

Affordable Housing Strategies/Incentives	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.  Adopted: 9/13/07	Accessory residential dwelling units are allowed in the City of Pensacola Comprehensive Plan and Land Development Code.

	City of Pensacola Land Development Code Section 12-2-52, Accessory residential dwellings	
(f) The reduction of parking and setback requirements for affordable housing.	Ordinance: 10-11 Adopted 7/21/2011 City of Pensacola Comprehensive Plan Housing Element H-5.2.4, Reduced parking requirements  Adopted: 9/9/10 City of Pensacola Land Development Code Section 12-2-77, Special Planned Development	The City of Pensacola may grant a reduction in parking through the special planned development process.
(g) The allowance of flexible lot configurations, including zero-lot-line configurations for affordable housing	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  Adopted: 9/9/10 City of Pensacola Land Development Code Section 12-2-77, Special Planned Development	The City Land Development Code provides for the use of zero-lot-line configurations in development of residential housing.
(h) The modification of street requirements for affordable housing.	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  Resolution No. 29-12 Complete Street Design Concept	The special planned development process provides a means for a developer to present modifications for street design.  Pensacola City Council adopted Resolution 29-12 in support of the complete street design concept.
(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.	Affordable Housing Impact Review Policy Adopted: 9/22/94	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.
(j) The preparation of a printed inventory of locally owned public lands suitable for affordable housing.	City Council Adopted List: 7/08 City Owned Property AHAC Presentation: 8//9/2016	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.

<p>(k) The support of development near transportation hubs and major employment centers and mixed-use developments.</p>	<p>Ordinance: 10-11          Adopted: 7/21/11          City of Pensacola Comprehensive Plan          Housing Element Sections H-3.1.4 and H-3.1.5,          Supporting 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>	<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.</p>
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