1/5
Require coastal construction standards in AE Zones.	1	1	2/5
Limit new buildings and/or fill in the floodplain.	2	0	2/5

Regional Themes: Tab 14 Construction Standards

Mandatory
Strong Performer
Best Practice
Equity Principle

Checklist Statements	Counties	Cities	Total
Recognized by the FGBC as meeting its Florida Green Local Government Standard Designation and/or is a member of the Florida Green Building Coalition.	0	0	0/5
Updated CDBG rehab/retrofit standards that require resiliency features in all retrofit projects and elevated mechanicals, etc.	0	0	0/5
Implement policies that allocate gap funding for affordable housing developments to achieve green building certification levels.	0	0	0/5
Address damage assessment 50% ratio in BIPOC communities to recognize systemic under-valuation of real estate improvements.	0	0	0/5
Mandate or encourage as a condition/incentive of grant funding the use of resilient building features in development/redevelopment.	0	1	1/5

Regional Themes: Tab 14

Construction Standards

Mandatory
Strong Performer
Best Practice
Equity Principle

Checklist Statements	Counties	Cities	Total
Members of staff that are credentialed in resilient building design	1	0	1/5
Incentivize developers to incorporate best technologies i.e., solar, power distribution monitoring systems, smart house systems equalizing access to sustainable housing and eliminating energy poverty	0	1	1/5
Policies regarding replacement of pre-1994 mobile homes and 1994-post manufactured homes & Strategies for repair/replacement of mobile homes	1	0	1/5

FHC Perspectives

- Comp Plan Elements lack the mitigation policy foundation to support and enforce housing mitigation activities.
- There is a regional need for policies, funding strategies, and initiatives for disaster housing mitigation programs.
- Although Green Building is identified as a regional strength in the Comp Plan, is not being implemented through plans like Construction Strategies, PDRP, or the LHAP.
- LMI neighborhoods and areas impacted by disinvestment are not being prioritized for housing mitigation activities in the planning and response framework.

Areas of Opportunity

- **Comp Plan:** Create a policy foundation that directly incorporates disaster housing mitigation which will influence land development regulation and spending plans.
- **LMS:** Use community resilience indicators and evidence-based policy/standards to enhance disaster housing mitigation strategies.
- **LHAP:** Define and require disaster housing mitigation in SHIP funded housing activities and evaluate incentive opportunities that can further support mitigation strategies.
- **PDRP:** Standardize housing mitigation techniques in all post-disaster redevelopment activities.

Areas of Opportunity

- **CRS Plan:** Identify areas that, when addressed, will increase class rating and prepare for future flood plain mapping that will impact existing housing settlement patterns.
- **Construction Standards:** Strive for policies that exceed minimum codes or standards to ensure vulnerabilities are mitigated throughout the housing stock.
- Emphasis on **equity considerations** in overall planning framework
- Advance **Green Building practices** uniformly, region-wide

Local Governments: Lessons Learned

Hillsborough County

REVIEW TEAM:

- Environmental Services
- Affordable Housing Services
- Operations and Engineering
- Planning Commission

Top Performing Plans

1. Hazard Risk Assessment
2. Local Mitigation Strategy
3. Local Housing Assistance Plan

Areas/Plans to Improve

1. Comprehensive Plan
2. Post Disaster Recovery Plan

Hillsborough County

Key Findings & Take-Aways

1. More work is needed to ensure a holistic approach to resiliency across plans
2. Plans are at times siloed
3. Employee training may be needed – key stakeholders may need to become more familiar with one another

Next Steps & Priorities

1. Comprehensive Plan update in process
2. Local Housing Assistance Plan (LHAP) update in process
3. Provide best practices to others within the organization

PASCO COUNTY, FLORIDA

REVIEW TEAM:

Planning & Development Department: Principal Planner – Resiliency; Planner II; Resilience Interns; Community Development Department: Director and Assistant Director; Emergency Management Department: EM Planning Manager/LMS Manager

Top Performing Plans

1. Post Disaster Recovery Plan
2. Comprehensive Plan
3. Community Rating System

Areas/Plans to Improve

1. Hazard Risk & Vulnerability Assessments
2. Local Housing Assistance Plan
3. Construction Standards

PASCO COUNTY, FLORIDA

Key Findings & Take-Aways

1. Room for improvement
2. Significant duplication between plans cross-walked – affects scoring. Google Docs spreadsheet difficult to view fully/work in.
3. Helpful exercise in advance of Comp Plan Update

Next Steps & Priorities

1. Provide findings to 2050 Comp Plan Update consultant team
2. Develop revised GOP recommendations
3. Review recommendations with Affordable Housing Advisory Council

City of Pinellas Park

REVIEW TEAM: By departments or position

- Community Services - Community Services Manager, Health in All Policies Planner
- Planning and Development Review - Comprehensive Principal Planner, Planning and Development Review Manager
- Planning and Development Services Director
- Public Works - Stormwater Supervisor, Transportation and Stormwater Director
- Building Development - Building Development Director
- Human Resources - Retirement Services/Risk Management Director
- City Manager

Top Performing Plans

1. Comprehensive Plan
2. County LMS
3. Community Rating System

Areas/Plans to Improve

1. Hazard Risk Assessment
2. Post Disaster Recovery Plan
3. Retrofit Construction Standards
4. Community Rating System Plans

City of Pinellas Park

Key Findings & Take-Aways

1. We are missing a few of the key documents/stakeholders listed in the Checklist.
2. Employees are not fully versed in sustainability, resilience, equity applications.
3. Though employees are not well versed in resilience, they are very interested in learning more about it.

Next Steps & Priorities

1. Considering applying for SHIP funds and establishing a LHAP and programs to develop neighborhood sustainability.
2. Continue to rely on projects and programs like HiAP that help build employees' capacity and understanding.
3. Sharing our checklist score with City staff, leading discussions on it, and identifying strategies that can lead to a higher score in the future.

Regional Summary

Top Three Areas of Improvement

- 1) PDRP
- 2) Construction Standards
- 3) Hazard Risk Assessments

Areas of Priority

- Ensure consistency within planning framework to eliminate duplication and emphasize implementation and investment in housing mitigation
- Encourage AHACs to promote incentives, green building practices, and housing mitigation activities
- Education and training for staff

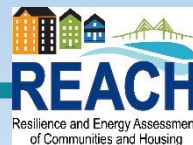
Peer to Peer Sharing

Future Planning Efforts

What are your community's next steps and priorities to strengthen the connection and language between plans to improve housing mitigation efforts?

Join Us for
Workshop #3
Catalyzing Local & Regional Action

Wednesday, May 26, 2021
10:00am



Q & A



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