CITY OF TAMPA, FLORIDA

Local Housing Incentives Strategies

Recommendation Report

Affordable Housing Advisory Committee

Housing and Community Development Department

2026

BACKGROUND

The City of Tampa's Affordable Housing Advisory Committee ("AHAC") was established by City Ordinance 2008-77 on May 15th, 2008 by City Council. Its original members were appointed by Resolutions 2008-598, 2008-599 and 2008-718.

The local action adopted pursuant to S. 420.9072 which creates the advisory committee and appoints the advisory committee members must name at least 8 but not more than 11 committee members and specify their terms.

Pursuant to Chapter 2020-27, Laws of Florida, Effective October 1, 2020, (Pursuant to Ordinance 2020-88) the committee must consist of one locally elected official from each county or municipality participating in the State Housing Initiatives Partnership Program and one representative from at least six of the categories below shall be appointed by the Mayor with the approval of the Majority of City Council.

(a) A citizen who is actively engaged in the residential home building industry in connection with affordable housing.
(b) A citizen who is actively engaged in the banking or mortgage banking industry in connection with affordable housing.
(c) A citizen who is a representative of those areas of labor actively engaged in home building in connection with affordable housing.
(d) A citizen who is actively engaged as an advocate for low-income persons in connection with affordable housing.
(e) A citizen who is actively engaged as a for-profit provider of affordable housing.
(f) A citizen who is actively engaged as a not-for-profit provider of affordable housing.
(g) A citizen who is actively engaged as a real estate professional in connection with affordable housing.
(h) A citizen who actively serves on the local planning agency pursuant to s. 163.3174. If the local planning agency is comprised of the governing board of the county or municipality, the governing board may appoint a designee who is knowledgeable in the local planning process.
(i) A citizen who resides within the jurisdiction of the local governing body making the appointments.
(j) A citizen who represents employers within the jurisdiction.
(k) One locally elected official.

The appointed AHAC Committee members are included here, along with their category affiliation.

Name	Category Represented	Date Appointed	Term	Dates
1. Ed Busansky	Banking/Mortgage Industry	7/18/2024	1st	7/18/24 – Current
2. Robin Lockett	Citizen engaged in advocacy for low-income persons	3/11/24	1st	3/11/24 – Current
3. Debra Koehler	For-Profit provider of affordable housing	6/27/16	2nd	06/27/16 – Current
4. Jon Epps	Non-Profit provider of affordable housing	4/2/2026	1st	4/2/2026 – Current
5. Jim McCarthy	Residential Home Building Industry	9/5/24	1st	9/5/24 - Current
6. Vacant	City Council		1st	Vacant
7. Alissa Sieben	Local Planning Agency	1/11/24	1st	01/11/24 – Current
8. Ernest Coney	Representative of Labor Activity	6/1/17	2nd	06/01/17 – Current
9. Jennifer Hall	Resident of Tampa (Vice Chair)	2/11/20	2nd	02/11/20 – Current
10. Vacant	Real Estate/Affordable Housing		1st	
11. Tammy Haylock-Moore	Representative of Employers in City of Tampa	6/6/24	1st	6/6/24 – Current

Public Meeting:

November 18, 2026
2555 E. Hanna Ave.
Tampa FL 33610

Meeting was noticed on City of Tampa Website: https://tampa.gov/housing-and-community-development

Documents were made available to the public for comment as well as to the AHAC committee two weeks prior to the meeting date.

No Comments were received from the public regarding the Recommendation Report.

Review Incentives/provide recommendations: Continued	Items discussed: Changes or updates to incentives for 2027
AHAC Public Meeting Date	Affordable Housing Initiatives November 18, 2026, 3:00 PM 2555 E. Hanna Ave. (3rd Floor Conference Room) Tampa, FL 33610

Florida Affordable Housing Incentive Strategy Per Florida Statutes 163.3177(6)(f)(3)

a) **The processing of approvals of development orders or permits for affordable housing projects is expedited to a greater degree than other projects**
b) **All allowable fee waivers provided for the development or construction of affordable housing.**
c) **The allowance of flexibility in densities for affordable housing.**
d) **The reservation of infrastructure capacity for housing for very-low-income persons, low- income persons, and moderate-income persons.**
e) **Affordable accessory dwelling residential units.**
f) **The reduction of parking and setback requirements for affordable housing.**
g) **The allowance of flexible lot configurations, including zero-lot-line configurations for affordable housing.**
h) **The modification of street requirements for affordable housing.**
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.**
j) **The preparation of a printed inventory of locally owned public lands suitable for affordable housing.**
k) **The support of development near transportation hubs and major employment centers and mixed-use developments.**

Florida Affordable Housing Incentive Strategy Per Florida Statutes 163.3177(6)(f)(3)	Review Synopsis:	AHAC Recommendations for Implementation
(a) The processing of approvals of development orders or permits for affordable housing projects is expedited to a greater degree than other projects	The City currently has a process in place to expedite permits and plan review times for the construction of affordable housing. To be designated an affordable housing project, a builder/contractor must provide the City's Construction Services Division with verification from the Housing and Community Development Department when applying for permits and plan reviews. The project is then earmarked as a qualified affordable housing project and receives expedited review. Check box in Accella permitting program must also be checked upon permit application. Expedited review does not guarantee approval but does guarantee a greater priority review and reduction in time for review at each point in the process. KPI data and tracking of this incentive and goals for expedited permitting/plans review was provided to the Committee. The data is available to show success or determine areas of improvement needed. Standard Plan Review time is 20 days, expedited time is 10 days or ½.	1. Continue to Fast Track Processing of Permitting, Zoning (intake), eligible Special Use or other Plan Review processes. The City currently has a process in place for expediting (reducing the review time by ½) qualifying affordable housing permits and plan reviews. ("affordable" is considered to be housing for those at or below 140% AMI) This includes single family and multi-family rental properties. 2. Qualifying affordable projects are provided opportunities for Pre-application assistance meetings with HCD staff and city construction services staff for review of the proposal before it is submitted for final review/approval. This allows staff the opportunity to identify any concerns or problems that need to be resolved prior to submission. This includes the following: building permits, environmental review, rezoning, variances, or land use amendments. 3. Developers and contractors with permit or zoning applications may also meet with assigned DGM staff. This person acts as a single point of contact, helping to facilitate

		the Affordable Housing Development through the review and permitting/rezoning processes. 4. Consider the development of an ongoing process for the creation and maintenance of pre-approved plans to be kept on file for affordable housing development (single family and multi-family) provided by a local architect/agency. May need to solicit through an RFP process. The AHAC will discuss this item further with staff for feasibility and implementation.
(b) All allowable fee waivers provided for the development or construction of affordable housing.	City staff and AHAC discussed the various fees that are charged for the construction of housing and those that are available for waivers. AHAC members suggested that the impact fee ordinance be amended to waive or lessen certain fees for affordable housing development. Multi-Modal Impact fees schedules are in the process of being updated. City Council expressed interest in establishing reduced impact fee schedules for some land uses, including those specifically for affordable housing development as well as those within transit ready corridors.	1. Continue providing a variety of incentives for public or private developers who create and preserve housing for low and moderate households and for persons with disabilities. Projects that set aside units as affordable to homeowners and renters earning no more than 140% of the median family income may be eligible for deferral or partial waivers of certain fees. Currently, City of Tampa water and wastewater capacity fees can be waived for affordable housing developments. 2. Currently the City allows developers of AHD qualified residential projects to apply to pay impact fees on a deferred basis. Staff will continue to research possible funding sources to pay the fees on behalf

	City funds may not be eligible to pay for County related fees. As some fees are established by Ordinance vs. Resolution. Allowances are in place for emergency and disaster situations for available permit fee waivers.	of the developer, or builder of affordable housing. 3. Consider a tiered option for permits/other fees based on AMI served. (Example) • 80% AMI and below • 80-120% • Market • Transit Ready Corridors 4. Consider requiring deed restrictions for no less than 30 years to restrict unit affordability for those developments with waived or reduced fees. (Subject to annual monitoring)
(c) The allowance of flexibility in densities for affordable housing.	City staff and AHAC discussed current density bonus provisions for affordable housing and how they are approved versus the Live Local Act. Higher density may be available to developers that incorporate lower AMI affordable housing. Bonus provisions for increasing density could involve a weighted incentive for incorporating a higher percentage of affordable housing in a development. The Comprehensive Plan update is currently under review which could include new tiers for affordable housing development bonus provisions. New Land Development Code updates also provide provisions for affordable housing density incentives.	1. Evaluate current density bonus program to incentivize affordable housing along with incorporating the Live Local Act requirements. 2. Continue to require a mechanism for securing longer-term affordability for single and multi-family affordable housing development (minimum 50 years to perpetuity). This is currently done through Restrictive Covenants and RFP requirements for City and CRA funding, City Land, Live Local and Bonus Provisions. 3. Incentivize affordable housing as the primary bonus opportunity, resulting in an expansion of the affordable housing inventory. 4. Implement programs to utilize this incentive in conjunction with the proposed updates in the 2045 Comprehensive Plan Future Land Use Section and Future

		Land Use Assessment Recommendations as presented to City Council. These incentives include: a. Enhanced and unified policies to guide future growth where appropriate. b. Promotion of Missing Middle Housing by enhancing policies to enable a variety of neighborhood scale and context appropriate housing types. c. Enhance commercial districts to encourage the legacy "urban design" policies and expand to promote "People-oriented" places. d. Leverage Bonus programs for long-term investment in Housing Affordability with emphasis on sustainability and affordability on a sliding scale based on lower AMI units.
(d) The reservation of infrastructure capacity for housing for very-low-income persons, low-income persons, and moderate-income persons.	City staff and AHAC discussed Transit Oriented Development (TOD) infrastructure needs related to streets, sidewalks, road capacity and the relationship to existing and future affordable housing opportunities. Reserving entitlements to developments specifically for the development of affordable housing relates to concurrency since the City	1. Infrastructure capacity generally is not an issue for development of affordable housing within the urban area of the City of Tampa as water, sewer, electricity, and roadways are more than adequate for concurrency. 2. Continue to implement this incentive in accordance with the plan and available resources. Infrastructure availability and needs are reviewed prior to releasing

	currently does not have mass transit capabilities, except for buses, and the existing transportation capacity exists.	properties for development that are included on the City's land inventory list.
(e) Affordable accessory residential units.	City staff and AHAC discussed information regarding the current Land Development Code and Comprehensive Plan standards that are in place as well as potentially updated regarding Accessory Dwelling units and extended family dwelling units. Current zoning requires that one of the structures must be owner occupied and the accessory dwelling would be subject to special use conditions such as: size limit, setbacks, and annual eligibility monitoring and inspections.	1. Continue to encourage/update policies for the introduction of accessory dwelling units, including appropriate geographic areas, development conditions and specifications. 2. Through the Comprehensive Plan updates and supplemental regulations, consider allowing ADU development in all areas of the City, as only a few neighborhoods currently allow ADU. 3. Encourage/update policies for the introduction of accessory dwelling units not limited to family members, but to be available to any household to create additional opportunities for affordable housing in all areas of the City.
(f) The reduction of parking and setback requirements for affordable housing.	City staff and AHAC discussed the current and updated Land Development Code requirements for parking and setbacks. AHAC members discussed the relationship between the number of parking spaces needed and the availability of mass transit. This includes reducing garage size requirements in single family housing development.	1. The City has considered reduced parking ratios for affordable housing. Live Local on-site parking ratio is .8 spaces per unit. 2. Evaluate administrative relief for site design elements. Often affordable housing for seniors and mixed income developments have different project needs, such as parking and greenspace in infill type developments that are more

	Lender requirements include a market study and appraisal for adequate parking per development. Retail parking requirements are separate in mixed developments. On-street parking is also not considered as part of the allowable ratios.	urban in nature and are typically served by alternative modes of transportation, such as scooters, bike share, and bus transit lines. Reduction in required parking often results in reduction in project cost, smaller project footprint, and increased greenspace opportunities. This recommendation includes the examination of potential administrative relief which would reside with Development Coordination. 3. Consider allowing a developer car count study for similar types of properties/unit mix. This includes garage requirements for single family housing development for affordable units.
(g) The allowance of flexible lot configurations, including zero-lot-line configurations for affordable housing.	City staff and AHAC discussed information regarding lot size requirements, set backs and consistency in each community. AHAC members discussed possible title issues for zero lot line configurations for missing middle and affordable housing development.	1. Continue to encourage updated Land Development Codes and programs to allow certified/designated affordable housing developments to request flexible configurations on a case-by-case basis, and to be approved administratively. This includes multi-family and single family attached developments.
(h) The modification of street requirements for affordable housing.	Staff and AHAC discussed that the intent of this incentive is to make additional options available to developers such as reducing the size of the street or making other design modifications to reduce the cost to build affordable housing. This may include offering parallel on street parking for dwelling	1. Modifications in street layout and design may be permitted subject to site constraints, type and intensity of development, and compatibility with surrounding development. The City Administration designee may recommend such modifications as deemed appropriate to achieve the intent of this section. However, such

	units to reduce the cost to build.	recommendations will be in keeping with code standards, safe engineering practices and construction standards to provide more flexibility, especially within Transit Ready corridors with alternate transportation opportunities.
(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.	City staff and AHAC discussed the City's current process of reviewing policies and procedures that affect the cost of affordable housing. Issues are brought to the attention of the Administrator for Development and Economic Opportunity that may impact the cost of affordable housing. The City and AHAC should continue its efforts to identify policy and procedures that may impact the cost of affordable housing.	1. Prior to consideration by Tampa City Council to approve updated Land Development Regulations, AHAC will request the opportunity to be presented by city staff the planned changes to the Code and the updates to the Comprehensive Plan that may affect the cost to develop affordable housing such as trees, sidewalks, etc. 2. Include Text Amendments to the Land Development Code and their financial impact statements to be presented to AHAC.
(j) The preparation of a printed inventory of locally owned public lands suitable for affordable housing.	Staff and AHAC discussed the on-going inventory list of available vacant property that is maintained by the Real Estate office for opportunities for the development of affordable housing. City staff evaluate all City owned property to ensure that they are suitable for affordable housing. Infill, new construction lots determined to be buildable, are published through an RFP process, and advertised in local newspapers. Each lot	1. Staff to review City's portfolio (annually) to create and maintain an inventory of City owned real property appropriate for development as affordable housing. The List is provided to the public by the Real Estate Department annually and is published on the City's website. 2. Portions of the list are made available by RFP through the Purchasing Department for the development of city owned parcels as they become available.

	is secured with a mortgage and note with restrictions to ensure affordability, such as sales price, time frames in which to build, etc. Additionally, City staff provide technical assistance to builders or non-profit organizations interested in building infill housing on City owned lots.	3. Continue the partnership with the CRA to develop City/CRA owned properties for infill and larger developments with increased density to include home ownership and rental opportunities.
(k) **The support of development near transportation hubs and major employment centers and mixed-use developments.**	Staff and AHAC discussed the current and future needs of providing transportation incentives to affordable housing developers who develop near transit corridors. Staff presented information regarding multi-modal impact fees and incentives, including fee relief, are being considered along transit ready corridors.	1. Continue programs to support the adaptive reuse of former commercial shopping centers and motels located on transit ready corridors or near employment centers to be redeveloped for affordable housing opportunities. 2. Continue to offer bonus points related to the proximity of transit to be included in affordable housing development RFPs, and Live Local projects. 3. Support Comprehensive Plan changes for affordable housing development in proximity to transportation and employment centers. 4. Encourage inclusion in Community Benefit Agreements, a workforce development policy and employment opportunities for all projects funded with City dollars, City Land, or with Bonus Provisions.

Note:

Pursuant to SB 102 (the Live Local Act), as amended by SB 328, effective May 16, 2024, and as amended by Senate Bill 1730 effective July 1, 2025, the City of Tampa updated its

policy to address Live Local applications and development projects that include affordable housing units.

The City has identified a process for implementation and will provide additional development standards which may apply to applications seeking administrative approval pursuant to the Live Local Act that are identified as “qualifying developments”. These provisions will apply to Density, Mixed Use, Allowable Heights, Single Use Multi-Family, Parking, Loading, Greenspace and Landscape, and Vehicle Use areas.

The City will provide for an approval process for a qualifying development located within an eligible zoning district, as outlined in the memo presented to City Council which also may include payment of a fee, an application, site development plan, and affidavit of commitment to City of Tampa Affordable Housing standards for income qualification, monitoring, and inspection.

Policies that boost the supply of affordable housing, including the improvement of the City's Land Development Code and refinement of Bonus Density, are critical to easing the burden of rising housing costs for renters and aspiring homeowners, and must be taken in combination with actions that address near-term housing affordability and promote fair housing. The City reserves the right to make changes to these standards and incentives with prior notice to the public, provided that such revised standards are in compliance with the Live Local Act.

The updated memo is attached to this document and the full Act language can be found here: https://www.tampa.gov/document/live-local-act-memo-124051
https://www.tampa.gov/development-coordination/live-local-act

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Jennifer Hall, Vice Chair Date
Affordable Housing Advisory Committee