Design and Construction of Affordable and Resilient Housing

Tampa Bay Regional Planning Council - REACH Conference
We work with Owners, Developers, Design/Build Teams & Municipalities to help create responsible, efficient and healthy buildings and communities.
Use rainwater collection for the garden and if possible for harvesting to reduce water consumption.

Design in future flexibility and the ability to extend in the future to meet the future needs of homeowners.

Consider communal gardens to help promote community and well-being.

Create space to give the option to work from home with an office home-office.

Link home to renewable energy sources.

Install ground-source heat pumps for heating, warm air systems, and hot water.

Ensure storage for cycles and refuse recycling is integrated into the house design.

Create space for rain gardens and shrubs.

Design in space for electric car charging.

Install generous windows to bring good daylight levels and reduce the need for artificial lighting.

Specify meters that show energy usage + smart systems.

Consider passivehaus standards to improve well-being and building performance.

Save water - specify low-water flush toilets.

Build in solar PV panels using south-facing rows to generate electricity.
RECOMMENDATIONS
RESILIENT CITY

+ LEAD BY EXAMPLE: RESILIENT CITY DECISION MAKING
+ ADAPT TO THRIVE: SHIFTING FROM BUSINESS AS USUAL
+ HARNES OPPORTUNITY: ADAPTING TO THE CHANGING ENVIRONMENT
+ RESILIENT LIVING: CREATING CONNECTED & STRONG NEIGHBORHOODS
+ IDENTIFY MESSENGERS: ESTABLISHING BOLD AND STRATEGIC COMMUNICATIONS
+ COLLABORATION: FORGING NEW PARTNERSHIPS

ULI TAMPA BAY + CITY OF ST. PETERSBURG
‘REALIZING RESILIENCE’ - APRIL 2017
Recommended edits to the body copy of the DRAFT CHHA LDR Code Amendment by the ULI Team are illustrated in red below.

City of St. Petersburg
DRAFT CHHA LDR Code Amendment

SECTION 16.30.040. - DEVELOPMENT IN THE COASTAL HIGH HAZARD AREA (CHHA) AND THE HURRICANE VULNERABILITY ZONE OVERLAY®

16.30.040.1. - Development regulations.

A. The Coastal High Hazard Area (CHHA) is the area at or below the elevation of the Category 1 storm surge line as established by the sea, lake and overland surges from hurricanes (SLOSH®) computerized storm surge model. The CHHA and the hurricane vulnerability zone are generally shown on the map in the coastal management element of the Comprehensive Plan. Development within these areas shall be consistent with the goals, objectives and policies of the Comprehensive Plan.

B. New construction of hospitals, nursing homes and assisted living facilities is prohibited in Hurricane Evacuation Level A Zones the CHHA. The construction or expansion of these uses in Hurricane Evacuation Level B Zones is discouraged.

C. New mobile home parks are prohibited in Evacuation Level A Zone the CHHA. D. Solid waste and commercial hazardous waste management facilities including regional storage, treatment or transfer sites are prohibited in the hurricane vulnerability zone CHHA.

E. New construction of residential multifamily dwelling units resulting from a density/intensity increase from a plan amendment after “adoption date” shall provide for hurricane shelter mitigation. Such mitigation for the impacts attributable to the development shall include one or a combination of the following: payment of a hurricane mitigation shelter fee, contribution of land or construction of hurricane shelters. A hurricane shelter mitigation fee shall be provided prior to issuance of the certificate of occupancy for the dwelling unit(s), and calculated in accordance with the following formula: $BD. If the property owner elects to contribute land or construct hurricane shelter space, a lending agreement shall be executed regarding such mitigation prior to issuance of a building permit for construction of the residential units.

F. Construction, expansion or substantial renovations of hotel uses shall provide a Hurricane Evacuation and Damage Plan that complies with all Pinellas County and City of St. Petersburg hurricane

ULI TAMPA BAY + CITY OF ST. PETERSBURG
‘ZONING STANDARDS FOR MULTIFAMILY DEVELOPMENT IN THE COASTAL HIGH HAZARD AREA’ - JUNE 2019
Achieving Affordability
Meeting Tampa’s Attainable Housing Goals

ULI PANEL RECOMMENDATIONS
1. Realize Tampa’s Goal of 10,000 Units by 2027
2. Implement the Community Land Trust (CLT)
3. Increase Production and Improving Processes
4. Promote Equitable Neighborhood Development
5. Forge Partnerships
6. Structure Leadership, Governance & Engagement
AFFORDABLE & RESILIENT ISN’T JUST ABOUT A HOUSE.
More than one-third of US households are experiencing energy poverty.

"By investing in efficient, safe, healthy homes and alternative energy, and focusing on creating jobs in this fast-growing sector, we can help reduce household costs. We can work to pull millions of families off the edge of the economic cliff, and build a more stable, affordable, and resilient economy for the future."

The economic impacts of the pandemic and the rising energy costs resulting from the war in Ukraine have revealed just how many Americans cannot afford their household energy costs, and how precarious the situation really is.
“SUSTAINABILITY MEASURES TEND TO BE CUT FIRST IN THE VALUE ENGINEERING PROCESS.”