

CITY OF ST. PETERSBURG ATTAINABLE/WORKFORCE HOUSING AND LINKAGE STUDY (2019)



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CONTRACTUAL UNDERSTANDING

Strategic Planning Group, Inc. (SPG) entered an agreement with the City of St. Petersburg (Client), to prepare a Workforce/Attainable Housing study for the City. The scope of work detailed the following tasks:

- (1) Housing Market Affordability Gap Analysis to include:
 - (a) Household incomes and affordable payments
 - (b) Current market conditions in relation to household incomes
 - (c) Document the need for affordable housing
- (2) Development Feasibility
 - (a) Develop sample pro-formas for residential and non-residential development to determine developer profit under current market conditions. Pro-formas should include current City of St. Petersburg permitting and impact fee costs.
 - (b) Compare City of St. Petersburg permitting and impact fee costs to surrounding communities to determine any competitive disadvantage that could be created by an affordable housing linkage fee
- (3) Nexus Analysis and Maximum Justifiable Linkage Fees
 - (a) Provide a legally defensible basis/nexus for the adoption of a residential and non-residential linkage fee ordinance by demonstrating the link, if any, between future development and an increasing need for new units of affordable housing
 - (b) Provide maximum justifiable linkage fee for residential development on a per square foot basis based on nexus to affordable housing need created
 - (c) Provide a recommended linkage fee for residential development on a per square foot basis based on nexus to affordable housing need created and adjusted for market conditions, permitting cost and developer profit
 - (d) Provide maximum justifiable linkage fee for non-residential development on a per square foot basis based on nexus to affordable housing need created
 - (e) Provide a recommended linkage fee for non-residential development on a per square foot basis based on nexus to affordable housing need created and adjusted for market conditions, permitting cost and developer profit
 - (f) Provide an analysis of revenues produced at varying amounts of residential and non-residential linkage fees, and provide a calculative basis for the analysis

GENERAL LIMITING CONDITIONS

SPG does not warrant this report for use other than by the City of St. Petersburg, Florida, and assumes no responsibility for secondary use of this study or information contained herein by third parties. Although data and other information used in this study and analysis is believed to be factual, evaluations and projections are subject to a number of variables and unforeseen factors such as major economic changes or shifts in the local, regional, national or global economies. Accordingly, while the forecasts and projections have been prepared in accordance with acceptable techniques and consistent with available information, SPG cannot guarantee their attainment. We wish to note, however, that the analysis and conclusions represent the best judgment of the consultant, based on information compiled and evaluated within the scope of the Agreement with the Client for this project.

The use of the words “forecast” or “projection” within the report relates to broad expectations of future events or market conditions and the quantification of estimates or assumptions and is not considered a “forecast” or “projection” as defined by the American Institute of Certified Public Accountants.

EXECUTIVE SUMMARY

The City of St. Petersburg retained Strategic Planning Group, Inc. to prepare an Attainable/Workforce Housing Program based on the City's specific socio-economic metrics (demographics, household income, etc.). This report utilizes a number of data sources including; US Census Bureau; American Community Survey 2013-2017; University of Florida Bureau of Business Research; Pinellas County Appraiser Office; Pinellas County Realtor MLS and special proprietary computer program runs from REIS and from ESRI.

DEMOGRAPHICS

The University of Florida, Bureau of Business Research (BEBR) estimated that the City had a population of 266,076 as of April 2018 an increase of 21,307 since 2010 (or 2,131 persons per year). Data from the US Census (American Community Survey) estimated the City's July 1, 2018 resident population at 265,098¹. According to the 2017 ACS², the City had a median age of 42.5 with 21.5 percent of the population aged 62 or more.

HOUSEHOLD INCOME

St. Petersburg is one of Pinellas County's 24 cities. St. Petersburg's median household income was estimated at \$55,134 in 2017 based on the latest Bureau of Census, American Community Survey (ACS) data. It should be noted that the City's Housing & Community Development Department is required to use the HUD 2019 Tampa/St. Petersburg/Clearwater Metropolitan Statistical Area (**MSA**) median family income (MFI) limits adjusted by the number of persons in the family during the administration of the City's Entitlement Grant Programs (which for a 4 person family is \$66,900). This Nexus Study relies on the use of the 2017 ACS median household data³ for the **City of St. Petersburg**. The 2017 median household data for the City was inflated to 2019 using the same methods as used by HUD which is \$57,700 as of 2019.

LABOR DYNAMICS

Based on Census data, the City of St. Petersburg had 113,598⁴ jobs within its boundaries. Of that number, 37,757 jobs (33.2%) were held by City residents. The other 75,841 workers resided outside of the city (66.8 percent).

HOUSING CHARACTERISTICS

The number of housing units in St. Petersburg, as reported by the American Community Survey 2013-2017⁵, was estimated to be 131,356 units in 2017. Approximately 18 percent of the City's housing inventory is vacant of which most are held for seasonal use. It is estimated that 56 percent of the total housing units in the City were single-family detached units. Multi-family housing of five or more units accounted for 21 percent of the total units of which multi-family housing of 20 units or more accounted for 17 percent of the housing stock.

HOUSEHOLD BY TENURE

Slightly more than 58 percent of the City's occupied housing is owner occupied (62,296 units) and 42 percent is renter occupied (44,981).

¹ UF BEBR estimated the City's 2018 at 266,076

² American Community Survey 5 year 2013-2017

³ Median household income includes both family and nonfamily households and therefore is lower than family income.

⁴ Onthemap (Census) for 2015, latest data available

⁵ The 2013-2017 ACS data was released in December 2018 and is the latest data available

HOUSEHOLD SIZE

According to the ACS 2017, housing tenure within the City by household size indicates approximately 74 percent of the occupied housing units are made up of one and two person households. Conversely, the number of owner occupied units with four or more person households account for 12 percent of the occupied units.

HOUSING VALUES

The ACS 2017 reports that the City's median value of owner occupied units was 219,000. It should be noted that this is what homeowners assumed their homes were valued at as opposed to what actual sales were in 2017. The median monthly housing cost for households was \$1,010. There was only a slight difference in median monthly housing costs between owner occupied households (\$1,004) and renter occupied households (\$1,015).

Local Multiple Listing Service data indicates, that for the first two months of 2019, the median combined sales price for a single family and townhouse/condominium homes was \$249,188, an increase of 82 percent over 2014 median sales prices. The median price for a single family home was \$235,515, an increase of 69 percent over 2014's median sales price while townhouse/condominium median sales price was \$280,000, an increase of 123 percent since 2014. It should be noted that the 2014 sale prices reflect the low end of Florida's housing crash (recession).

HOUSING SUPPLY

St. Petersburg had 8,884 residential sales based on MLS data in 2018, averaging 740 residential sales monthly. Median sales price of all residential properties as reported by MLS was \$220,000 at the end of 2018.

January/February 2019 MLS data shows that there were 1,369 single family homes sales, with 599 sales of less than \$200,000 or 44 percent of all sales. There were 837 townhomes and condominiums sold during the same time period of which 54 percent sold for under \$200,000.

HOUSING COSTS

The U.S. Department of Housing and Urban Development (HUD) suggests that housing costs should not exceed 30 percent of total monthly household income. Based on the 2017 ACS estimates, 34 percent of homeowners paid 30 percent or more of their household income for housing while over 52 percent of renters in the City paid over 30 percent or more for housing.

Adjusting the City's 2017 median "family household" income (\$75,582) to \$79,100 for 2019, a family could afford to pay \$1,681 for rent or afford a home priced \$357,400. A median income family could afford the median asking price for single and multifamily housing based on MLS data. It should be noted that only 53 percent of the City's households are defined as "family households".

This report defines workforce housing as those households with household incomes ranging from 60 percent of the City's "median household income" to 120 percent of the City's "median household income" which is estimated at \$57,700. It should be noted that HUD metrics for affordable housing are based on the Tampa-St. Petersburg-Clearwater MSA median family income of \$66,900 to set income limits which is significantly lower than the City's median family income of \$79,100.

As shown below, a household with a median household income (family and non-family households)⁶ can afford \$1,443⁷ rent or afford to purchase a home, assuming a down payment of 10 percent, priced at \$229,369. A household earning only 60% of the City's median household income can afford \$866 rent or a \$123,859 home assuming good credit and little debt which is significantly lower than the current real estate market.

Table ES 1: St. Petersburg Median Household Income Affordability Calculator

Affordability Calculator							
Median Household Income 2019:							
Downpayment	10%		Utilities	15%			
Cost Burden	30%		Tax & Ins	20%			
Interest Rate	4.25%		Other Debt	12%			
Income Category	Median Income (%)	Household Income	Monthly Rent	Monthly Payment	Payment - Tax & Ins	Amt of Mortgage	Home Price
Very Low	50%	\$28,850	\$721	\$635	\$508	\$103,216	\$103,216
Very Low	60%	\$34,620	\$866	\$762	\$609	\$123,859	\$123,859
Low	80%	\$46,160	\$1,154	\$1,016	\$812	\$165,145	\$183,495
Median	100%	\$57,700	\$1,443	\$1,269	\$1,016	\$206,432	\$229,369
Moderate	120%	\$69,240	\$1,731	\$1,523	\$1,219	\$247,718	\$275,242

Source: Strategic Planning Group, Inc.

BARRIERS TO WORKFORCE/ATTAINABLE HOUSING

Increasing land prices and construction costs have collectively impacted the residential development community's ability to provide workforce/attainable housing in both the City and County.

LINKAGE FEES

Linkage fees are a means for local government to collect monies to help support affordable/workforce housing. These fees, collected from market rate residential development and non-residential development, are placed in a trust fund to provide for the construction and maintenance of affordable residential units.

Under Florida law, there must be a rational relationship between the linkage/mitigation fee imposed and the impact of new construction on the need for affordable workforce housing.

At both the national and local level, governments are being forced to determine the impacts that new market rate residential and non-residential developments create and the need for housing that is affordable to the workforce, as a legal basis for establishing a workforce housing mitigation program.

A Nexus study provides the required information for the workforce housing need created by new developments and provides statistical support for the fee calculation. The fee is typically calculated on a square foot basis or a per unit basis for residential.

⁶ In 2019 dollars

⁷ Assuming utilities of 15%

LINKAGE FEE

RESIDENTIAL

The proposed maximum residential impact fee is based on the construction of a new two bedroom apartment as explained further in the report. The combined affordability GAP 0-120% AMI is -\$33.94 per square foot. If the impact fee was based only on moderate household income (80-120% AMI) the impact fee would be \$18.15 per square foot.

Table ES 2: Summary of the Proposed Maximum Residential Impact Fee

Residential	Median Household Income PSF
GAP	(\$33.94)
GAP (60-80%)	(\$20.53)
GAP (80-120%)	(\$18.15)

Note: see table 39 in the report

NONRESIDENT

The following tables summarize the potential impact fees to various types of development. Table ES 3 shows the maximum possible fees based on new residential construction required to house additional employees.

Table ES 3: Summary Nonresidential Linkage Fee Based on New Construction Data

	Industrial	Commercial	Office	Hotel	Extended Stay
Rental					
Very low income	-\$10.45	-\$11.98	-\$32.44	-\$31.85	-\$1.82
Low income	-\$27.27	-\$58.98	-\$21.40	\$0.00	-\$2.22
Moderate income	-\$2.46	-\$1.65	-\$6.15	-\$0.68	-\$0.05
Rental	-\$40.18	-\$72.61	-\$59.99	-\$32.53	-\$4.09

Note: see table 63 in the report

The St. Petersburg housing market is very active and balanced and provides another source of workforce housing. The linkage fees shown in Table 67, presented later in the report, are a realistic assessment of St. Petersburg attainable/workforce housing market. They should be seen as a beginning point rather than the final fee structure. Most, if not all governmental entities adjusted the final fees to reflect local economic and political conditions. Should the City adopt linkage/impact fees, those fees should be subject to CPI increases.

Table ES 4: Recommended Maximum Nonresidential Linkage Fee

	Industrial	Commercial	Office	Hotel	Extended Stay Hotel
Townhome					
Very low income	-\$3.33	-\$3.82	-\$10.34	-\$10.15	-\$0.58
Low income	-\$0.05	-\$0.11	-\$0.04	\$0.00	\$0.00
Moderate income	\$4.77	\$3.21	\$11.92	\$1.32	\$0.09
Total	\$1.38	-\$0.72	\$1.53	-\$8.83	-\$0.49
Single Family					
Very low income	-\$5.79	-\$10.61	-\$28.74	-\$28.21	-\$1.61
Low income	-\$9.23	-\$31.93	-\$11.59	\$0.00	-\$1.20
Moderate income	\$2.07	\$2.23	\$8.28	\$0.92	\$0.07
Total	-\$12.94	-\$40.31	-\$32.05	-\$27.29	-\$2.75
Combined					
Very low income	-\$9.12	-\$14.43	-\$39.08	-\$38.37	-\$2.19
Low income	-\$9.28	-\$32.04	-\$11.63	\$0.00	-\$1.21
Moderate income	\$6.84	\$5.44	\$20.20	\$2.24	\$0.16
Total	-\$11.56	-\$41.03	-\$30.51	-\$36.13	-\$3.24

Note: see table 67 in the report

Typically, communities do not impose maximum linkage fees because there are other tools communities can use to increase the supply of affordable housing, and the linkage fee becomes one source of funding among several to subsidize attainable and workforce development. For example, the City of St. Petersburg uses the following funding sources to assist developers with the construction and preservation of attainable and workforce units: State Housing Initiative Partnership (SHIP), HOME Investment Partnership (HOME), Penny for Pinellas revenue, City owned land, South St. Petersburg Tax Increment Financing (TIF) revenue and Floor Area Ratio (FAR) bonus revenue.

In addition, St. Petersburg has several land use incentives in place to encourage the construction of attainable and workforce housing, including: Workforce Density Bonus Units, Accessory Dwelling Units, reduced parking requirements, reduced design requirements, and expedited permitting.

CHAPTER 1: WORKFORCE/ATTAINABLE HOUSING

OVERVIEW

Like other areas of the United States that have experienced rapid growth and rising home prices, Pinellas County and the City of St. Petersburg have reached the point where “affordability” of housing has become a critical “regional” issue. Many residents and organizations indicated workforce/attainable housing as a possible “critical concern” and a future detriment to economic development in Pinellas County. Thus, the following study was commissioned to dimension supply and demand of workforce/attainable housing.

THE NEED FOR WORKFORCE/ATTAINABLE HOUSING

The “American Dream” for every family is to have a comfortable home to rent or buy in a safe neighborhood that is available within the family budget and that is reasonably close to the wage earner’s place of employment. Unfortunately, for many families throughout Pinellas County, it is not currently possible to fulfill that dream, because they are unable to find adequate housing that they can afford even given the historically low-mortgage interest rates.

Influenced by many factors including changes in demographic trends, income growth and housing construction costs, the need for workforce/attainable housing has reached what some feel is crisis proportion in Pinellas County and the Tampa/St. Petersburg region. The steepest decline in home ownership nationwide has been the 25-34 year old age group. Recent census data shows that for the first time there are more young adults living in their parents’ home than in other types of housing. The members of this group are the most likely to be first time homebuyers. Illustrating that home ownership is not only tenure; it is a way of life. Community stability and a sense of neighborhood are corollaries of home ownership that are important both for individuals and for Pinellas County and the City of St. Petersburg.

Nationwide major demographic changes continue to result in more households, smaller households⁸, an increased elderly population, and other changes to household composition. The new, dominant configurations of household growth are divided in the following way: a) 48 percent married couple families, and b) 52 percent single parent families and non-family households based on the 2010 US Census and the American Community Survey, 2013-2017 (latest data available). The housing needs of these different groups, many of whom account for a large share of low and moderate income households, are currently not being met by the private sector. The normal filtration process, in which existing housing filters down to households at a lower economic level or to the poor, has been greatly constrained by the increasing number of smaller households that have formed as well as competition from the baby-boom generation who are aging in place.

WHAT IS WORKFORCE/ATTAINABLE HOUSING

What is attainable housing? The term often appears in the media without definition - attainable to whom? There are persons for whom virtually any housing is attainable, and still others for whom almost nothing is attainable. Thus, “attainable” describes a relationship between two variables - the income of consumers (buyers and renters) and the cost (price) of the product (houses and apartments). Significant changes in either of these two variables can produce or lose attainable housing.

⁸ Under the U.S. Census Bureau definition, family households consist of two or more individuals who are related by birth, marriage, or adoption, although they also may include other unrelated people. Nonfamily households consist of people who live alone or who share their residence with unrelated individuals.

"Attainable housing" is important not only to those who cannot afford market rate housing, but also to those communities that do not have a sufficient supply of attainable housing to support a vibrant and growing economy. New employees, for example, cannot be attracted to growing businesses where available housing is beyond their reach. This does not include a new national trend that has recently impacted many communities nationally, namely communities that cannot house their own municipal employees for lack of attainable housing.

The term is also used to mean housing that the private market does not produce on its own; i.e., housing that requires some form of subsidy, in the case of rental housing, to the tenant, developer or owner, and in the case of homeownership, to the buyer and/or developer. Whether, and to what extent a subsidy is required is a function of the disparity between the two variables mentioned above, and this varies by markets in which the housing is to be provided.

Thus, to determine the extent to which attainable workforce housing is needed in St. Petersburg, it is imperative to study the relationship between these variables, individual/household income and product prices. These are key components in examining the demand supply equation for any given market area.

DEFINITION

Federal government guidelines, primarily those developed by the U.S. Department of Housing and Urban Development (HUD), attainable housing cost to an owner or renter should not exceed any more than 30 percent of the household's gross monthly income for housing costs, including utilities. HUD determined the median family income for Pinellas County at \$66,900 for 2019. Based on American Community Survey (ACS) data, the City of St. Petersburg had a median family income of \$75,582 and a median household income of \$55,134 in 2017. SPG estimates that for 2019 median family income is \$79,100 and median household income is \$57,700.

There are state and federal income guidelines that serve as thresholds for various housing programs. Income limits are set in accordance with federal statutes that use four person income limits as a starting point.

Federal guidelines generally define very low income as less than 30 percent of the local Area Median Income (AMI), low income as greater than 30 percent but no more than 50 percent AMI, and moderate income as greater than 50 percent but no more than 80 percent AMI. When used by the federal government, "low and moderate income" refers to all households with income at or below 80 percent AMI.

The State of Florida uses a different definition that includes very low income as a household that does not exceed 50 percent AMI, low income as a household income that does not exceed 80 percent, AMI and moderate income as a household income that does not exceed 120 percent AMI.

Most federal and state housing assistance programs are oriented to households earning less than 80 percent AMI.

Workforce housing, on the other hand, is usually defined as households earning between 80 percent AMI and 120 percent AMI. The definition of attainable workforce housing has been modified by communities throughout the United States to include an upper 140 percent median family income bracket, as well as, a cost burden as high as 40 percent.

To determine whether and to what extent attainable housing is needed, the relationship between these variables - individual incomes and product prices needs analysis.

AFFORDABILITY – A BAD NAME

There seems to be a national trend for communities to look at attainable housing developments as “Public Housing” which it is not. Increasingly, the communities have attempted to rename the concept and redirect or re-educate the public as to its nature. A number of communities now refer to it as “contemporary attainable housing” or “moderate priced dwelling units” or even “workforce housing” to more adequately reflect those who need this type of housing. The following narrative is an attempt to redefine the concept and its need.

WORKFORCE HOUSING

Today’s workforce housing provides a stepping-stone for young families, a smaller, more manageable home for seniors, or creates housing for the city’s workforce. Workforce housing focuses on providing homes for public employees, teachers, public safety personnel and employees of small and large businesses in the city. Most communities that define “workforce housing” use HUD’s moderate income level of 80 percent-120 percent of the Area’s Median Income (AMI).

Workforce housing helps businesses remain in the city and county and helps public employees live closer to their jobs. Workforce housing can be ownership or rental, a two-family house, accessory apartment, townhouse or typical market-rate apartment unit.

The Florida Housing Coalition in its 2019 Housing Matters Report notes that with passage of Florida’s Sadowski Act state and local housing trust funds are projected to have the following economic impact on the State of Florida:

- 30,871 jobs
- \$4.4 billion in total economic output
- \$1.1 billion in labor income

WORKFORCE HOUSING – AN EFFECTIVE PRIVATE/PUBLIC PARTNERSHIP WITH LOCAL GOVERNMENT

Workforce housing is developed by private developers, often non-profits, many of which are local community or faith based organizations using a combination of rental income, private financing, income from sales and government subsidies. Other workforce housing is developed by the private sector through inclusionary zoning. Funding and technical assistance are also available from private lenders and the sale of ownership units. Other communities have created numerous other tools to assist in the production of workforce housing including: “New Homes Construction Funds”, “New Homes Land Acquisition Funds” and Inclusionary Zoning to assist with the development of workforce housing. Over the past decade, many communities in Florida and throughout the nation have shown that partnerships among local government, non-profit housing developers, community leaders and private financial institutions can create attractive, successful workforce housing developments that not only serve residents, but are an asset to the broader community.

In addition to helping residents, workforce housing benefits the wider community in significant ways:

- ◆ Providing housing for the local workforce
- ◆ Revitalizing distressed areas
- ◆ Directing economic benefits to the local community, such as increased jobs and sales taxes
- ◆ Reducing long distance commuter traffic and improving air quality
- ◆ Promoting economic integration while building community
- ◆ Social impacts including improved community health and education

DEFINING LOCAL WORKFORCE HOUSING

The costs of rental and owner occupied housing in Pinellas County has increased in recent years, but to determine the relative affordability of housing first requires a definition of “Workforce” housing. The concept of what is workforce housing is relative. A family or individual earning \$100,000 a year might find that at \$700,000 their “dream” home is unattainable; nevertheless, safe, adequate housing is available at their current income level.

Affordability becomes a problem when a family at any income level, but especially those earning at the median household income or less, does not have the opportunity to purchase or rent, decent and safe housing. For this study, workforce affordability is defined as: housing costs (rental or ownership) for households earning between 80 and 120 percent of the City’s median household income as defined by HUD (estimated at \$55,134 for 2017)⁹. For example, a household earning 80 percent of the median 2019 household income (\$57,700) could purchase a home valued at \$208,600¹⁰. A renter household making 80 percent of the city median household income could theoretically afford a gross rent of \$981 which includes utilities.

The following discussion is an examination of numerous other factors that influence the City’s overall demand for housing and its current and projected inventory or supply.

⁹ ACS 2013-2017

¹⁰ Assuming a 4.25 percent, 30 year mortgage, 10% down payment

CHAPTER 2: HOUSING MARKET DEMAND

The City of St. Petersburg lies within Pinellas County and is part of the four county, Tampa-St. Petersburg-Clearwater Metropolitan Statistical Area (MSA). The St. Petersburg Study Area is shown in Figure 1.

The City of St. Petersburg is the largest of the County's 24 cities.

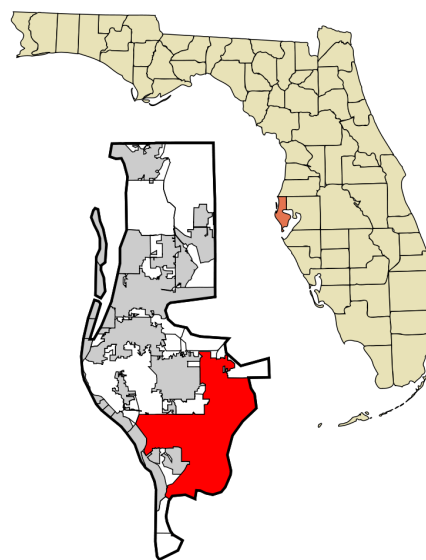
Table 1 shows population trends for City of St. Petersburg. As shown, the majority of the City's growth occurred prior to 1990. For the most part the City is built-out and growth will be the result of redevelopment and an increase in density.

Table 1: Population Trends, 1890- 2018

Historical population			
Census	Pop.	%±	Annual Gain
1890	273	—	
1900	1,575	476.90%	130
1910	4,127	162.00%	255
1920	14,237	245.00%	1,011
1930	40,425	183.90%	2,619
1940	60,812	50.40%	2,039
1950	96,738	59.10%	3,593
1960	181,298	87.40%	8,456
1970	216,159	19.20%	3,486
1980	238,647	10.40%	2,249
1990	238,629	0.00%	-2
2000	248,232	4.00%	960
2010	244,769	-1.4%	-346
Est. 2018	266,076	8.70%	2,131

Source: Wikipedia, University of Florida (BEER); US Census; Strategic Planning Group, Inc., 2019.

Figure 1: St. Petersburg/ Study Area



Source: By Arkryan
<https://commons.wikimedia.org/w/index.php?curid=2687602>

The primary source of demographic, housing and income data is derived from the U.S. Census Bureau's American Community Survey (ACS). The U.S. Census recommends that a five-year time series be used for analysis purposes due to small scale surveys used to collect data (especially in smaller areas); therefore the bulk of the census data used in this report relies on the five year 2013-2017 data¹¹. SPG also used ESRI Business data for 2018.

ACS 2017 DEMOGRAPHICS

The US Census estimated that the City had a 2017 population 256, 301¹². Approximately 39 percent of the City's population were 62 years or older.

¹¹ 5-year ACS 2013-17

¹² Census data released on May 29, 2019, estimate the City's population at 265,098

Table 2: St. Petersburg Demographics

Subject	St. Petersburg city, Florida			
	Estimate	Margin of Error	Percent	Percent Margin of Error
AGE				
Total population	256,031	+/-49	256,031	(X)
5 to 9 years	12,506	+/-789	4.90%	+/-0.3
10 to 14 years	13,140	+/-841	5.10%	+/-0.3
15 to 19 years	13,375	+/-679	5.20%	+/-0.3
20 to 24 years	16,968	+/-945	6.60%	+/-0.4
25 to 34 years	36,613	+/-1,321	14.30%	+/-0.5
35 to 44 years	30,948	+/-1,001	12.10%	+/-0.4
45 to 54 years	37,640	+/-1,171	14.70%	+/-0.5
55 to 59 years	19,810	+/-789	7.70%	+/-0.3
60 to 64 years	17,366	+/-954	6.80%	+/-0.4
65 to 74 years	24,657	+/-914	9.60%	+/-0.4
75 to 84 years	13,856	+/-748	5.40%	+/-0.3
85 years and over	6,735	+/-610	2.60%	+/-0.2

Source: U.S. Census American Community Survey (2013-2017), 2019

RACE/ETHNICITY

The City comprises a diverse racial composition. The City's White population comprised 72 percent of the City's population followed by African American at 25 percent and Asian at 4 percent.

Table 3: St. Petersburg Racial Composition, 2017

Subject	St. Petersburg city, Florida			
	Estimate	Margin of Error	Percent	Percent Margin of Error
SEX AND AGE				
Race alone or in combination with one or more other				
Total population	256,031	+/-49	256,031	(X)
White	184,282	+/-2,107	72.00%	+/-0.8
Black or African American	63,550	+/-1,850	24.80%	+/-0.7
American Indian and Alaska Native	1,991	+/-351	0.80%	+/-0.1
Asian	10,501	+/-1,060	4.10%	+/-0.4
Native Hawaiian and Other Pacific Islander	248	+/-173	0.10%	+/-0.1
Some other race	3,955	+/-893	1.50%	+/-0.3

Source: U.S. Census American Community Survey (2013-2017), 2019

The City had a small but growing Latino population which was estimated to account for almost eight percent of the City's population in 2017.

Table 4: St. Petersburg Ethnicity, 2017

Subject	St. Petersburg city, Florida			
	Estimate	Margin of Error	Percent	Percent Margin of Error
SEX AND AGE				
HISPANIC OR LATINO AND RACE				
Total population	256,031	+/-49	256,031	(X)
Hispanic or Latino (of any race)	19,555	+/-1,456	7.60%	+/-0.6
Mexican	3,490	+/-688	1.40%	+/-0.3
Puerto Rican	5,989	+/-1,148	2.30%	+/-0.4
Cuban	3,327	+/-635	1.30%	+/-0.2
Other Hispanic or Latino	6,749	+/-745	2.60%	+/-0.3
Not Hispanic or Latino	236,476	+/-1,458	92.40%	+/-0.6

Source: U.S. Census American Community Survey (2013-2017), 2019

DEMOGRAPHICS

The City is estimated to have a resident population of 265,098 as of July 1, 2019¹³ and increase of 21,307 since 2010 (or 2,131 persons per year) and the largest growth since the 1980s. Data from the US Census (American Community Survey) estimated the City's 2017 resident population 256,031 in 2017. According to the 2017 ACS¹⁴, the City's had a median age of 42.6 with 39.2 percent of the population aged 62 or more.

Table 5: Resident Age, ACS 2017

Subject	St. Petersburg city, Florida			
	Estimate	Margin of Error	Percent	Percent Margin of Error
SEX AND AGE				
Median age (years)	42.6	+/-0.6	(X)	(X)
Under 18 years	46,186	+/-1,169	18.00%	+/-0.5
16 years and over	215,092	+/-1,190	84.00%	+/-0.5
18 years and over	209,845	+/-1,170	82.00%	+/-0.5
21 years and over	201,050	+/-1,304	78.50%	+/-0.5
62 years and over	55,141	+/-1,043	21.50%	+/-0.4
65 years and over	45,248	+/-950	17.70%	+/-0.4

Source: U.S. Census American Community Survey (2013-2017), 2019

St. Petersburg is demographically comprised primarily of a White population which represents 74 percent of the City's population with a growing Hispanic population which accounts for 28.8 percent of the population according to the U.S. Census (Hispanics are defined by the Census as either Black or White according to ACS 2017 data).

¹³ The University of Florida, Bureau of Business Research (BEBR) estimated that the City's had a population of 266,076 as of April 1, 2018

¹⁴ American Community Survey 5 year 2012-2017

Table6: St. Petersburg Race/Ethnicity, ACS 2017

Subject	St. Petersburg city, Florida			
	Estimate	Margin of Error	Percent	Percent Margin of Error
SEX AND AGE				
HISPANIC OR LATINO AND RACE				
Total population	256,031	+/-49	256,031	(X)
Hispanic or Latino (of any race)	19,555	+/-1,456	7.60%	+/-0.6
Mexican	3,490	+/-688	1.40%	+/-0.3
Puerto Rican	5,989	+/-1,148	2.30%	+/-0.4
Cuban	3,327	+/-635	1.30%	+/-0.2
Other Hispanic or Latino	6,749	+/-745	2.60%	+/-0.3
Not Hispanic or Latino	236,476	+/-1,458	92.40%	+/-0.6
White alone	161,439	+/-2,024	63.10%	+/-0.8
Black or African American alone	57,914	+/-1,816	22.60%	+/-0.7
American Indian and Alaska Native alone	474	+/-156	0.20%	+/-0.1
Asian alone	8,438	+/-931	3.30%	+/-0.4
Native Hawaiian and Other Pacific Islander alone	126	+/-86	0.00%	+/-0.1
Some other race alone	1,347	+/-652	0.50%	+/-0.3
Two or more races	6,738	+/-917	2.60%	+/-0.4

Source: U.S. Census American Community Survey (2013-2017), 2019

INCOME

Based on Census data, the City's median household income was \$55,134¹⁵ in 2017. Median income ranged from \$85,853 for married families to \$37,353 for nonfamily households.

Table 7: St. Petersburg Household Income by Type of Household, 2017

Subject	St. Petersburg city, Florida							
	Households		Families		Married-couple families		Nonfamily households	
	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error
Total	109,834	+/-3,550	56,876	+/-2,334	40,657	+/-2,218	52,958	+/-3,494
Less than \$10,000	6.30%	+/-1.0	3.40%	+/-1.2	2.70%	+/-1.4	9.60%	+/-1.7
\$10,000 to \$14,999	4.90%	+/-1.3	2.00%	+/-1.0	0.70%	+/-0.6	8.40%	+/-2.3
\$15,000 to \$24,999	11.50%	+/-1.7	7.80%	+/-2.0	4.00%	+/-1.4	15.90%	+/-2.6
\$25,000 to \$34,999	9.50%	+/-1.4	8.10%	+/-1.9	6.90%	+/-2.1	11.30%	+/-2.3
\$35,000 to \$49,999	12.70%	+/-1.6	11.30%	+/-2.2	8.90%	+/-2.2	14.40%	+/-2.4
\$50,000 to \$74,999	19.10%	+/-2.2	16.60%	+/-2.7	14.90%	+/-2.7	20.70%	+/-3.3
\$75,000 to \$99,999	13.40%	+/-2.0	18.50%	+/-2.7	21.80%	+/-3.1	8.60%	+/-1.8
\$100,000 to \$149,999	11.70%	+/-1.4	16.30%	+/-2.4	19.40%	+/-3.1	6.20%	+/-1.5
\$150,000 to \$199,999	4.80%	+/-1.0	6.30%	+/-1.4	8.20%	+/-1.7	2.30%	+/-1.1
\$200,000 or more	6.20%	+/-1.1	9.60%	+/-1.8	12.60%	+/-2.4	2.60%	+/-0.9
Median income (dollars)	\$55,134	+/-2,688	\$75,582	+/-3,471	\$85,853	+/-3,267	\$37,353	+/-3,724
Mean income (dollars)	\$80,310	+/-4,334	\$103,097	+/-8,133	N	N	\$54,117	+/-4,110

Source: U.S. Census American Community Survey (2017), 2019

Family income is directly related to the number of wage earners in the household. It ranges from \$53,329 for one earner households to \$109,165 for three or more wage earners. Forty percent of the City's working households have one wage earner and 60 percent have over two wage earners. The median income for a two wage earner household was \$92,221 in 2017.

¹⁵ These figures are based on 1 year ACS estimates. SPG used the one year estimate for income due to the impacts that the recession has on the 2013-2017 trends.

Table 8: Number of Wage Earners. 2017

Subject	St. Petersburg city, Florida					
	Number		Percent Distribution		Median income (dollars)	
	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error
FAMILY INCOME BY NUMBER OF EARNERS						
No earners	11,553	+/-1,558	20.30%	+/-2.4	\$49,181	+/-10,867
1 earner	18,424	+/-2,131	32.40%	+/-3.3	\$53,329	+/-7,345
2 earners	22,222	+/-1,754	39.10%	+/-3.2	\$92,221	+/-5,789
3 or more earners	4,677	+/-953	8.20%	+/-1.7	\$109,165	+/-13,246

Source: U.S. Census American Community Survey (2013-2017), 2019

The City's median household income was estimated at \$55,134 but ranged from \$85,853 for married households to \$37,353 for nonfamily households, in 2017.

LABOR FORCE

American Community Survey data shows that the City had 215,092 residents aged 16 years and older of which 63.1 percent were in the labor force as of 2017.

Table 9: Employment Status, 2017

Subject	St. Petersburg city, Florida							
	Total		Labor Force		Employment/Population		Unemployment rate	
	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error
Population 16 years and over	215,092	+/-1,190	63.10%	+/-0.8	58.70%	+/-0.9	6.50%	+/-0.6
AGE								
16 to 19 years	10,499	+/-624	37.30%	+/-4.1	28.80%	+/-3.7	22.30%	+/-5.1
20 to 24 years	16,968	+/-945	72.30%	+/-3.3	62.10%	+/-3.7	12.80%	+/-2.9
25 to 29 years	18,503	+/-902	83.30%	+/-2.7	77.50%	+/-2.9	5.80%	+/-1.7
30 to 34 years	18,110	+/-841	83.70%	+/-2.2	78.40%	+/-2.6	5.90%	+/-1.5
35 to 44 years	30,948	+/-1,001	84.80%	+/-1.5	79.90%	+/-1.7	5.40%	+/-1.1
45 to 54 years	37,640	+/-1,171	82.30%	+/-1.4	77.50%	+/-1.7	5.50%	+/-0.9
55 to 59 years	19,810	+/-789	71.30%	+/-2.5	67.70%	+/-2.5	5.00%	+/-1.2
60 to 64 years	17,366	+/-954	56.40%	+/-2.6	53.80%	+/-2.6	4.70%	+/-1.1
65 to 74 years	24,657	+/-914	26.40%	+/-1.9	25.20%	+/-2.0	4.50%	+/-1.6
75 years and over	20,591	+/-861	6.80%	+/-0.9	6.60%	+/-0.9	2.30%	+/-2.2

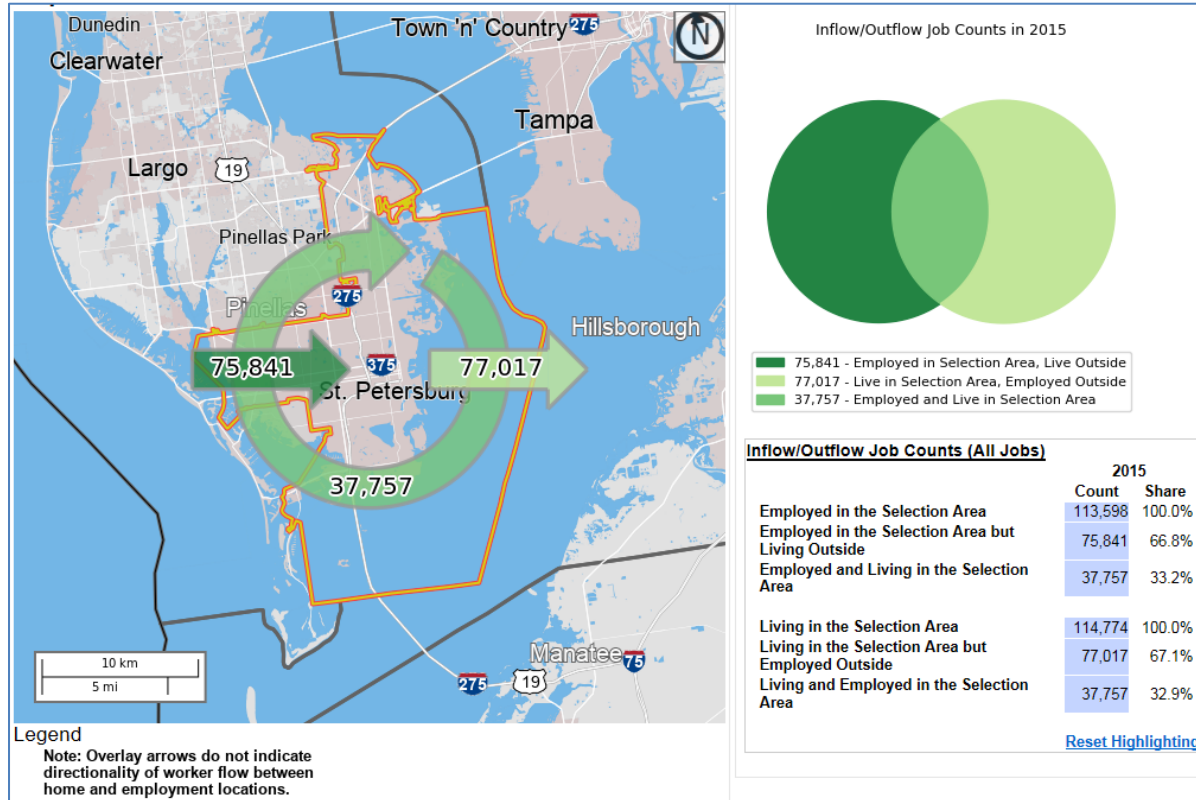
Source: U.S. Census American Community Survey (2013-2017), 2019

LABOR DYNAMICS¹⁶

Based on Census data, the City of St. Petersburg had 113,598 jobs located within its boundaries. Of that number, 37,757 jobs (33.2%) were held by City residents. The other 75,841 workers resided outside of the city (66.8%) as shown in Figure 2. Slightly more than 67 percent of City residents leave the City every day to work.

¹⁶ This is the latest Labor Dynamics available from the US Census

Figure 2: Labor Inflow/Outflow, 2015



ESRI 2018-2023 Socio Economic Estimates/Projections

ESRI estimated that the City had a population of 260,094 in 2018¹⁷ and projected a 2023 population of 271,211, a net gain of 11,117 full time residents. ESRI estimated that the City had a daytime population of 265,931 comprised of 136,334 workers and 129,597 residents.

ESRI EMPLOYMENT/BUSINESSES

As shown below, the Retail sector is the largest job generator (17.9%) in the City followed by Health care/Social services (15.0%), Utilities (13.0%), Transportation/Warehousing (11.0), Finance/Insurance (10.8%), and Professional services (7.0%).

¹⁷ Approximately 0.019% lower than latest Census estimates

Table 10: St. Petersburg Businesses and Employment

by NAICS Codes	Businesses		Employees	
	Number	Percent	Number	Percent
Agriculture, Forestry, Fishing & Hunting	6	0.1%	38	0.0%
Mining	9	0.1%	58	0.0%
Utilities	6	0.1%	1,667	1.3%
Construction	460	5.0%	2,669	2.0%
Manufacturing	232	2.5%	5,975	4.5%
Wholesale Trade	174	1.9%	3,708	2.8%
Retail Trade	1,172	12.8%	23,727	17.9%
Motor Vehicle & Parts Dealers	132	1.4%	1,319	1.0%
Furniture & Home Furnishings Stores	77	0.8%	405	0.3%
Electronics & Appliance Stores	58	0.6%	1,271	1.0%
Bldg Material & Garden Equipment & Supplies Dealers	73	0.8%	1,160	0.9%
Food & Beverage Stores	152	1.7%	2,251	1.7%
Health & Personal Care Stores	145	1.6%	1,461	1.1%
Gasoline Stations	44	0.5%	184	0.1%
Clothing & Clothing Accessories Stores	158	1.7%	1,081	0.8%
Sport Goods, Hobby, Book, & Music Stores	69	0.8%	414	0.3%
General Merchandise Stores	59	0.6%	1,936	1.5%
Miscellaneous Store Retailers	191	2.1%	1,218	0.9%
Nonstore Retailers	14	0.2%	11,027	8.3%
Transportation & Warehousing	113	1.2%	1,438	1.1%
Information	193	2.1%	6,201	4.7%
Finance & Insurance	612	6.7%	14,325	10.8%
Central Bank/Credit Intermediation & Related Activities	184	2.0%	2,812	2.1%
Securities, Commodity Contracts & Other Financial	156	1.7%	6,778	5.1%
Insurance Carriers & Related Activities; Funds, Trusts	272	3.0%	4,735	3.6%
Real Estate, Rental & Leasing	553	6.0%	3,317	2.5%
Professional, Scientific & Tech Services	1,111	12.1%	9,329	7.0%
Legal Services	414	4.5%	2,295	1.7%
Management of Companies & Enterprises	21	0.2%	208	0.2%
Administrative & Support & Waste Management & Educational Services	353	3.8%	2,264	1.7%
Educational Services	202	2.2%	7,422	5.6%
Health Care & Social Assistance	1,011	11.0%	19,896	15.0%
Arts, Entertainment & Recreation	220	2.4%	2,743	2.1%
Accommodation & Food Services	626	6.8%	10,719	8.1%
Accommodation	82	0.9%	1,980	1.5%
Food Services & Drinking Places	544	5.9%	8,739	6.6%
Other Services (except Public Administration)	1,173	12.8%	7,981	6.0%
Automotive Repair & Maintenance	139	1.5%	875	0.7%
Public Administration	181	2.0%	6,382	4.8%
Unclassified Establishments	762	8.3%	2,855	2.1%
Total	9,190	100.0%	132,922	100.0%

Source: Copyright 2018 Infogroup, Inc. All rights reserved. Esri Total Residential Population forecasts for 2018.

HOUSING CHARACTERISTICS

The number of housing units in the City, as reported by the American Community Survey 2013-2017¹⁸, was estimated to be 131,356 units in 2017. Approximately 18 percent of the City's housing inventory is vacant; most of which are held for seasonal use. Table 8 summarizes housing occupancy in St. Petersburg for 2017.

¹⁸ The 2013-2017 ACS data was released in December 2018 and is the latest data available.

Table 11: Housing Occupancy

Subject	St. Petersburg city, Florida			
	Estimate	Margin of Error	Percent	Percent Margin of Error
HOUSING OCCUPANCY				
Total housing units	131,356	+/-1,353	131,356	(X)
Occupied housing units	107,277	+/-1,246	81.70%	+/-0.7
Vacant housing units	24,079	+/-998	18.30%	+/-0.7
Homeowner vacancy rate	2.4	+/-0.5	(X)	(X)
Rental vacancy rate	8.4	+/-1.2	(X)	(X)

Source: U.S. Census American Community Survey (5 year 2013-2017), 2019

It is estimated that 56 percent of the total housing units in the City were single family detached units and 2.4 percent were single family attached. Multi-family housing of two to four units accounted for 7.4 percent of the total units and multi-family housing of 20 units or more accounted for nearly 17 percent of the housing stock. The City is estimated to contain 13 percent mobile homes.

Table 12: Housing Occupancy, 2017

Subject	St. Petersburg city, Florida			
	Estimate	Margin of Error	Percent	Percent Margin of Error
HOUSING OCCUPANCY				
UNITS IN STRUCTURE				
Total housing units	131,356	+/-1,353	131,356	(X)
1-unit, detached	73,887	+/-1,147	56.20%	+/-0.7
1-unit, attached	3,178	+/-289	2.40%	+/-0.2
2 units	3,980	+/-481	3.00%	+/-0.4
3 or 4 units	5,828	+/-461	4.40%	+/-0.3
5 to 9 units	7,573	+/-615	5.80%	+/-0.5
10 to 19 units	10,586	+/-732	8.10%	+/-0.6
20 or more units	21,923	+/-846	16.70%	+/-0.6
Mobile home	4,170	+/-393	3.20%	+/-0.3
Boat, RV, van, etc.	231	+/-140	0.20%	+/-0.1

Source: U.S. Census American Community Survey (5 year 2013-2017), 2019

AGE OF HOUSING STOCK

Based on Census data, approximately 76 percent of the City's housing stock is now approaching 40 years of age and not built to current standards (utilities, insulation, etc.).

Table 13: Housing by Age

Subject	St. Petersburg city, Florida			
	Estimate	Margin of Error	Percent	Percent Margin of Error
HOUSING OCCUPANCY				
YEAR STRUCTURE BUILT				
Total housing units	131,356	+/-1,353	131,356	(X)
Built 2014 or later	1,049	+/-205	0.80%	+/-0.2
Built 2010 to 2013	1,315	+/-210	1.00%	+/-0.2
Built 2000 to 2009	8,254	+/-558	6.30%	+/-0.4
Built 1990 to 1999	8,129	+/-582	6.20%	+/-0.4
Built 1980 to 1989	13,269	+/-801	10.10%	+/-0.6
Built 1970 to 1979	26,568	+/-987	20.20%	+/-0.8
Built 1960 to 1969	23,496	+/-933	17.90%	+/-0.6
Built 1950 to 1959	29,294	+/-873	22.30%	+/-0.6
Built 1940 to 1949	6,712	+/-593	5.10%	+/-0.4
Built 1939 or earlier	13,270	+/-575	10.10%	+/-0.4

Source: U.S. Census American Community Survey (2013-2017), 2019

NUMBER OF BEDROOMS

The majority of residential units within the City have two or less bedrooms (61.7%). Two and three bedroom configurations account for approximately 71 percent of the City's housing stock.

Table 14: Number of Bedrooms

Subject	St. Petersburg city, Florida			
	Estimate	Margin of Error	Percent	Percent Margin of Error
HOUSING OCCUPANCY				
BEDROOMS				
Total housing units	131,356	+/-1,353	131,356	(X)
No bedroom	5,338	+/-520	4.10%	+/-0.4
1 bedroom	21,356	+/-1,087	16.30%	+/-0.8
2 bedrooms	54,251	+/-1,274	41.30%	+/-0.9
3 bedrooms	38,811	+/-1,089	29.50%	+/-0.8
4 bedrooms	10,125	+/-644	7.70%	+/-0.5
5 or more bedrooms	1,475	+/-223	1.10%	+/-0.2

Source: U.S. Census American Community Survey (2013-2017), 2019

HOUSEHOLD BY TENURE

Approximately 58 percent of the City's occupied housing is owner occupied (62,296 units) and 42 percent is renter occupied (44,981). The average household size for owner occupied homes was 2.38 and was 2.26 for renters.

Table 15: Household Tenure, 2017

Subject	St. Petersburg city, Florida			
	Estimate	Margin of Error	Percent	Percent Margin of Error
HOUSING TENURE				
Occupied housing units	107,277	+/-1,246	107,277	(X)
Owner-occupied	62,296	+/-1,268	58.10%	+/-0.9
Renter-occupied	44,981	+/-1,019	41.90%	+/-0.9
Average household size of owner-occupied	2.38	+/-0.04	(X)	(X)
Average household size of renter-occupied	2.26	+/-0.05	(X)	(X)

Source: U.S. Census American Community Survey (5-year 2013-2017), 2019

HOUSING VALUES

The ACS 2017 reports that the City's median value of owner occupied units was \$165,000. This modest value largely reflects the large amount of older housing in the City. It should be noted that these values are what homeowners assumed their homes were valued at, as opposed to what actual sales were in 2017.

Table 16: Owner Occupied Housing Values, 2017

Subject	St. Petersburg city, Florida			
	Estimate	Margin of Error	Percent	Percent Margin of Error
HOUSING VALUE				
Owner-occupied units	62,296	+/-1,268	62,296	(X)
Less than \$50,000	5,532	+/-534	8.90%	+/-0.9
\$50,000 to \$99,999	10,720	+/-682	17.20%	+/-1.0
\$100,000 to \$149,999	10,975	+/-711	17.60%	+/-1.1
\$150,000 to \$199,999	10,506	+/-678	16.90%	+/-1.0
\$200,000 to \$299,999	10,968	+/-628	17.60%	+/-1.0
\$300,000 to \$499,999	8,077	+/-446	13.00%	+/-0.7
\$500,000 to \$999,999	4,124	+/-334	6.60%	+/-0.5
\$1,000,000 or more	1,394	+/-214	2.20%	+/-0.3
Median (dollars)	\$165,000	+/-2,453	(X)	(X)

Source: U.S. Census American Community Survey (2013-2017), 2019

Family households comprise 53 percent of City's households, while 47 percent are nonfamily households. Married couples account for 35.5 percent of the City's households¹⁹.

Table 17: Households by Type, 2017

HOUSEHOLD TYPE (INCLUDING LIVING ALONE) AND AGE OF	Occupied housing units		Percent occupied		Owner-occupied housing		Percent owner-occupied		Renter-occupied housing		Percent renter-occupied	
	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error
Family households	57,253	+/-1,154	53.40%	+/-1.0	38,273	+/-1,059	61.40%	+/-1.2	18,980	+/-873	42.20%	+/-1.6
Married-couple family	38,114	+/-1,065	35.50%	+/-1.0	29,649	+/-940	47.60%	+/-1.2	8,465	+/-649	18.80%	+/-1.4
Householder 15 to 34 years	4,391	+/-429	4.10%	+/-0.4	2,119	+/-296	3.40%	+/-0.5	2,272	+/-353	5.10%	+/-0.7
Householder 35 to 64 years	23,644	+/-866	22.00%	+/-0.8	18,462	+/-783	29.60%	+/-1.0	5,182	+/-482	11.50%	+/-1.1
Householder 65 years and over	10,079	+/-460	9.40%	+/-0.4	9,068	+/-406	14.60%	+/-0.7	1,011	+/-232	2.20%	+/-0.5
Other family	19,139	+/-864	17.80%	+/-0.8	8,624	+/-543	13.80%	+/-0.8	10,515	+/-727	23.40%	+/-1.5
Male householder, no wife present	4,699	+/-468	4.40%	+/-0.4	2,328	+/-310	3.70%	+/-0.5	2,371	+/-376	5.30%	+/-0.8
Householder 15 to 34 years	989	+/-244	0.90%	+/-0.2	332	+/-148	0.50%	+/-0.2	657	+/-173	1.50%	+/-0.4
Householder 35 to 64 years	2,991	+/-378	2.80%	+/-0.4	1,561	+/-256	2.50%	+/-0.4	1,430	+/-274	3.20%	+/-0.6
Householder 65 years and over	719	+/-231	0.70%	+/-0.2	435	+/-136	0.70%	+/-0.2	284	+/-155	0.60%	+/-0.3
Female householder, no husband	14,440	+/-749	13.50%	+/-0.7	6,296	+/-530	10.10%	+/-0.8	8,144	+/-589	18.10%	+/-1.2
Householder 15 to 34 years	3,167	+/-396	3.00%	+/-0.4	326	+/-111	0.50%	+/-0.2	2,841	+/-348	6.30%	+/-0.8
Householder 35 to 64 years	8,770	+/-681	8.20%	+/-0.6	3,873	+/-471	6.20%	+/-0.7	4,897	+/-524	10.90%	+/-1.1
Householder 65 years and over	2,503	+/-303	2.30%	+/-0.3	2,097	+/-284	3.40%	+/-0.5	406	+/-131	0.90%	+/-0.3
Nonfamily households	50,024	+/-1,310	46.60%	+/-1.0	24,023	+/-945	38.60%	+/-1.2	26,001	+/-855	57.80%	+/-1.6
Householder living alone	40,662	+/-1,245	37.90%	+/-1.0	20,005	+/-880	32.10%	+/-1.2	20,657	+/-789	45.90%	+/-1.6
Householder 15 to 34 years	6,744	+/-563	6.30%	+/-0.5	1,047	+/-182	1.70%	+/-0.3	5,697	+/-524	12.70%	+/-1.1
Householder 35 to 64 years	19,647	+/-959	18.30%	+/-0.8	9,394	+/-625	15.10%	+/-0.9	10,253	+/-620	22.80%	+/-1.4
Householder 65 years and over	14,271	+/-781	13.30%	+/-0.7	9,564	+/-622	15.40%	+/-0.9	4,707	+/-387	10.50%	+/-0.9
Householder not living alone	9,362	+/-594	8.70%	+/-0.6	4,018	+/-400	6.40%	+/-0.6	5,344	+/-461	11.90%	+/-1.0
Householder 15 to 34 years	3,633	+/-311	3.40%	+/-0.3	643	+/-153	1.00%	+/-0.2	2,990	+/-308	6.60%	+/-0.7
Householder 35 to 64 years	4,599	+/-397	4.30%	+/-0.4	2,467	+/-297	4.00%	+/-0.5	2,132	+/-304	4.70%	+/-0.7
Householder 65 years and over	1,130	+/-186	1.10%	+/-0.2	908	+/-160	1.50%	+/-0.3	222	+/-106	0.50%	+/-0.2

Source: U.S. Census American Community Survey (2013-2017), 2019

¹⁹ American Community Survey (2013-2017), 2019

HOUSEHOLD INCOME

St. Petersburg's median occupied household income was estimated at \$50,622 in 2017²⁰. Owner occupied household median income was \$62,889 and renter occupied median household income was \$36,743.

Table 18: Median Household Income, 2017

Subject	St. Petersburg city, Florida											
	Occupied housing units		Percent occupied housing units		Owner-occupied housing units		Percent owner-occupied housing units		Renter-occupied housing units		Percent renter-occupied housing units	
	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error
Occupied housing units	107,277	+/-1,246	107,277	+/-1,246	62,296	+/-1,268	62,296	+/-1,268	44,981	+/-1,019	44,981	+/-1,019
HOUSEHOLD INCOME IN THE PAST 12 MONTHS (IN 2017 INFLATION-ADJUSTED DOLLARS)												
Less than \$5,000	4,763	+/-530	4.40%	+/-0.5	1,530	+/-218	2.50%	+/-0.3	3,233	+/-478	7.20%	+/-1.0
\$5,000 to \$9,999	3,707	+/-405	3.50%	+/-0.4	1,239	+/-233	2.00%	+/-0.4	2,468	+/-300	5.50%	+/-0.6
\$10,000 to \$14,999	5,875	+/-570	5.50%	+/-0.5	2,727	+/-369	4.40%	+/-0.6	3,148	+/-474	7.00%	+/-1.0
\$15,000 to \$19,999	6,220	+/-594	5.80%	+/-0.5	2,790	+/-381	4.50%	+/-0.6	3,430	+/-420	7.60%	+/-0.9
\$20,000 to \$24,999	5,829	+/-462	5.40%	+/-0.4	2,545	+/-285	4.10%	+/-0.4	3,284	+/-365	7.30%	+/-0.9
\$25,000 to \$34,999	11,120	+/-630	10.40%	+/-0.6	5,459	+/-453	8.80%	+/-0.7	5,661	+/-425	12.60%	+/-0.9
\$35,000 to \$49,999	15,389	+/-827	14.30%	+/-0.7	8,121	+/-490	13.00%	+/-0.7	7,268	+/-662	16.20%	+/-1.4
\$50,000 to \$74,999	19,456	+/-960	18.10%	+/-0.9	11,595	+/-644	18.60%	+/-0.9	7,861	+/-669	17.50%	+/-1.5
\$75,000 to \$99,999	13,116	+/-659	12.20%	+/-0.6	9,251	+/-492	14.90%	+/-0.8	3,865	+/-473	8.60%	+/-1.0
\$100,000 to \$149,999	12,803	+/-688	11.90%	+/-0.6	9,301	+/-642	14.90%	+/-0.9	3,502	+/-437	7.80%	+/-1.0
\$150,000 or more	8,999	+/-574	8.40%	+/-0.5	7,738	+/-509	12.40%	+/-0.8	1,261	+/-231	2.80%	+/-0.5
Median household income (dollars)	\$50,622	+/-897	\$50,622	+/-897	\$62,889	+/-1,767	\$62,889	+/-1,767	\$36,743	+/-873	\$36,743	+/-873

Source: U.S. Census American Community Survey (2013-2017), 2019

The median monthly household housing cost was \$1,010. There was not a significant difference between owner occupied median housing costs (\$1,010) and renter occupied housing costs (\$1,015).

Table 19: Monthly Housing Costs, 2017

Subject	St. Petersburg city, Florida											
	Occupied housing units		Percent occupied housing units		Owner-occupied housing units		Percent owner-occupied housing units		Renter-occupied housing units		Percent renter-occupied housing units	
	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error
MONTHLY HOUSING COSTS												
Less than \$300	6,528	+/-479	6.10%	+/-0.4	5,480	+/-451	8.80%	+/-0.7	1,048	+/-173	2.30%	+/-0.4
\$300 to \$499	9,869	+/-545	9.20%	+/-0.5	8,452	+/-446	13.60%	+/-0.7	1,417	+/-282	3.20%	+/-0.6
\$500 to \$799	19,632	+/-892	18.30%	+/-0.8	10,369	+/-572	16.60%	+/-0.8	9,263	+/-654	20.60%	+/-1.3
\$800 to \$999	15,797	+/-816	14.70%	+/-0.7	6,677	+/-533	10.70%	+/-0.8	9,120	+/-592	20.30%	+/-1.3
\$1,000 to \$1,499	29,806	+/-873	27.80%	+/-0.8	14,166	+/-720	22.70%	+/-1.0	15,640	+/-754	34.80%	+/-1.6
\$1,500 to \$1,999	13,157	+/-834	12.30%	+/-0.8	8,529	+/-627	13.70%	+/-0.9	4,628	+/-470	10.30%	+/-1.0
\$2,000 to \$2,499	4,827	+/-385	4.50%	+/-0.4	3,718	+/-321	6.00%	+/-0.5	1,109	+/-246	2.50%	+/-0.5
\$2,500 to \$2,999	2,216	+/-232	2.10%	+/-0.2	1,936	+/-211	3.10%	+/-0.3	280	+/-105	0.60%	+/-0.2
\$3,000 or more	3,308	+/-372	3.10%	+/-0.3	2,969	+/-323	4.80%	+/-0.5	339	+/-120	0.80%	+/-0.3
No cash rent	2,137	+/-327	2.00%	+/-0.3	(X)	(X)	(X)	(X)	2,137	+/-327	4.80%	+/-0.7
Median (dollars)	\$1,010	+/-14	\$1,010	+/-14	\$1,005	+/-22	\$1,005	+/-22	\$1,015	+/-17	\$1,015	+/-17

Source: U.S. Census American Community Survey (5-year 2013-2017), 2019

HOUSING AFFORDABILITY

The U.S. Department of Housing and Urban Development (HUD) defines affordability as housing costs of 30 percent or less of total monthly household income including utilities. Based on the 2017 ACS estimates, 34.2 percent of homeowners in the City "with a mortgage" paid 30 percent or more of their income on housing of which 26.5 percent paid over 35 percent or more.

²⁰ 2017 American Community Survey

Table 20: Owner Affordability

Subject	St. Petersburg city, Florida			
	Estimate	Margin of Error	Percent	Percent Margin of Error
SELECTED MONTHLY OWNER COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME				
Housing units with a mortgage (excluding units where SMOCAPI cannot be computed)	37,268	+/-996	37,268	(X)
Less than 20.0 percent	14,795	+/-677	39.70%	+/-1.7
20.0 to 24.9 percent	5,517	+/-454	14.80%	+/-1.1
25.0 to 29.9 percent	4,211	+/-433	11.30%	+/-1.1
30.0 to 34.9 percent	2,882	+/-338	7.70%	+/-0.9
35.0 percent or more	9,863	+/-630	26.50%	+/-1.3

Source: U.S. Census American Community Survey (5 year 2013-2017), 2019

For renters, the median monthly housing rent was reported to be \$1,015.

Table 21: Gross Rents

Subject	St. Petersburg city, Florida			
	Estimate	Margin of Error	Percent	Percent Margin of Error
GROSS RENT				
Occupied units paying rent	42,844	+/-963	42,844	(X)
Less than \$500	2,465	+/-310	5.80%	+/-0.7
\$500 to \$999	18,383	+/-852	42.90%	+/-1.6
\$1,000 to \$1,499	15,640	+/-754	36.50%	+/-1.7
\$1,500 to \$1,999	4,628	+/-470	10.80%	+/-1.1
\$2,000 to \$2,499	1,109	+/-246	2.60%	+/-0.6
\$2,500 to \$2,999	280	+/-105	0.70%	+/-0.2
\$3,000 or more	339	+/-120	0.80%	+/-0.3
Median (dollars)	\$1,015	+/-17	(X)	(X)

Source: U.S. Census American Community Survey (5 year 2013-2017), 2019

Slightly over 52 percent of renters in the City paid 30 percent or more of their income on housing while 43.4 percent paid 35 percent or more for rent, clearly indicating an affordability problem.

Table 22: Renter Affordability

Subject	St. Petersburg city, Florida			
	Estimate	Margin of Error	Percent	Percent Margin of Error
GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME (GRAPI)				
Occupied units paying rent (excluding units where GRAPI cannot be computed)	41,450	+/-958	41,450	(X)
Less than 15.0 percent	4,351	+/-485	10.50%	+/-1.1
15.0 to 19.9 percent	5,199	+/-481	12.50%	+/-1.2
20.0 to 24.9 percent	5,423	+/-522	13.10%	+/-1.2
25.0 to 29.9 percent	4,839	+/-550	11.70%	+/-1.3
30.0 to 34.9 percent	3,646	+/-465	8.80%	+/-1.1
35.0 percent or more	17,992	+/-836	43.40%	+/-1.8
Not computed	3,531	+/-478	(X)	(X)

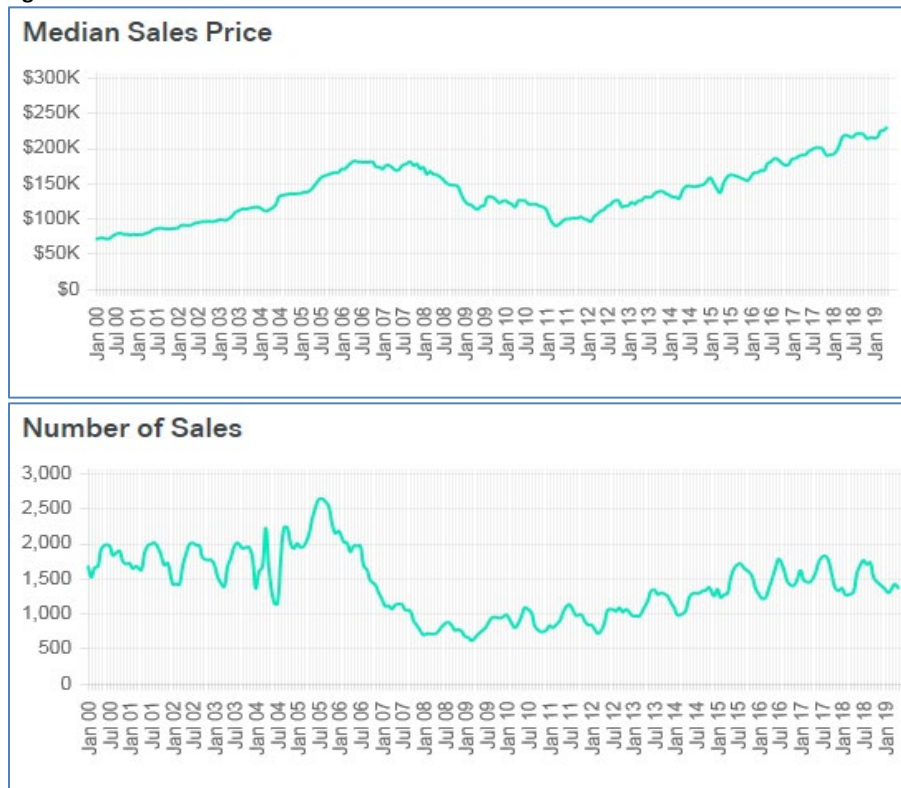
Source: U.S. Census American Community Survey (5 year 2013-2017), 2019

CHAPTER 3: HOUSING SUPPLY

ST. PETERSBURG HOUSING METRICS

St. Petersburg real estate market has fully recovered from the “great recession” with housing prices exceeding the peak 2006 housing boom, although the number of sales is still 50 percent of the City’s high during 2006.

Figure 3: Historic Real Estate Sale Prices



Source: Trulia.com, 2019

Based on an analysis of Realtor.com data, St. Petersburg has a very active and balanced residential market. As of the end of May 2019, there are 3,755 homes for sale in St. Petersburg, 242 of which were newly listed. Additionally, there are 736 rentals, with a range of \$675 to \$15K per month.

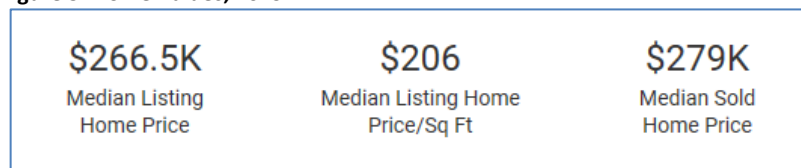
Figure 4: Median List versus Sold Price



Source: Trulia.com, 2019

Homes for sale in the City have a median listing price of \$266,500 and a price per square foot of \$206 as of May 2019²¹. There are 3,755 active homes for sale in the City which spend an average of 74 days on the market, as of December, 2018²².

Figure 5: Home Values, 2019



Source: Realtor.com

2019 MLS HOUSING DATA

Strategic Planning Group, Inc. also analyzed Multiple Listing Service (MLS) data as reported by the Pinellas Realtor Organization (part of Florida Realtors) to determine local market conditions.

Based on MLS data²³, median single family sales price as of February 2019 was \$235,515, a 2.8 percent increase over 2018 (YoY). Townhouse and condominium sales price was \$280,000, a 52.4 percent increase YoY.

Table 23: MLS Sales Metrics, 2014-2019

	Median Sales Price					
	Combined		Single Family		Townhouse/Condo	
2014	\$137,000		\$139,000		\$125,650	
2015	\$148,000	8.0%	\$150,700	8.4%	\$126,000	0.3%
2016	\$172,400	16.5%	\$179,000	18.8%	\$147,500	17.1%
2017	\$195,000	13.1%	\$200,000	11.7%	\$175,000	18.6%
2018	\$220,000	12.8%	\$229,000	14.5%	\$183,775	5.0%
2019 (Jan -Feb)	\$249,188	13.3%	\$235,515	2.8%	\$280,000	52.4%

Source: Realtors of Pinellas, 2019

The City has averaged approximately 5,800 single family sales per year for the last two years, with the largest number of sales in the \$200,000 - \$249,999 range.

²¹ Realtor.com, May 24, 2019

^{21,23} MLS of the Pinellas Board of Realtors, 2019

Table 24: MLS Sales Metrics, 2017-2018

Close Sales Price - Single Family Homes										2019 (Jan - Feb)
	2014	2015 % Change	2016 % Change	2017 % Change	2018 % Change					
Less than \$50,000	1,096	1,203 9.8%	969 -19.5%	818 -15.6%	823 0.6%					216
\$50,000 - \$99,999	687	866 26.1%	645 -25.5%	438 -32.1%	323 -26.3%					72
\$100,000 - \$149,999	693	1,120 61.6%	1,124 0.4%	817 -27.3%	550 -32.7%					122
\$150,000 - \$199,999	277	477 72.2%	637 33.5%	775 21.7%	833 7.5%					189
\$200,000 - \$249,999	443	820 85.1%	989 20.6%	1,139 15.2%	1,091 -4.2%					235
\$250,000 - \$299,999	161	307 90.7%	451 46.9%	486 7.8%	583 20.0%					135
\$300,000 - \$399,999	235	331 40.9%	468 41.4%	521 11.3%	650 24.8%					141
\$400,000 - \$599,999	198	342 72.7%	414 21.1%	419 1.2%	526 25.5%					130
\$600,000 - \$999,999	144	211 46.5%	246 16.6%	293 19.1%	315 7.5%					89
\$1,000,000 or more	39	70 79.5%	90 28.6%	113 25.6%	142 25.7%					40
Total	3,973	5,747	6,033	5,819	5,836					1,369

Source: Realtors of Pinellas, 2019

St. Petersburg has had an active townhouse/condominium market over the last several years, averaging approximately 3,000 sales per year.

Table 25: MLS Sales Metrics, 2017-2018

Close Sales Price - Townhouse/Condos									2019 (Jan - Feb)
	2014	2015	2016	2017	2018				
		% Change	% Change	% Change	% Change				
Less than \$50,000	945	1,202 27.2%	992 -17.5%	889 -10.4%	769 -13.5%	194			
\$50,000 - \$99,999	286	438 53.1%	505 15.3%	548 8.5%	564 2.9%	126			
\$100,000 - \$149,999	224	273 21.9%	278 1.8%	357 28.4%	335 -6.2%	82			
\$150,000 - \$199,999	102	158 54.9%	195 23.4%	229 17.4%	205 -10.5%	47			
\$200,000 - \$249,999	144	220 52.8%	229 4.1%	259 13.1%	272 5.0%	76			
\$250,000 - \$299,999	89	136 52.8%	133 -2.2%	161 21.1%	162 0.6%	56			
\$300,000 - \$399,999	110	235 113.6%	238 1.3%	286 20.2%	280 -2.1%	63			
\$400,000 - \$599,999	89	114 28.1%	132 15.8%	239 81.1%	239 0.0%	60			
\$600,000 - \$999,999	49	60 22.4%	67 11.7%	121 80.6%	145 19.8%	67			
\$1,000,000 or more	22	36 63.6%	32 -11.1%	63 96.9%	77 22.2%	66			
Total	2,060	2,872	2,801	3,152	3,048	837			

Source: Realtors of Pinellas, 2019

RENTAL MARKET

As reported by US Census Bureau's American Community Survey, renters of all types of housing in St. Petersburg have significantly lower household incomes than overall occupied households. In 2017 the median renter household income was \$36,743 and inflated to 2019 is \$38,463. According to HUD standards the median rental household can only afford to spend \$962 a month for rent and utilities.

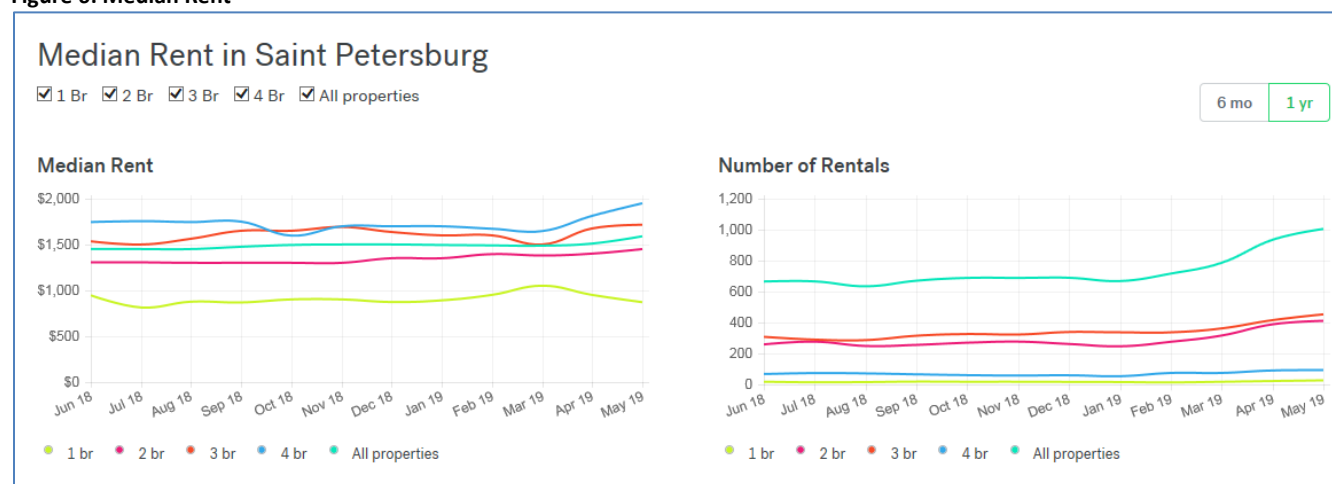
Table 26: St. Petersburg Rental Household Income

Subject	St. Petersburg city, Florida						
	Occupied housing units		Renter-occupied housing		Percent renter-occupied housing		
	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Cumulative Estimate	Margin of Error
Occupied housing units	107,277	+/-1,246	44,981	+/-1,019	44,981		+/-1,019
HOUSEHOLD INCOME IN THE PAST 12 MONTHS (IN 2017 INFLATION-ADJUSTED)							
Less than \$5,000	4,763	+/-530	3,233	+/-478	7.20%	7.20%	+/-1.0
\$5,000 to \$9,999	3,707	+/-405	2,468	+/-300	5.50%	12.70%	+/-0.6
\$10,000 to \$14,999	5,875	+/-570	3,148	+/-474	7.00%	19.70%	+/-1.0
\$15,000 to \$19,999	6,220	+/-594	3,430	+/-420	7.60%	27.30%	+/-0.9
\$20,000 to \$24,999	5,829	+/-462	3,284	+/-365	7.30%	34.60%	+/-0.9
\$25,000 to \$34,999	11,120	+/-630	5,661	+/-425	12.60%	47.20%	+/-0.9
\$35,000 to \$49,999	15,389	+/-827	7,268	+/-662	16.20%	63.40%	+/-1.4
\$50,000 to \$74,999	19,456	+/-960	7,861	+/-669	17.50%	80.90%	+/-1.5
\$75,000 to \$99,999	13,116	+/-659	3,865	+/-473	8.60%	89.50%	+/-1.0
\$100,000 to \$149,999	12,803	+/-688	3,502	+/-437	7.80%	97.30%	+/-1.0
\$150,000 or more	8,999	+/-574	1,261	+/-231	2.80%	100.10%	+/-0.5
Median household income (dollars)	\$50,622	+/-897	\$36,743	+/-873	\$36,743	\$36,743	+/-873

Source: U.S. Census American Community Survey (5 year 2013-2017), 2019

Based on data from Trulia.com, St. Petersburg median rent as of May 2019 was \$1,590 based on 1,005 rentals (single family and apartments).

Figure 6: Median Rent



Source: Trulia.com

Apartment Market

Strategic Planning Group, Inc. commissioned REIS for a competitive apartment analysis of the St. Petersburg market. Based on REIS 4th Quarter 2018 apartment data, the asking rent range from \$814 to \$2,785. Vacancy rates are directly related to rents and range from 0 to 21.6 percent.

Table 27: REIS Comparable Apartment Metrics, 2019

	LOW	MEAN	MEDIAN	HIGH
Current Asking Rent/Unit	\$814	\$1,668	\$1,138	\$2,785
Current Effective Rent/Unit	\$725	\$1,486	\$1,014	\$2,481
Current Vacancy Rate	0.0%	5.9%	2.3%	21.6%
Property Size (units)	43	211	175	477
Year Built	1945	1997	1976	2018
	STUDIO	1BR	2BR	3BR
Current Asking Rent/Unit	\$1,222	\$1,489	\$1,987	\$1,726
Current Effective Rent/Unit	\$1,089	\$1,326	\$1,770	\$1,537
Unit Size (SF)	528	724	1,051	1,178
Units	20	102	85	4
Current Asking Rent/SF	\$2.30	\$2.03	\$1.85	\$1.45

Source: Reis, Inc. 2019

Asking rents by bedroom type range from \$1,222 to \$1,987 and range in size from 528 sq. ft. to 1,178 sq. ft.

The following table compares recent comparative rent metrics for the St. Petersburg submarket. Data, for the final two quarters of 2018, show that the immediate area comparables have low vacancy rates and effective rent growth rates, which are higher than the overall region.

Table 28: Apartment Performance Metrics (Asking and Effective Rent Growth Rates)

	QUARTERLY			ANNUALIZED		
	4Q 2018	3Q 2018	YTD	1 YEAR	3 YEAR	5 YEAR
Comp Group	9.9%	2.0%	2.4%	10.0%	12.6%	12.5%
Central St. Pete	11.1%	2.8%	2.6%	11.0%	11.3%	9.1%
Tampa-St. Petersburg	1.4%	1.5%	1.3%	5.4%	5.1%	4.6%
EFFECTIVE RENT GROWTH RATES						
	QUARTERLY			ANNUALIZED		
	4Q 2018	3Q 2018	YTD	1 YEAR	3 YEAR	5 YEAR
Comp Group	23.4%†	2.3%	5.6%	24.3%†	23.4%†	22.3%†
Central St. Pete	9.7%	3.1%	2.5%	10.2%	10.0%	7.2%
Tampa-St. Petersburg	1.3%	1.5%	1.3%	5.3%	4.7%	4.5%

*Historical trends include only properties in the Comp Group that have at least five full years of history; aggregated data on rents and vacancies displayed in other tables may therefore not match precisely.

Source: Reis, Inc. 2019

Since 2017, the overall rental market has been stable, with an asking rent of approximately \$1,660 per unit and a declining vacancy rate of 5.9 percent at the end of April 2019.

Table 29: Apartment Performance Metrics (Asking and Effective Rent Growth Rates)

Year	Month/Qtr	Asking Rent (per Unit)	Asking Rent Pct Change	Vacancy Rate	Vacancy Change (BPS)
2017	4	\$1,488	-1.1%	8.6%	-20
2018	1	\$1,466	-1.5%	8.6%	0
2018	2	\$1,461	-0.3%	8.1%	-50
2018	3	\$1,490	2.0%	5.7%	-240
2018	4	\$1,637	9.9%	6.7%	100
2019	Mar	\$1,664	0.3%	6.1%	-20
2019	Apr	\$1,668	0.3%	5.9%	-20

Historical trends include only properties in the Comp Group that have at least five full years of history; aggregated data on rents and vacancies displayed in other tables may therefore not match precisely.

Source: Reis, Inc. 2019

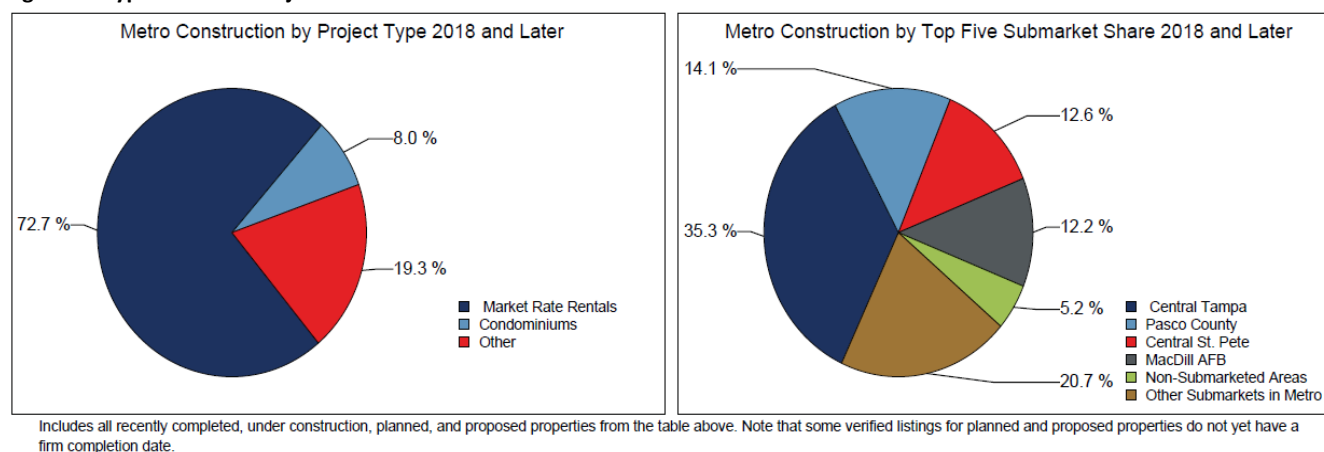
The City has several apartments/condominiums planned, based on Reis, Inc. data, as shown below:

Table 30: Completed and Planned Apartments

	Completed Units		Units Under Construction		Totals	Planned	Proposed	Totals
	2018	YTD 2019	2019	2020 and Later	2018 and Later			
Market Rate Rentals	4,816	1,050	3,566	2,198	11,630	8,284	4,095	12,379
Condominiums	285	0	0	119	404	2,142	90	2,232
Other	635	154	53	249	1,091	5,174	101	5,275
Totals	5,736	1,204	3,619	2,566	13,125	15,600	4,286	19,886

Source: Reis, Inc. 2019

Figure 7: Type of Rental Projects and Submarket Areas



Source: Reis, Inc. 2019

Based on REIS data, the City of St. Petersburg comprises two submarkets: Central St. Petersburg and North St. Petersburg. As shown below most of the apartment activity is found in Central St. Petersburg.

Table 31: Pinellas County Apartment Market

Submarket	1. Completed			2. Under Construction			3. Planned/Proposed			Grand Total
	Apartment	Condo	Other	Apartment	Condo	Other	Apartment	Condo	Other	
Pinellas Beaches	0	0	0	0	104	28	593	87	0	812
Central St. Pete	1,016	253	0	578	0	103	2,200	20	0	4,170
North St. Pete	0	0	130	0	0	0	198	0	0	328
Largo	258	0	92	0	0	0	0	0	224	574
Pinellas Park	241	0	6	274	0	0	112	0	0	633
Clearwater	0	0	0	339	0	0	177	0	0	516
North Pinellas	675	0	56	0	0	36	374	0	130	1,271
North Hillsborough	612	0	0	218	0	0	0	0	0	830
Westshore	182	0	0	323	0	0	322	0	0	827
Sulphur Springs	81	0	56	0	0	0	0	0	0	137
University South	38	0	0	0	0	0	114	0	0	152
Temple Terrace	0	0	24	0	0	24	0	0	0	48
Central Tampa	1,322	0	291	896	0	43	4,942	557	3,586	11,637
Brandon/Plant City	240	0	0	0	0	0	236	0	225	701
MacDill AFB	0	32	0	1,239	15	68	1,109	1,568	0	4,031
Pasco County	835	0	30	1,373	0	0	1,390	0	1,016	4,644
Non-Submarketed Areas	366	0	104	524	0	0	612	0	94	1,700

Source: Reis, Inc. 2019

RENT SUMMARY

The median asking rent for all rentals including single family homes as reported by Trulia (\$1,590) would require a household income of \$64,000; the latter of which is significantly higher than St. Petersburg's median household income of \$57,700²⁴.

Using SPG's Affordability Model, a St. Petersburg "median household" could afford a monthly rent of \$1,443 or a \$229,400 home, assuming a 10 percent down payment and other debt of 12 percent as shown below.

Table 32: Median Household Rent/Owner Affordability, 2019

Affordability Calculator							
Median Household Income 2019:							
Downpayment	10%		Utilities	15%			
Cost Burden	30%		Tax & Ins	20%			
Interest Rate	4.25%		Other Debt	12%			
Income Category	Median Income (%)	Household Income	Monthly Rent	Monthly Payment	Payment - Tax & Ins	Amt of Mortgage	Home Price
Very Low	50%	\$28,850	\$721	\$635	\$508	\$103,216	\$103,216
Very Low	60%	\$34,620	\$866	\$762	\$609	\$123,859	\$123,859
Low	80%	\$46,160	\$1,154	\$1,016	\$812	\$165,145	\$183,495
Median	100%	\$57,700	\$1,443	\$1,269	\$1,016	\$206,432	\$229,369
Moderate	120%	\$69,240	\$1,731	\$1,523	\$1,219	\$247,718	\$275,242

²⁴ Estimated by SPG using HUD methodology (2017 inflated by 4.68 percent based on BLS data)

CHAPTER 4: ST. PETERSBURG'S WORKFORCE/ATTAINABLE HOUSING NEEDS

WORKFORCE HOUSING NEEDS

One of the major issues in defining workforce housing is determining what income group or cohort to use within the analysis. As previously discussed workforce housing is usually defined as 81 percent to 120 percent or 140 percent AMI. The problem encountered is that HUD defines AMI in terms of "family income" which no longer represents the majority of households and which is usually considerably higher than the overall median household income for an area. Furthermore, most federal and state programs limit assistance to households at or below 80 percent median family income. By using HUD's AMI figure, which most, if not all communities do as required by HUD, the affordability issue is understated.

The other main issue in defining attainable and workforce housing is the difference in housing costs between ownership and rental households.

OWNERSHIP

HUD defines attainable as households paying 30 percent or less of their income on housing although; in recent years many lending institutions had increased this level to 40 percent as an acceptable cost burden. It is difficult to accurately define affordability for homeowners using this definition for a host of reasons. First, most homeowners tend to maximize their monthly payments (subject to financing) in order to buy the most they can afford. This is due to the fact that housing is perceived as a long term investment as well as a potential tax deduction. Mortgage originators tend to use the 28/36 rule when qualifying for a loan. Housing expenses should not exceed 28 percent (includes HOA, home insurance and property taxes) as well as not exceeding 36 percent of total gross income which includes housing expenses as well as credit cards and other debt.

Older households, especially those that have recently moved into the area, may perceive the local housing market as a bargain compared to other parts of the county. If they have sold their previous residence for a large profit, they tend to over invest by building or purchasing a larger home with more amenities than their previous residence. Some may even have the money to pay cash but choose to take out a mortgage.

The last major problem with ownership affordability is the definition of "income" verses wealth, which is partially addressed above. One major group, senior citizens (65 years and older) fall into this cohort. In many cases, the elderly have limited income (defined as living at or below the poverty line, see discussion below) yet have sizeable wealth. The relatively new use of reverse mortgages is an attempt to deal with part of this issue.

Finally, those that currently own housing have for the most part reached the "American Dream". A number of issues; demographics, ethnicity, tighter credit controls, future job changes, student debt, changing beliefs about housing being a good investment, etc. have a significant percentage of households seeking rental housing (both single family and apartments).

RENTER HOUSEHOLDS

Renter households are a good indicator of affordability. Historically, for most Americans, the ultimate "dream" was homeownership; therefore if all could "afford" and qualify for ownership, the rental market would be expected to be limited. Traditionally, the main reasons for rental housing were recent migration to the area, new household formation usually caused by separation or divorce, and new younger aged

households (couples or unrelated individuals). However, due to a host of financial reasons including high priced housing, many households cannot afford nor desire ownership. These factors include: lack of income, lack of credit, and/or insufficient down payment, or no longer see homeownership as a means of wealth creation.

DEFINING THE WORKFORCE HOUSING GAP

This section describes the methodology used to define the workforce housing needs within Pinellas County. This first component of SPG workforce housing methodology is the relationship between job growth and population growth in order to calculate household income by income range.

RELATIONSHIP BETWEEN JOB GROWTH AND POPULATION GROWTH

The social issue driving this analysis has been the growth in moderate income households. Growth in Pinellas County is driven by both new employment in and adjacent to the county and city as well as retirement. New job growth is based on the foundation of existing residents. Most non-retirement people coming to the area would not come if they could not expect to find employment. Those born in the local area would not stay without jobs. Simply stated, if a region of the country does not maintain job growth, there will be out migration to regions where job growth is occurring. While employment generation is important to the growth of Pinellas County and the City, the region is attractive to retirees and foreigners who buy and rent residential units.

DEMAND

The analysis is comprised of several steps used to convert new employment into households and income categories to determine gaps in housing affordability at different income levels.

A housing affordability calculation based upon HUD defined income categories ranging from low to moderate income was utilized to determine rent and mortgage/home prices supportable for each income category. Major assumptions in this calculation are a down payment of 10 to 20 percent, cost burden of 30 percent, taxes and insurance of 15 percent, utilities costs at 20 percent, and a mortgage interest rate of 4.25 percent. For the most part it also assumes no other debt.

HOUSING AFFORDABILITY

Housing is primarily a function of the private market and is influenced by economic factors such as financial feasibility and profitability. Government has played an increasing role in housing in response to the failure of the private market to provide housing that is affordable to certain households. Affordable workforce housing is housing that does not financially cost burden a family and that is safe and in decent condition. Federal government guidelines, primarily those developed by the U.S. Department of Housing and Urban Development (HUD), define affordable housing as costing an owner or renter no more than 30% of the household’s gross monthly income for housing costs, including utilities. The relationship between housing cost and income determines how affordable a community is to live in. If the housing prices are high and incomes are low, it is more likely that people will experience difficulty in affording housing and they are more likely to spend greater than 30% of their incomes on housing.

St. Petersburg is one of Pinellas County’s moderately priced cities. As shown earlier, the City’s median family income was estimated to be \$75,582 in 2017, with median household income of \$55,134 and non-family median income of \$37,353.

Table 33: Median Income by Type of Household, 2017

Subject	St. Petersburg			
	Households	Families	Married-couple families	Nonfamily households
	Estimate	Estimate	Estimate	Estimate
Median income (dollars)	\$55,134	\$75,582	\$85,853	\$37,353
Mean income (dollars)	\$80,310	\$103,397	N	\$54,117

Source: US Census American Community Survey 2013-2017, 2019

Using the City's median household income of \$57,700²⁵, a St. Petersburg median income household can afford \$1,269 for rent or a maximum of \$229,400²⁶ for a single family home. The median MLS single family sale price was \$235,515 in 2019 and \$280,000²⁷ for a townhome/condominium; therefore a single family home is not affordable to a median income household, nor could it afford a median priced townhome/condominium nor the asking apartment rent for a two bedroom apartment, \$1,987.

Table 34: Housing Affordability, 2019 (Median Household Income)

Affordability Calculator							
Median Household Income 2019:							
Downpayment	10%		Utilities	15%			
Cost Burden	30%		Tax & Ins	20%			
Interest Rate	4.25%		Other Debt	12%			
Income Category	Median Income (%)	Household Income	Monthly Rent	Monthly Payment	Payment - Tax & Ins	Amt of Mortgage	Home Price
Very Low	50%	\$28,850	\$721	\$635	\$508	\$103,216	\$103,216
Very Low	60%	\$34,620	\$866	\$762	\$609	\$123,859	\$123,859
Low	80%	\$46,160	\$1,154	\$1,016	\$812	\$165,145	\$183,495
Median	100%	\$57,700	\$1,443	\$1,269	\$1,016	\$206,432	\$229,369
Moderate	120%	\$69,240	\$1,731	\$1,523	\$1,219	\$247,718	\$275,242

Source: Strategic Planning Group, Inc., 2019

In analyzing affordability, it must be remembered that household income is not typically the same thing as a single wage income. Today, most households represent two or more wage earners.

IDENTIFYING EXISTING OCCUPATIONS AND WAGES

During this step SPG collected data from the Florida Department of Labor, U.S. Department of Labor as well as the City on occupational employment and wages for St. Petersburg/Pinellas County. These jobs were then identified on a per capita basis in order to translate the type of occupations created by an increase in future population growth in the City. As shown below, 48 percent of the MSA's occupations have an entry wage of less than \$12 per hour. Slightly over 25 percent have an entry salary of less than \$10 per hour or an annual wage of less than \$16,600.

²⁵ 2013-2017 ACS inflated by 1.0468 to obtain 2019 estimate

²⁶ MLS data for February 2019

²⁷ ibid

Table 35: County Wage Levels for Selected Occupations, 2018

Occupational Code	Title	2018 Employment	Hourly Wage (2018 wage estimates in dollars)			
			Mean	Median	Entry**	Exp***
35-3022	Counter Attendants, Cafeteria, Food Concession, and Coffee Shop	6,670	9.57	9.13	8.78	9.96
35-2011	Cooks, Fast Food	1,090	10.91	10.26	8.83	11.94
39-3031	Ushers, Lobby Attendants, and Ticket Takers	1,790	11.04	9.46	8.84	12.14
35-9011	Dining Room and Cafeteria Attendants and Bartender Helpers	3,920	9.97	9.39	8.85	10.53
35-3011	Bartenders	8,450	10.91	9.26	8.86	11.93
35-3041	Food Servers, Nonrestaurant	2,390	9.74	9.25	8.87	10.18
53-3041	Taxi Drivers and Chauffeurs	1,270	11.08	10.55	8.87	12.18
35-3031	Waiters and Waitresses	28,020	12.46	9.39	8.88	14.24
39-9011	Childcare Workers	4,410	11.10	9.91	8.90	12.20
39-9099	Personal Care and Service Workers, All Other	800	11.83	10.29	8.90	13.29
41-9011	Demonstrators and Product Promoters	760	13.64	11.95	8.93	15.99
53-3031	Driver/Sales Workers	3,840	11.84	9.75	8.93	13.30
39-2021	Nonfarm Animal Caretakers	1,670	11.46	10.80	8.94	12.72
41-2011	Cashiers	32,680	10.53	10.06	8.97	11.31
53-6021	Parking Lot Attendants	2,510	10.32	9.54	8.97	11.00
39-5012	Hairdressers, Hairstylists, and Cosmetologists	4,530	15.26	12.34	8.98	18.40
41-9041	Telemarketers	2,650	12.12	10.57	8.98	13.69
39-3091	Amusement and Recreation Attendants	4,400	10.10	9.44	9.00	10.65
53-7064	Packers and Packers, Hand	4,750	10.72	9.87	9.00	11.58
51-9199	Production Workers, All Other	1,530	12.85	11.62	9.02	14.76
41-2031	Retail Salespersons	42,550	12.90	11.14	9.03	14.83
35-9021	Dishwashers	5,560	10.56	10.27	9.11	11.28
39-9021	Personal Care Aides	5,980	10.86	10.25	9.13	11.72
31-9096	Veterinary Assistants and Laboratory Animal Caretakers	1,130	11.68	11.02	9.13	12.96
35-9031	Hosts and Hostesses, Restaurant, Lounge, and Coffee Shop	4,400	11.85	10.90	9.16	13.19
41-2022	Parts Salespersons	2,710	13.39	11.95	9.33	15.42
51-6011	Laundry and Dry-Cleaning Workers	2,100	10.97	10.72	9.39	11.76
37-2012	Maids and Housekeeping Cleaners	9,070	11.30	10.77	9.44	12.22
41-2021	Counter and Rental Clerks	4,050	13.38	11.66	9.45	15.35
35-2015	Cooks, Short Order	1,410	14.88	12.83	9.49	17.58
43-9051	Mail Clerks and Mail Machine Operators, Except Postal Service	1,110	13.09	12.21	9.56	14.86
35-2021	Food Preparation Workers	7,010	11.64	11.21	9.66	12.63
33-9032	Security Guards	11,400	14.81	11.60	9.66	17.38
51-3011	Bakers	1,020	14.25	13.21	9.80	16.48
53-3033	Light Truck or Delivery Services Drivers	7,200	16.80	14.52	9.80	20.30
51-9111	Packaging and Filling Machine Operators and Tenders	3,970	13.01	12.12	9.80	14.61
51-2028	Electrical, electronic, and electromechanical assemblers, except coil winders, tapers, and finishers	2,500	15.25	14.16	9.81	17.97
25-2011	Preschool Teachers, Except Special Education	3,980	12.44	11.98	9.95	13.68
31-1011	Home Health Aides	3,860	11.20	10.96	10.00	11.80
39-9032	Recreation Workers	3,110	13.60	11.94	10.01	15.40
37-2011	Janitors and Cleaners, Except Maids and Housekeeping Cleaners	16,170	13.95	11.90	10.03	15.91
43-5081	Stock Clerks and Order Fillers	19,710	12.68	11.74	10.04	13.99
27-1026	Merchandise Displayers and Window Trimmers	1,470	15.96	13.69	10.05	18.92
43-9061	Office Clerks, General	27,580	16.00	14.39	10.08	18.96
43-4081	Hotel, Motel, and Resort Desk Clerks	1,830	11.64	11.25	10.12	12.40
51-2098	Assemblers and fabricators, all other, including team assemblers	9,050	14.34	13.64	10.15	16.43
51-9198	Helpers--Production Workers	1,580	13.65	13.26	10.15	15.40
53-7062	Laborers and Freight, Stock, and Material Movers, Hand	16,620	13.74	12.55	10.25	15.48
43-4111	Interviewers, Except Eligibility and Loan	2,700	16.47	16.00	10.29	19.56
43-4171	Receptionists and Information Clerks	12,900	13.53	13.10	10.30	15.15
43-9021	Data Entry Keyers	2,440	15.08	14.10	10.32	17.46
37-3011	Landscaping and Groundskeeping Workers	8,850	13.33	12.68	10.37	14.82
35-2014	Cooks, Restaurant	12,750	12.62	12.41	10.45	13.71
41-9099	Sales and Related Workers, All Other	1,120	18.35	14.29	10.45	22.30
43-4181	Reservation and Transportation Ticket Agents and Travel Clerks	1,950	18.14	14.85	10.49	21.97
53-3022	Bus Drivers, School or Special Client	3,110	13.78	13.56	10.52	15.41
35-2012	Cooks, Institution and Cafeteria	1,980	13.07	12.89	10.55	14.34
25-3021	Self-Enrichment Education Teachers	4,810	21.53	17.01	10.58	27.00
51-6031	Sewing Machine Operators	1,000	13.44	12.90	10.58	14.87
47-2051	Cement Masons and Concrete Finishers	2,130	16.48	16.53	10.61	19.42
47-2061	Construction Laborers	9,110	14.58	13.99	10.63	16.55
37-2021	Pest Control Workers	1,890	17.71	18.17	10.71	21.20
31-9011	Massage Therapists	1,440	20.86	17.41	10.91	25.83
35-1012	First-Line Supervisors of Food Preparation and Serving Workers	9,130	18.56	15.15	10.96	22.36
47-2181	Roofers	3,390	15.89	16.20	11.01	18.33
43-5071	Shipping, Receiving, and Traffic Clerks	4,640	15.63	14.45	11.09	17.89
31-1014	Nursing Assistants	14,740	13.41	13.16	11.13	14.55
43-4071	File Clerks	1,620	15.28	15.04	11.28	17.28
29-2052	Pharmacy Technicians	5,330	15.16	14.86	11.34	17.07
51-5112	Printing Press Operators	2,190	16.24	14.94	11.34	18.68
43-4051	Customer Service Representatives	52,010	16.27	15.21	11.39	18.71
39-9031	Fitness Trainers and Aerobics Instructors	2,720	20.67	18.58	11.40	25.30
51-9061	Inspectors, Testers, Sorters, Samplers, and Weighers	2,690	18.44	16.92	11.57	21.87
35-1011	Chefs and Head Cooks	1,740	21.42	16.74	11.59	26.33
47-3013	Helpers--Electricians	1,330	15.50	14.99	11.65	17.43
43-6014	Secretaries and Administrative Assistants, Except Legal, Medical,	21,050	16.90	16.43	11.72	19.48
29-2041	Emergency Medical Technicians and Paramedics	2,050	17.14	16.35	11.75	19.83
51-3021	Butchers and Meat Cutters	1,380	15.44	15.50	11.79	17.26
31-9094	Medical Transcriptionists	1,120	19.00	19.00	11.86	22.56
49-9071	Maintenance and Repair Workers, General	11,980	17.32	16.42	11.89	20.04

Source: Florida Department of Economic Development, 2019

ADJUSTMENT FROM EMPLOYEES TO EMPLOYEE HOUSEHOLDS

This step recognizes that there is, on average, more than one worker per household. As mentioned, a single wage earner does not represent the typical household. Therefore, SPG for purposes of comparison combined several job categories into two wage earner families to show the impact that more than one wage earner has on affordability. Selected household wage configurations are shown in Table 35.

Table 36 illustrates the impact of two wage earners on overall household income. Based on census data, slightly over 41 percent of households have two or more wage earners or 60 percent per working household. Furthermore, women's median income is only 63-80 percent of male median income.

Table 36: Selected Employees Pinellas County Household Wage Configurations

1 Worker Households		2-Worker Households	
Occupation	Avg. Wage/Yr.	Occupation	Avg. Wage/Yr.
Cashier	\$19,600	Retail/Retail	\$39,200
Retail Sales	\$21,600	Electrician/Retail Sales	\$53,400
Office Clerks	\$29,800	Community Health Worker/Laborer	\$60,100
Secretary	\$33,800	Office Clerk/Retail Sales	\$63,600
Electrician	\$41,600	Firefighter/Secretary	\$100,400
Teacher	\$49,500	Civil Engineer/Teacher	\$122,500
Fire Fighter	\$66,600		
Registered Nurse	\$68,000		
Police Officer	\$70,000		
Civil Engineer	\$72,966		

Source: Florida Department of Economic Opportunity, 2019

OWNERSHIP HOUSING SUPPLY

In evaluating the supply of ownership housing within Pinellas County, SPG used MLS property sales and listings data. MLS data in general does not include all residential home sales for a given period. Some properties may be listed by an alternative service, never listed, and sold by owner/developer and not listed. In general, total MLS listings represent between 60 to 80 percent of the total real estate transactions in any given market.

MLS residential sales for 2018 showed that 17 percent of single family sales exceeded \$400,000²⁸, with 141 units selling for over \$1 million. While this exceeds the affordability of median income households, the City had 43 percent of its single family and 61 percent of its condo/townhouse sales for \$200,000 or less.

GAP ANALYSIS

Based on ACS data, 42.6 percent of owner occupied households spend over 30 percent of their income on housing (34 percent spend 35 percent or more). Approximately 52 percent of renter households spend over 30 percent for housing and 43.5 percent spend over 35 percent or more.

The ACS reported that the median ownership monthly cost was \$1,150 in 2017, while gross monthly median rent was \$1,224. REIS reports a median asking apartment rent of \$1,138 in 2018. Households earning 80 percent of the City's median income can afford to pay \$1,154²⁹ monthly for rent or afford an \$185,500 townhouse/condominium. A 2019 median income household (\$57,700³⁰) can afford a monthly rental of approximately \$1,443³¹ or can afford a \$229,400 priced home. As reported by the Census, MLS and REIS data, there is currently a significant workforce housing GAP especially for a 2 bedroom apartment.

²⁸ See Table 21.

²⁹ Does not include utilities

³⁰ ACS median of \$55,134 inflated by 1.0468%

³¹ As reported by REIS the asking rent for a 2 bedroom apartment is \$1,987

CHAPTER 5 LINKAGE FEE ANALYSIS

LINKAGE FEE NEXUS

Linkage fees are a means for local government to collect monies to help support affordable/workforce housing. These fees, collected from market rate residential development and non-residential development, are placed in a trust fund to provide for the construction and maintenance of affordable residential units.

Under Florida law, there must be a rational relationship between the linkage/mitigation fee imposed and the impact of new construction on the need for affordable/workforce housing. The State of Florida has acknowledged that the need for affordable housing is a basic public need. The 1985 Growth Management Act (Chapter 163) requires every local government in the state adopt a housing element that addresses adequate and affordable housing for all of its current and anticipated populations, therefore establishing a nexus. Other Florida statutes defining affordable housing needs include Chapter 187.201 and Chapter 125.01055. In addition to housing as a public need, studies show that households require the need for a whole range of public and private sector services that account for most of the job creation in any community including teachers, fire and crime prevention, grocers, hair salons, healthcare, restaurant workers, etc.³² Lastly, especially in a built out city like St. Petersburg, new housing can result in the demolition or redevelopment of existing affordable housing into market grade housing thereby eliminating existing affordable housing stock.

Local governments must determine the need new market rate residential and non-residential developments create for housing that is affordable to the workforce, as a legal basis for establishing a workforce housing mitigation program.

RESIDENTIAL LINKAGE/IMPACT FEES

A key component of the analysis is the size of the affordability gap between what households can afford and the cost of producing additional housing. The analysis is conducted for 60 percent to 120 percent of median income. The analysis is also conducted for rental housing, as well as ownership housing from each of the three income categories.

INCOME AND HOUSEHOLD SIZE ASSUMPTIONS

This study uses St. Petersburg median household income to establish housing affordability gaps. The top income of the qualifying range in each category has been used to determine maximum housing costs in this analysis. The upper limit of households in the 80 percent of median category will be 120 percent of median, or the top end of the range.

CURRENT HOUSING COSTS

Current housing costs include the costs of existing homes in the market either for rent or for sale, as well as the costs associated with the development of new housing stock, either condominiums or townhomes. For purposes of this analysis, actual market information was developed for both rental housing units available in the area and recent home sales prices were obtained from MLS data.

SPG purchased an apartment survey for St. Petersburg, which comprised mostly mid-rise apartments, to identify current monthly rents. Asking rents for a studio was \$1,222 and a 1-bedroom unit was \$1,489 a

³² Households spend a portion of their wages at the local grocery store, or shopping mall, which illustrates induced effects.

month. The average asking price for a 2-bedroom unit was \$1,987 per month and the three bedrooms averaged \$2,785 a month (Table 37).

Table 37: Market Rents

Comparable Group Summary Stats*				
	Low	Mean	Median	High
Current Asking Rent/Unit (\$)	\$814	\$1,668	\$1,138	\$2,785
Current Vacancy Rate (%)	0.0	5.9	2.3	21.6
Property Size (units)	43	211	175	477
Year Built	1945	1997	1976	2018
	Studio	1BR	2BR	3BR
Current Asking Rent/Unit (\$)	\$1,222	\$1,489	\$1,987	\$1,726
Unit Size (SF)	528	724	1,051	1,178
Units	20	102	85	4
Current Asking Rent/SF	\$2.30	\$2.03	\$1.85	\$1.45

Source: REIS, Inc., 2019

HOUSING AFFORDABILITY GAP

Affordability gaps, or the needed subsidy amount, are calculated for each of the income tiers. Then the affordability gaps (which is the difference between total development cost and unit value based on the affordable rent or sales price) are multiplied by the number of households in each income tier to produce the total nexus cost (i.e. mitigation costs).

OWNERSHIP HOUSING AFFORDABILITY GAP/LINKAGE FEE

This analysis determines the maximum purchase price for single family and townhouse/condominiums units for each of the income categories. SPG analyzed the affordability of townhomes/condominiums and single family homes based on household income categories based on St. Petersburg household income distribution metrics as well as income metrics. It should be noted that the MLS data used in this part of the analysis appears to be largely resales rather than new construction.

SPG's affordability analysis using the City income metrics shows that households earning 80 percent or more of the City's median household income can afford the sales price of existing condominium/townhomes, while households earning 120 percent or more can afford a single family MLS listed homes. Households earning the City's median household income can afford a townhouse/condominium but not a single family home.³³

Table 38, utilizes MLS 2019 single family data for January and February. The townhouse/condominium prices use MLS 2018 year end data due to an anomaly with the 2019 data. It should be noted that MLS represents all home sales regardless of age. Because of the City's aging housing stock, the median MLS sale price is significantly lower than the cost of new housing.

³³ Assuming good credit and low debt

Table 38: Employee Household Affordability based on St. Petersburg Household Income Metrics

St. Petersburg	Income Target % AMI	Annual HH Income	Maximum Sales Price	Median Value (2018)	Affordability Gap per Unit
Affordable Units					
Condominium/Townhomes (Based on Current MLS Data)				\$183,775	
Very Low Income (50% of AMI)	50%	\$28,850	\$103,216		(\$80,559)
Very Low Income (60% of AMI)	60%	\$34,620	\$123,859		(\$59,916)
Low Income (80% of AMI)	80%	\$46,160	\$183,495		(\$280)
Moderate Income (120% of AMI)	120%	\$69,240	\$275,242		\$91,467
Median Income		\$57,700	\$229,369		\$45,594
Single Family Units (Based on Current MLS Data)				\$235,515	
Very Low Income (50% of AMI)	50%	\$28,850	\$103,216		(\$132,299)
Very Low Income (60% of AMI)	60%	\$34,620	\$123,859		(\$111,656)
Low Income (80% of AMI)	80%	\$46,160	\$183,495		(\$52,020)
Moderate Income (120% of AMI)	120%	\$69,240	\$275,242		\$39,727
Median Income		\$57,700	\$229,369		(\$6,146)
AMI - Area Median Income for as published by HUD/ACS.					
Notes: Ongoing Expenses are based on estimates of utilities, homeowner association dues, property taxes, etc. based on unit value.					
Annual debt service assumes a 30 year mortgage at 4.25%, 12% other debt, with a 10% down payment.					
Source: Pinellas Realtors, 2018/19 data					

RENTAL/OWNER HOUSING AFFORDABILITY GAP

As mentioned, the above referenced prices are mainly derived from existing housing stock. In order to gauge the affordability SPG analyzed apartments as a prototype for residential.

Using existing rent for a two bedroom apartment³⁴ of \$1,987 would result in average market value of \$275,123 per unit. As shown in Table 39, none of the households earning 120% of the City's median household income could afford existing two bedroom rents.

Table 39: Current Apartment Rent Feasibility (2 Bedroom) based on St. Petersburg Household Income Ranges

(St. Petersburg Median Household Income) Apartment Project	Monthly Rent *	Annual Rent	Less Operating Expenses	NOI	Average Market Value	Affordable Gap per Unit	Average Unit Size	Commute Factor Linkage Fee
Market Rental Rates	\$1,987	\$23,844	\$5,961	\$17,883	\$275,123		900	33%
Affordable Gap - Apartment Units								
Very Low Income (50% of AMI)	\$721	\$8,657	\$5,961	\$2,696	\$41,479	(\$233,644)	(259.60)	(85.67)
Very Low Income (60% of AMI)	\$866	\$10,389	\$5,961	\$4,428	\$68,116	(\$207,007)	(230.01)	(75.90)
Low Income (80% of AMI)	\$1,154	\$13,851	\$5,961	\$7,890	\$121,391	(\$153,732)	(170.81)	(56.37)
Moderate Income (120% of AMI)	\$1,731	\$20,777	\$5,961	\$14,816	\$227,941	(\$47,182)	(52.42)	(17.30)
	\$962	\$11,543	\$5,961	\$5,582	\$85,875	(\$189,248)	(712.85)	(235.24)
GAP based on 60%-120%						(453.25)	(149.57)	
GAP based on 80 - 120%						(223.24)	(73.67)	
Based on ACS MHI inflated to 2019	\$57,700							
Monthly rent does not include utilities. Operating Expenses are based on average operating expenses from similar size apartment projects.							25%	
Net Operating Income (NOI) is capitalized at 6.5% to derive Average Market Value.								
Affordability Gap is the difference between value supported market rents and value supported at affordable income rent levels.								

SPG also developed a pro form analysis to determine the rental affordability of constructing a moderate two bedroom apartment as shown in Table 40. The affordability gap based on the following pro forma analysis for new moderate priced two bedroom apartments. Based on the analysis a household earning 120 percent of the City's median household income (\$57,700) can afford an existing two bedroom

³⁴ Table 27

apartment. However, families earning 120 percent, or less, of the City's median family income cannot afford to rent a newly constructed two bedroom apartment. Table 40 also indicates that there is a \$33.94 PSF GAP in funding apartments for new employees earning 120 percent or less of the City's median household income. If one was only seeking funding for supplying moderate income housing³⁵ the GAP is \$18.15. It should be noted that this GAP or linkage cost is considered the maximum allowable and is not a recommended residential linkage fee.

Based on the City's median household income of \$57,700, no households could afford renting a new two bedroom apartment.

Table 40: Residential GAP/Linkage Median Household Income Analysis

Affordability GAP Analysis		Based on St. Petersburg Income			
Apartments Based on St. Petersburg Median Household Income	Market Grade	VLI (50%) Income	VLI (60%)	Low Income (60% -80)	Moderate Income (80%-120%)
Land	9	9	9	9	9
Density/Acres	38	38	38	38	38
Units	327	327	327	327	327
Gross Unit Size	944	944	944	944	944
Unit Size	850	850	850	850	850
Average Bedroom	2	2	2	2	2
Person Per Per Bedroom	2	2	2	2	2
Cost Assumptions					
Land	\$6,020,000	\$6,020,000	\$6,020,000	\$6,020,000	\$6,020,000
Land/Acre	\$602,000	\$602,000	\$602,000	\$602,000	\$602,000
Land Per Unit	\$18,421	\$18,421	\$18,421	\$18,421	\$18,421
Direct Costs	\$44,444,800	\$44,444,800	\$44,444,800	\$44,444,800	\$44,444,800
Direct Construction Cost/Net SF	\$160	\$160	\$160	\$160	\$160
Direct Construction Costs/Unit	\$136,000	\$136,000	\$136,000	\$136,000	\$136,000
Indirect Costs as % of Direct costs	25%	25%	25%	25%	25%
Indirect Costs/Unit	\$34,000	\$34,000	\$34,000	\$34,000	\$34,000
Profit Margin	12%	12%	12%	12%	12%
Profit	\$22,611	\$22,611	\$22,611	\$22,611	\$22,611
Total Cost (includes parking)	\$211,032	\$211,032	\$211,032	\$211,032	\$211,032
Cost PSF	\$248	\$248	\$248	\$248	\$248
Maximum Supported Apartment/Price		50%	60%	80%	120%
Income Available /Year (Median Household Income); 5 % Vacancy Rate	\$19,893	\$6,991	\$8,389	\$11,185	\$16,778
Less Operating Expenses	25%	25%	25%	25%	25%
Less Operating Expense per Unit	\$4,973	\$4,973	\$4,973	\$4,973	\$4,973
Net Operating Income (NOI)	\$14,920	\$2,017	\$3,416	\$6,212	\$11,804
Capitalization Rate	6.0%	6.0%	6.0%	6.0%	6.0%
Total Supportable Unit Value	\$248,663	\$33,623	\$56,925	\$103,530	\$196,738
GAP	\$37,631	(\$177,408)	(\$154,106)	(\$107,502)	(\$14,293)
GAP PSF	\$44	(\$209)	(\$181)	(\$126)	(\$17)
Percent Employees		19%	4%	42%	14%
Total GAP PSF		(\$40.64)	(\$7.20)	(\$52.73)	(\$2.28)
Commute Adjustment (33%)		(\$13.41)	(\$2.38)	(\$17.40)	(\$0.75)
Rental GAP					(\$33.94)
GAP 60-120					(\$20.53)
GAP 80-120					(\$18.15)

³⁵ Household income of 80-120% AMI

NONRESIDENTIAL LINKAGE FEE

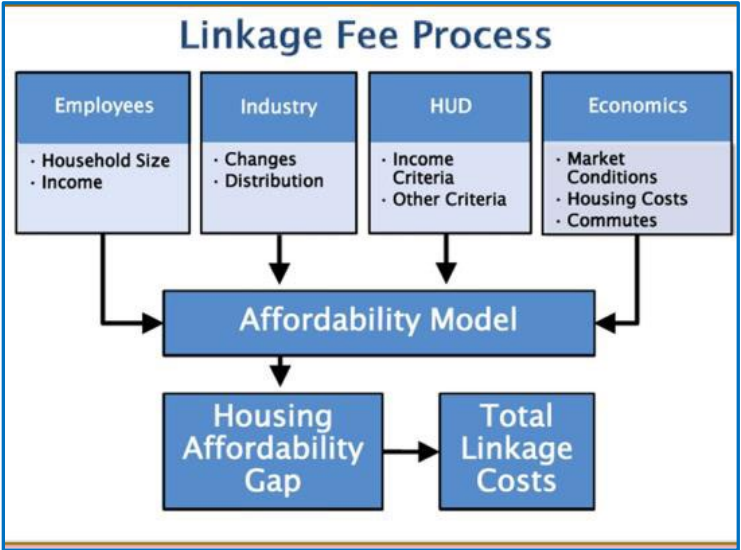
In cities like St. Petersburg that are experiencing growth, commercial development (usually office or retail space) often outpaces workforce housing production. This can create a jobs-housing imbalance, meaning there are not enough places for workers to live in the vicinity of their jobs. A jobs-housing imbalance drives up prices in the local housing market, and also leads to long commutes and traffic congestion as workers live farther from jobs, which affects the entire region. Linkage programs seek to correct this imbalance by tying the construction and maintenance of the affordable housing stock to commercial growth.

NONRESIDENT NEXUS STUDY

A Nexus study provides the required information for the workforce housing need created by new developments and provides statistical support for the fee calculation. The fee is typically calculated on a square foot basis or a per unit basis for residential.

The following diagram illustrates SPG Linkage Fee methodology.

Figure 8: SPG Linkage Fee Process



As discussed earlier, 32.9 percent of St. Petersburg resident workers actually worked within the City in 2015. Based on 2015 Census data³⁶, 75,841 employees worked within the City but resided elsewhere. This labor dynamic is not only based on housing costs and availability but is also influenced by other household earners work locations, quality schools, amenities, community services, etc.

To analyze the linkage between salaries and housing, SPG conducted a Nexus study using Pinellas 2018 wage data and translated wage to household income.

³⁶ ibid

NONRESIDENTIAL AFFORDABILITY/LINKAGE ANALYSIS

This section presents a summary of the analysis of the linkage between four types of workplace uses and the estimated number of worker households in the income categories that will, on average, be employed.

ANALYSIS APPROACH AND FRAMEWORK

The microanalysis is used to examine the employment associated with the development of 100,000 square foot building modules. Through a series of linkage steps, the number of employees is converted to households and housing units by affordability level. The findings are expressed in terms of numbers of households related to building area. In the final step, the numbers of households are converted back to the per-square-foot level.

The building types or land-use activities addressed in the analysis include industrial, commercial (including retail and other services), office and hotel. The income category addressed in the analysis, as defined by HUD, is Moderate Income (60 to 120 percent of median income).

Analysis Steps

The linkage analysis is comprised of several steps used to convert new employment into household and income categories to determine gaps in housing affordability at different income levels. The following is a description of each step of the analysis.

Step 1 – Estimate of Total Employees

Table 41 identifies the total number of direct employees who will work at or in the building type being analyzed. Employment density factors are used to make the conversion. The density factors used in this analysis are as follows:

- Office - 300 square feet per employee. Average office density has been decreasing from 350 square feet lower per employee to 200-300 square feet and depending on the character of the office activity (i.e., corporate headquarters versus back office).
 - ✓ Office includes the following NAICS industries: 51-55 and 62
- Commercial - 450 square feet per employee. This designation covers a wide range of land uses from restaurants and banks to other forms of retail outlets. The average number of employees per type of use also ranges broadly from a low employee count for discount stores to a high number of employees for a sit-down restaurant.
 - ✓ Commercial includes the following NAICS industries: 44-45 and 81
- Industrial – 800-1,450 square feet per employee. Industrial land uses include manufacturing, warehouses and industrial parks. Typically, industrial uses have the lowest employee count per square foot of building area.
 - ✓ Industrial includes the following NAICS industries: 31-33, 42,56, and 48-49
- Hotel – 1,300 square feet per employee or slightly over a third of an employee per room in a 500 square foot hotel room. This rate covers a cross section of hotel types from lower service hotels where rooms may be smaller than 500 square feet to higher-service convention hotels where average room size (inclusive of the meeting space, etc.) is larger, but the number of employees per room is higher.

✓ Hotel includes NAICS 721

- Extended/Limited Service Hotel 8,000 square feet per employee. Extended stay lodging is a subsector of hotels, but operates more as an apartment complex offering lodging services. Typically, this type of operation has only four to five full time equivalent employees. The extended stay facility does not offer any food or beverage services. The typical studio unit size ranges from 300 to 350 square feet.

✓ Hotel includes NAICS 721

All density factors are averages and individual uses can be expected to be fairly divergent from the average occasionally. As mentioned, for ease of analysis and comparison purposes, this analysis is based on prototype buildings of 100,000 square feet in size. This size of building has been used in order to count jobs and housing units in whole numbers that can be readily understood. At the conclusion of the analysis, the findings are divided by building size to express the linkages per square foot, which are very small fractions of housing units.

Table 41: Estimate of Total New Employees in Prototype Building, 100,000 Sq. Ft.

	Industrial	Commercial	Office	Hotel	Limited Service /Extended Stay Lodging
Employees/1,000 SF	1.25	2.2	3.3	0.8	0.1
Space per Employee	800	450	300	1,300	8,000
Employees per Prototype	125	220	333	77	12.5

Note: All density factors are averages and individual uses can be expected to be fairly divergent

Source: ITE and Strategic Planning Group, Inc., 2019

Based on the density factors outlined above, the number of employees in the prototype 100,000 square foot building is as follows: office will house 330 employees, commercial 220 employees, industrial 125 employees, hotel 77 employees and limited service hotel 12.5 employees.

Step 2 – Adjustment for Changing Industries

This step is an adjustment to take into account any declines, changes and shifts within all sectors of the economy and to recognize that new space is not 100 percent equivalent to net new employees. For this analysis, a 5 percent adjustment is utilized to recognize the possibility of future declines and other adjustments (Table 42).

Table 42: Estimate of Employees after Adjustment

	Industrial	Commercial	Office	Hotel	Extended Stay Lodging
Number of Employees	125	220	333	77	13
Adjustment Factor	6	11	17	4	1
Employees after Adjustment	119	209	317	73	12

Note: This adjustment is to take into account any declines, changes and shifts within all sectors of the economy and to recognize that new space is not 100% equivalent to net new employees.

Source: Strategic Planning Group, Inc., 2019

Step 3 – Industry Distribution of Employees

The distribution of employees is the first step in arriving at household income levels. The industry groupings were developed from the Quarterly Census of Employment and Wages (QCEW), also known as the ES-202 (Table 43).

- Industrial land uses were adjusted to reflect the types of industry classifications associated with this type of land use. These industries represent the workers associated with all types of manufacturing activities, the wholesale trade sector, the administration and support of waste management and remediation services, as well as the transportation and warehousing of products. Manufacturing represents 41 percent of this sector and Administration and Waste Services represents 35 percent of this sector, a major user of industrial space.
- Commercial land uses represent a very broad group of categories, primarily led by the retail trade comprising 80.6 percent of all uses. Also included in this land use category are other services which represent 19.4 percent.
- Office building industrial mix was adjusted to reflect the types of activities attracted to office space workers in the City. These industries represent a broad mix of professional service activities, including architecture and engineering, computer and mathematical, legal, management, business and financial operations, healthcare, and sales. The category also includes finance, insurance, and real estate type activities. Healthcare related activities represent 46.1 percent of this sector, while finance, insurance and real estate represent 13.6 percent and professional, scientific and technical services represent 19.6 percent.
- Hotel land use includes full service and limited service hotel accommodations with and without food services. Limited service or extended stay hotels have a minimum of employees.

Table 43: Industrial Distribution of Employees in Pinellas County by Land Use Category

Industry Title	NAICS Code	Total Wages	Average Employment	Percent Land Use	Annual Wage
Total, All Industries	10	\$5,257,348,154	393,736		\$53,408
Office					
Information	51	\$106,158,438	6,549	4.1%	\$64,836
Finance and Insurance	52	\$514,774,260	21,642	13.6%	\$95,144
Real Estate and Rental and Leasing	53	\$124,471,872	10,577	6.7%	\$47,072
Professional and Technical Services	54	\$573,207,919	31,176	19.6%	\$73,544
Management of Companies and Enterprises	55	\$469,515,150	15,685	9.9%	\$119,740
Health Care and Social Assistance	62	\$1,001,865,873	73,234	46.1%	\$54,720
			158,863	100%	
Hotel					
Accommodation and Food Services	72	\$262,218,544	48,900	100%	\$21,448
Industrial					
Manufacturing	31-33	\$586,886,589	32,892	41.0%	\$71,372
Wholesale Trade	42	\$261,800,052	13,565	16.9%	\$77,200
Administrative and Waste Services	56	\$242,705,653	28,146	35.1%	\$34,492
Transportation and Warehousing	48-49	\$68,747,423	5,552	6.9%	\$49,528
			80,155		
Commercial					
Retail Trade	44-45	\$452,213,531	54,879	80.6%	\$32,960
Other Services, Except Public Administration	81	\$122,410,078	13,238	19.4%	\$36,988

Source: Strategic Planning Group, Inc., 2019

In this step, employment is translated to income based on Pinellas County wage and salary information for each building type. The wage and salary information provide the income inputs to the Attainable Housing Model. Workers identified in the earlier steps as being wholesale/retail warehouse workers versus workers in a retail establishment or office workers are analyzed separately.

Step 4 – Adjustment from Employees to Employee Households

This step (Table 44) converts the number of employees to the number of employee households by land-use type that will work in the building type being analyzed. This step recognizes that there is, on average, more than one worker per household thus, the number of housing units in demand for new workers must be reduced. The workers/worker household ratio has eliminated from the equation all non-working households, such as retired persons, students, and those on public assistance. This step in the analysis calculates the number of employee households for each size of household based on the number of employed.

Table 44: Convert New Employees to Land Uses

Industry Title	NAICS Code	Average Employment	Percent Land Use
Office		317	44.1%
Information	51	13	4.1%
Finance and Insurance	52	43	13.6%
Real Estate and Rental and Leasing	53	21	6.7%
Professional and Technical Services	54	62	19.6%
Management of Companies and Enterprises	55	31	9.9%
Health Care and Social Assistance	62	146	46.1%
		317	100%
Hotel			0.0%
Accommodation	721	73	100%
Industrial		119	16.6%
Manufacturing	31-33	49	41.0%
Wholesale Trade	42	20	16.9%
Administrative and Waste Services	56	42	35.1%
Transportation and Warehousing	48-49	8	6.9%
		119	100%
Commercial		209	29.1%
Retail Trade	44-45	168	80.6%
Other Services, Except Public Administration	81	41	19.4%
		209	100.0%

Step 5 – Estimates of Employee Households Meeting the Lower Income Definitions

In this step, the analysis calculates the number of employee households that fall into each income category for each size household. Individual employee by industry sector was used to calculate the number of households that fall into these income categories by assuming that multiple earner households are, on average, formed of individuals falling within the same income categories.

Table 45: Adjustment from Employee to Employee Households – Industrial (Manufacturing NAICS 31-33)

Occupation title	Employment	Percent of total employment	Median hourly wage	Median Annual	Household Income Factor	Estimate Household Income
All Occupations	49	100.00%	\$19.36	\$30,976	1.6	\$49,562
Food Preparation and Serving Related Occupations	0	0.51%	\$11.12	\$17,792	1.6	\$28,467
Personal Care and Service Occupations	0	0.02%	\$11.74	\$18,784	1.6	\$30,054
Building and Grounds Cleaning and Maintenance Occupations	0	0.52%	\$13.16	\$21,056	1.6	\$33,690
Farming, Fishing, and Forestry Occupations	0	0.26%	\$13.26	\$21,216	1.6	\$33,946
Transportation and Material Moving Occupations	4	7.87%	\$15.31	\$24,496	1.6	\$39,194
Production Occupations	25	51.33%	\$16.92	\$27,072	1.6	\$43,315
Protective Service Occupations	0	0.11%	\$17.74	\$28,384	1.6	\$45,414
Office and Administrative Support Occupations	4	9.02%	\$18.12	\$28,992	1.6	\$46,387
Healthcare Support Occupations	0	0.01%	\$19.37	\$30,992	1.6	\$49,587
Construction and Extraction Occupations	1	1.55%	\$22.75	\$36,400	1.6	\$58,240
Arts, Design, Entertainment, Sports, and Media Occupations	0	0.70%	\$23.45	\$37,520	1.6	\$60,032
Installation, Maintenance, and Repair Occupations	2	5.07%	\$23.91	\$38,256	1.6	\$61,210
Education, Training, and Library Occupations	0	0.01%	\$25.79	\$41,264	1.6	\$66,022
Community and Social Service Occupations	0	0	\$26.12	\$41,792	1.6	\$66,867
Sales and Related Occupations	2	3.28%	\$26.96	\$43,136	1.6	\$69,018
Life, Physical, and Social Science Occupations	0	0.98%	\$29.55	\$47,280	1.6	\$75,648
Healthcare Practitioners and Technical Occupations	0	0.21%	\$32.08	\$51,328	1.6	\$82,125
Business and Financial Operations Occupations	2	3.94%	\$33.07	\$52,912	1.6	\$84,659
Architecture and Engineering Occupations	3	6.53%	\$38.10	\$60,960	1.6	\$97,536
Computer and Mathematical Occupations	1	2.38%	\$45.36	\$72,576	1.6	\$116,122
Management Occupations	3	5.64%	\$56.13	\$89,808	1.6	\$143,693
Legal Occupations	0	0.06%	\$65.59	\$104,944	1.6	\$167,910

Table 46: Wholesale Trade (NAICS 42)

Occupation title	Employment	Percent of total employment	Median hourly wage	Median Annual Wage	Household Income Factor	Estimate Household Income
All Occupations	20	100.00%	\$20.63	\$33,008	1.6	\$52,813
Food Preparation and Serving Related Occupations	0	0.14%	\$11.07	\$17,712	1.6	\$28,339
Farming, Fishing, and Forestry Occupations	0	0.76%	\$12.11	\$19,376	1.6	\$31,002
Personal Care and Service Occupations	0	0.03%	\$12.32	\$19,712	1.6	\$31,539
Building and Grounds Cleaning and Maintenance Occupations	0	0.46%	\$13.09	\$20,944	1.6	\$33,510
Protective Service Occupations	0	0.07%	\$13.86	\$22,176	1.6	\$35,482
Healthcare Support Occupations	0	0.03%	\$15.51	\$24,816	1.6	\$39,706
Transportation and Material Moving Occupations	4	20.25%	\$15.62	\$24,992	1.6	\$39,987
Production Occupations	1	5.47%	\$15.75	\$25,200	1.6	\$40,320
Office and Administrative Support Occupations	4	22.36%	\$17.06	\$27,296	1.6	\$43,674
Arts, Design, Entertainment, Sports, and Media Occupations	0	1.26%	\$19.05	\$30,480	1.6	\$48,768
Construction and Extraction Occupations	0	0.45%	\$21.03	\$33,648	1.6	\$53,837
Installation, Maintenance, and Repair Occupations	1	6.57%	\$21.94	\$35,104	1.6	\$56,166
Healthcare Practitioners and Technical Occupations	0	0.47%	\$24.51	\$39,216	1.6	\$62,746
Education, Training, and Library Occupations	0	0.01%	\$25.91	\$41,456	1.6	\$66,330
Sales and Related Occupations	5	24.80%	\$27.05	\$43,280	1.6	\$69,248
Community and Social Service Occupations	0	0.01%	\$28.58	\$45,728	1.6	\$73,165
Life, Physical, and Social Science Occupations	0	0.25%	\$30.31	\$48,496	1.6	\$77,594
Business and Financial Operations Occupations	1	5.07%	\$30.51	\$48,816	1.6	\$78,106
Computer and Mathematical Occupations	1	3.00%	\$37.85	\$60,560	1.6	\$96,896
Architecture and Engineering Occupations	0	1.09%	\$38.09	\$60,944	1.6	\$97,510
Legal Occupations	0	0.07%	\$46.32	\$74,112	1.6	\$118,579
Management Occupations	1	7.36%	\$54.60	\$87,360	1.6	\$139,776

Table 47 Administration and Waste Services (NAICS 56)

Occupation title	Employment	Percent of total employment	Median hourly wage	Average Annual Household	Household Income Factor	Estimate Household Income
All Occupations	42	100.00%	\$14.28	\$22,848	1.6	\$36,557
Personal Care and Service Occupations	0	0.95%	\$11.22	\$17,952	1.6	\$28,723
Food Preparation and Serving Related Occupations	0	1.11%	\$11.44	\$18,304	1.6	\$29,286
Production Occupations	4	8.93%	\$12.14	\$19,424	1.6	\$31,078
Farming, Fishing, and Forestry Occupations	0	0.17%	\$12.19	\$19,504	1.6	\$31,206
Transportation and Material Moving Occupations	5	12.60%	\$12.23	\$19,568	1.6	\$31,309
Building and Grounds Cleaning and Maintenance Occupations	9	20.97%	\$12.25	\$19,600	1.6	\$31,360
Protective Service Occupations	4	8.85%	\$12.55	\$20,080	1.6	\$32,128
Education, Training, and Library Occupations	0	0.84%	\$12.90	\$20,640	1.6	\$33,024
Healthcare Support Occupations	0	1.12%	\$13.70	\$21,920	1.6	\$35,072
Office and Administrative Support Occupations	8	20.31%	\$15.06	\$24,096	1.6	\$38,554
Sales and Related Occupations	2	5.45%	\$15.27	\$24,432	1.6	\$39,091
Construction and Extraction Occupations	1	2.61%	\$17.99	\$28,784	1.6	\$46,054
Installation, Maintenance, and Repair Occupations	1	2.67%	\$20.07	\$32,112	1.6	\$51,379
Community and Social Service Occupations	0	0.20%	\$20.18	\$32,288	1.6	\$51,661
Arts, Design, Entertainment, Sports, and Media Occupations	0	0.59%	\$24.23	\$38,768	1.6	\$62,029
Life, Physical, and Social Science Occupations	0	0.33%	\$27.61	\$44,176	1.6	\$70,682
Healthcare Practitioners and Technical Occupations	1	1.66%	\$28.06	\$44,896	1.6	\$71,834
Business and Financial Operations Occupations	2	4.07%	\$28.98	\$46,368	1.6	\$74,189
Legal Occupations	0	0.25%	\$31.67	\$50,672	1.6	\$81,075
Architecture and Engineering Occupations	0	0.83%	\$35.75	\$57,200	1.6	\$91,520
Computer and Mathematical Occupations	1	2.38%	\$36.77	\$58,832	1.6	\$94,131
Management Occupations	1	3.12%	\$47.58	\$76,128	1.6	\$121,805

Table 48: Transportation and Warehousing (NAICS 48-49)

Occupation title	Employment	Percent of total employment	Median hourly wage	Average Median Wage	Household Income Factor	Estimate Household Income
All Occupations	8	100.00%	\$19.69	\$31,504	1.6	\$50,406
Community and Social Service Occupations	0	0	0	0	1.6	\$0
Personal Care and Service Occupations	0	0.30%	\$11.53	18,448	1.6	\$29,517
Food Preparation and Serving Related Occupations	0	0.15%	\$12.56	20,096	1.6	\$32,154
Protective Service Occupations	0	0.73%	\$13.54	21,664	1.6	\$34,662
Farming, Fishing, and Forestry Occupations	0	0.05%	\$14.17	22,672	1.6	\$36,275
Building and Grounds Cleaning and Maintenance Occupations	0	0.61%	\$16.89	27,024	1.6	\$43,238
Transportation and Material Moving Occupations	5	58.56%	\$18.44	29,504	1.6	\$47,206
Office and Administrative Support Occupations	2	24.91%	\$19.79	31,664	1.6	\$50,662
Production Occupations	0	1.31%	\$20.43	32,688	1.6	\$52,301
Arts, Design, Entertainment, Sports, and Media Occupations	0	0.08%	\$23.71	37,936	1.6	\$60,698
Sales and Related Occupations	0	1.19%	\$25.34	40,544	1.6	\$64,870
Installation, Maintenance, and Repair Occupations	0	5.59%	\$25.95	41,520	1.6	\$66,432
Construction and Extraction Occupations	0	0.60%	\$27.59	44,144	1.6	\$70,630
Education, Training, and Library Occupations	0	0.01%	\$28.64	45,824	1.6	\$73,318
Healthcare Practitioners and Technical Occupations	0	0.12%	\$28.75	46,000	1.6	\$73,600
Business and Financial Operations Occupations	0	1.79%	\$30.89	49,424	1.6	\$79,078
Life, Physical, and Social Science Occupations	0	0.03%	\$36.25	58,000	1.6	\$92,800
Architecture and Engineering Occupations	0	0.47%	\$36.42	58,272	1.6	\$93,235
Computer and Mathematical Occupations	0	0.50%	\$36.83	58,928	1.6	\$94,285
Management Occupations	0	2.92%	\$44.65	71,440	1.6	\$114,304
Legal Occupations	0	0.03%	\$60.77	97,232	1.6	\$155,571

Table 49: Retail Trade (NAICS 44-45)

Occupation title	Employment	Percent of total employment	Median hourly wage	Annual median wage	Household Multiplier	Estimate Household Income
All Occupations	168	100.00%	\$11.96	\$19,136	1.6	\$30,618
Personal Care and Service Occupations	1	0.47%	\$10.53	\$16,848	1.6	\$26,957
Food Preparation and Serving Related Occupations	6	3.51%	\$11.08	\$17,728	1.6	\$28,365
Sales and Related Occupations	92	54.48%	\$11.20	\$17,920	1.6	\$28,672
Building and Grounds Cleaning and Maintenance Occupations	1	0.76%	\$11.51	\$18,416	1.6	\$29,466
Transportation and Material Moving Occupations	11	6.75%	\$11.82	\$18,912	1.6	\$30,259
Office and Administrative Support Occupations	30	17.69%	\$12.42	\$19,872	1.6	\$31,795
Production Occupations	4	2.38%	\$13.97	\$22,352	1.6	\$35,763
Arts, Design, Entertainment, Sports, and Media Occupations	1	0.78%	\$14.25	\$22,800	1.6	\$36,480
Protective Service Occupations	1	0.38%	\$14.53	\$23,248	1.6	\$37,197
Installation, Maintenance, and Repair Occupations	8	4.80%	\$17.71	\$28,336	1.6	\$45,338
Construction and Extraction Occupations	0	0.23%	\$18.36	\$29,376	1.6	\$47,002
Healthcare Practitioners and Technical Occupations	6	3.46%	\$18.42	\$29,472	1.6	\$47,155
Business and Financial Operations Occupations	2	1.01%	\$27.68	\$44,288	1.6	\$70,861
Computer and Mathematical Occupations	1	0.31%	\$30.74	\$49,184	1.6	\$78,694
Management Occupations	4	2.55%	\$37.75	\$60,400	1.6	\$96,640

Table 50: Other Services, Except Public Administration (NAICS 81)

Occupation title	Employment	Percent of total employment	Median hourly wage	Annual Median	Household Income Factor	Estimate Household Income
All Occupations	41	100.00%	\$15.03	\$24,048	1.6	\$38,477
Protective Service Occupations	0	1.03%	\$11.33	\$18,128	1.6	\$29,005
Transportation and Material Moving Occupations	4	9.88%	\$11.36	\$18,176	1.6	\$29,082
Personal Care and Service Occupations	9	22.62%	\$11.85	\$18,960	1.6	\$30,336
Production Occupations	3	6.76%	\$12.14	\$19,424	1.6	\$31,078
Sales and Related Occupations	2	4.98%	\$12.45	\$19,920	1.6	\$31,872
Farming, Fishing, and Forestry Occupations	0	0.07%	\$14.66	\$23,456	1.6	\$37,530
Office and Administrative Support Occupations	6	14.52%	\$15.12	\$24,192	1.6	\$38,707
Education, Training, and Library Occupations	1	1.69%	\$15.57	\$24,912	1.6	\$39,859
Healthcare Support Occupations	1	1.44%	\$17.81	\$28,496	1.6	\$45,594
Community and Social Service Occupations	1	2.79%	\$18.05	\$28,880	1.6	\$46,208
Installation, Maintenance, and Repair Occupations	7	18.25%	\$18.89	\$30,224	1.6	\$48,358
Construction and Extraction Occupations	0	0.31%	\$23.65	\$37,840	1.6	\$60,544
Arts, Design, Entertainment, Sports, and Media Occupations	1	2.19%	\$24.89	\$39,824	1.6	\$63,718
Healthcare Practitioners and Technical Occupations	0	0.33%	\$26.20	\$41,920	1.6	\$67,072
Business and Financial Operations Occupations	3	6.23%	\$28.43	\$45,488	1.6	\$72,781
Life, Physical, and Social Science Occupations	0	0.34%	\$29.35	\$46,960	1.6	\$75,136
Computer and Mathematical Occupations	0	0.88%	\$33.52	\$53,632	1.6	\$85,811
Architecture and Engineering Occupations	0	0.21%	\$36.53	\$58,448	1.6	\$93,517
Management Occupations	2	5.27%	\$42.90	\$68,640	1.6	\$109,824
Legal Occupations	0	0.21%	\$44.30	\$70,880	1.6	\$113,408

Table 51: Information (NAICS 51)

Occupation title	Employment	Percent of total employment	Median hourly wage	Median Annual Wage	Household Income Factor	Estimate Household Income
All Occupations	13	100.00%	\$29.51	\$47,216	1.6	\$75,546
Food Preparation and Serving Related Occupations	0	1.85%	\$9.92	\$15,872	1.6	\$25,395
Personal Care and Service Occupations	0	2.54%	\$10.11	\$16,176	1.6	\$25,882
Building and Grounds Cleaning and Maintenance Occupations	0	0.25%	\$12.89	\$20,624	1.6	\$32,998
Transportation and Material Moving Occupations	0	1.51%	\$13.95	\$22,320	1.6	\$35,712
Healthcare Support Occupations	0	0.02%	\$14.94	\$23,904	1.6	\$38,246
Production Occupations	0	1.08%	\$17.56	\$28,096	1.6	\$44,954
Office and Administrative Support Occupations	2	15.99%	\$18.28	\$29,248	1.6	\$46,797
Protective Service Occupations	0	0.19%	\$18.51	\$29,616	1.6	\$47,386
Education, Training, and Library Occupations	0	0.71%	\$22.36	\$35,776	1.6	\$57,242
Community and Social Service Occupations	0	0.01%	\$23.24	\$37,184	1.6	\$59,494
Sales and Related Occupations	1	11.53%	\$25.38	\$40,608	1.6	\$64,973
Arts, Design, Entertainment, Sports, and Media Occupations	2	16.25%	\$26.68	\$42,688	1.6	\$68,301
Installation, Maintenance, and Repair Occupations	1	9.36%	\$28.30	\$45,280	1.6	\$72,448
Healthcare Practitioners and Technical Occupations	0	0.09%	\$30.96	\$49,536	1.6	\$79,258
Construction and Extraction Occupations	0	0.39%	\$31.37	\$50,192	1.6	\$80,307
Business and Financial Operations Occupations	1	8.31%	\$37.35	\$59,760	1.6	\$95,616
Life, Physical, and Social Science Occupations	0	0.08%	\$37.91	\$60,656	1.6	\$97,050
Architecture and Engineering Occupations	0	1.47%	\$44.07	\$70,512	1.6	\$112,819
Computer and Mathematical Occupations	3	20.46%	\$44.09	\$70,544	1.6	\$112,870
Legal Occupations	0	0.34%	\$65.15	\$104,240	1.6	\$166,784
Management Occupations	0.985435	0.0759	66.81	106896	1.60	171033.6

Table 52: Finance and Insurance (NAICS 52)

Occupation title	Employment	Percent of total employment	Median hourly wage	Median Annual Wage	Household Income Factor	Estimate Household Income
All Occupations	43	100.00%	\$25.10	\$40,160	1.6	\$64,256
Building and Grounds Cleaning and Maintenance Occupations	0	0.16%	\$11.94	\$19,104	1.6	\$30,566
Food Preparation and Serving Related Occupations	0	0.01%	\$13.75	\$22,000	1.6	\$35,200
Personal Care and Service Occupations	0	0.02%	\$15.76	\$25,216	1.6	\$40,346
Transportation and Material Moving Occupations	0	0.04%	\$16.46	\$26,336	1.6	\$42,138
Office and Administrative Support Occupations	18	42.11%	\$17.43	\$27,888	1.6	\$44,621
Farming, Fishing, and Forestry Occupations	0	-7	\$17.72	\$28,352	1.6	\$45,363
Healthcare Support Occupations	0	0.02%	\$18.26	\$29,216	1.6	\$46,746
Installation, Maintenance, and Repair Occupations	0	0.19%	\$20.87	\$33,392	1.6	\$53,427
Production Occupations	0	0.03%	\$20.94	\$33,504	1.6	\$53,606
Protective Service Occupations	0	0.16%	\$22.46	\$35,936	1.6	\$57,498
Community and Social Service Occupations	0	0.14%	\$25.81	\$41,296	1.6	\$66,074
Sales and Related Occupations	6	15.02%	\$26.03	\$41,648	1.6	\$66,637
Construction and Extraction Occupations	0	0.01%	\$29.51	\$47,216	1.6	\$75,546
Arts, Design, Entertainment, Sports, and Media Occupations	0	0.31%	\$31.39	\$50,224	1.6	\$80,358
Education, Training, and Library Occupations	0	0.01%	\$32.89	\$52,624	1.6	\$84,198
Healthcare Practitioners and Technical Occupations	0	0.77%	\$33.68	\$53,888	1.6	\$86,221
Business and Financial Operations Occupations	11	24.84%	\$34.51	\$55,216	1.6	\$88,346
Legal Occupations	0	0.87%	\$38.24	\$61,184	1.6	\$97,894
Life, Physical, and Social Science Occupations	0	0.05%	\$39.51	\$63,216	1.6	\$101,146
Computer and Mathematical Occupations	3	6.81%	\$43.76	\$70,016	1.6	\$112,026
Architecture and Engineering Occupations	0	0.07%	\$46.43	\$74,288	1.6	\$118,861
Management Occupations	4	8.37%	\$62.38	\$99,808	1.6	\$159,693

Table 53: Real Estate, Rental and Leasing (NAICS 53)

Occupation title	Employment	Percent of total employment	Median hourly wage	Annual Median Wage	Household Income Factor	Estimate Household Income
All Occupations	21	100.00%	\$17.71	\$28,336	1.6	\$45,338
Food Preparation and Serving Related Occupations	0	0.81%	\$11.24	\$17,984	1.6	\$28,774
Building and Grounds Cleaning and Maintenance Occupations	1	6.48%	\$13.13	\$21,008	1.6	\$33,613
Transportation and Material Moving Occupations	1	6.88%	\$13.28	\$21,248	1.6	\$33,997
Personal Care and Service Occupations	0	1.04%	\$13.31	\$21,296	1.6	\$34,074
Farming, Fishing, and Forestry Occupations	0	0.03%	\$14.37	\$22,992	1.6	\$36,787
Healthcare Support Occupations	0	0.04%	\$15.35	\$24,560	1.6	\$39,296
Sales and Related Occupations	5	21.98%	\$15.70	\$25,120	1.6	\$40,192
Production Occupations	0	0.53%	\$16.06	\$25,696	1.6	\$41,114
Office and Administrative Support Occupations	4	20.86%	\$16.41	\$26,256	1.6	\$42,010
Protective Service Occupations	0	1.36%	\$16.53	\$26,448	1.6	\$42,317
Installation, Maintenance, and Repair Occupations	4	18.33%	\$17.75	\$28,400	1.6	\$45,440
Education, Training, and Library Occupations	0	0.02%	\$20.20	\$32,320	1.6	\$51,712
Arts, Design, Entertainment, Sports, and Media Occupations	0	0.99%	\$20.93	\$33,488	1.6	\$53,581
Community and Social Service Occupations	0	0.09%	\$21.02	\$33,632	1.6	\$53,811
Construction and Extraction Occupations	0	1.25%	\$21.14	\$33,824	1.6	\$54,118
Healthcare Practitioners and Technical Occupations	0	0.26%	\$24.50	\$39,200	1.6	\$62,720
Business and Financial Operations Occupations	1	5.76%	\$29.86	\$47,776	1.6	\$76,442
Life, Physical, and Social Science Occupations	0	0	\$30.41	\$48,656	1.6	\$77,850
Legal Occupations	0	0.36%	\$33.58	\$53,728	1.6	\$85,965
Management Occupations	3	11.91%	\$34.03	\$54,448	1.6	\$87,117
Computer and Mathematical Occupations	0	0.81%	\$34.19	\$54,704	1.6	\$87,526
Architecture and Engineering Occupations	0	0.16%	\$34.76	\$55,616	1.6	\$88,986

Table 54: Professional and Technical Services (NAICS 54)

Occupation title	Employment	Percent of total employment	Median hourly wage	Annual Median Wage	Household Income Factor	Estimate Household Income
All Occupations	62	100.00%	\$31.43	\$50,288	1.6	\$80,461
Personal Care and Service Occupations	0	0.41%	\$10.87	\$17,392	1.6	\$27,827
Food Preparation and Serving Related Occupations	0	0.10%	\$11.17	\$17,872	1.6	\$28,595
Healthcare Support Occupations	1	0.94%	\$12.55	\$20,080	1.6	\$32,128
Building and Grounds Cleaning and Maintenance Occupations	0	0.33%	\$13.25	\$21,200	1.6	\$33,920
Transportation and Material Moving Occupations	1	0.81%	\$14.73	\$23,568	1.6	\$37,709
Farming, Fishing, and Forestry Occupations	0	0.06%	\$15.22	\$24,352	1.6	\$38,963
Office and Administrative Support Occupations	12	19.13%	\$18.24	\$29,184	1.6	\$46,694
Production Occupations	1	1.50%	\$18.85	\$30,160	1.6	\$48,256
Protective Service Occupations	0	0.17%	\$18.99	\$30,384	1.6	\$48,614
Healthcare Practitioners and Technical Occupations	2	2.44%	\$22.86	\$36,576	1.6	\$58,522
Installation, Maintenance, and Repair Occupations	1	0.86%	\$23.75	\$38,000	1.6	\$60,800
Community and Social Service Occupations	0	0.12%	\$25.65	\$41,040	1.6	\$65,664
Construction and Extraction Occupations	1	0.87%	\$25.84	\$41,344	1.6	\$66,150
Arts, Design, Entertainment, Sports, and Media Occupations	3	4.08%	\$26.59	\$42,544	1.6	\$68,070
Sales and Related Occupations	3	4.77%	\$28.42	\$45,472	1.6	\$72,755
Education, Training, and Library Occupations	0	0.17%	\$29.43	\$47,088	1.6	\$75,341
Life, Physical, and Social Science Occupations	2	3.61%	\$32.18	\$51,488	1.6	\$82,381
Business and Financial Operations Occupations	9	15.23%	\$34.29	\$54,864	1.6	\$87,782
Architecture and Engineering Occupations	6	10.44%	\$36.82	\$58,912	1.6	\$94,259
Legal Occupations	5	7.53%	\$37.00	\$59,200	1.6	\$94,720
Computer and Mathematical Occupations	11	17.30%	\$42.34	\$67,744	1.6	\$108,390
Management Occupations	6	9.12%	\$66.00	\$105,600	1.6	\$168,960

Table 55: Management of Companies and Enterprises (NAICS 55)

Occupation title	Employment	Percent of total employment	Median hourly wage	Annual Median Wage	Household Income Factor	Estimate Household Income
All Occupations	31	100.00%	\$32.06	\$51,296	1.6	\$82,074
Building and Grounds Cleaning and Maintenance Occupations	0	0.46%	\$12.74	\$20,384	1.6	\$32,614
Personal Care and Service Occupations	0	0.46%	\$13.32	\$21,312	1.6	\$34,099
Food Preparation and Serving Related Occupations	0	0.51%	\$14.45	\$23,120	1.6	\$36,992
Farming, Fishing, and Forestry Occupations	0	0.03%	\$15.60	\$24,960	1.6	\$39,936
Healthcare Support Occupations	0	0.38%	\$15.76	\$25,216	1.6	\$40,346
Transportation and Material Moving Occupations	1	2.25%	\$16.63	\$26,608	1.6	\$42,573
Protective Service Occupations	0	0.44%	\$17.99	\$28,784	1.6	\$46,054
Office and Administrative Support Occupations	8	24.90%	\$19.37	\$30,992	1.6	\$49,587
Education, Training, and Library Occupations	0	0.25%	\$20.07	\$32,112	1.6	\$51,379
Community and Social Service Occupations	0	0.93%	\$20.31	\$32,496	1.6	\$51,994
Production Occupations	0	1.03%	\$21.20	\$33,920	1.6	\$54,272
Installation, Maintenance, and Repair Occupations	1	1.86%	\$23.45	\$37,520	1.6	\$60,032
Construction and Extraction Occupations	0	0.48%	\$25.40	\$40,640	1.6	\$65,024
Sales and Related Occupations	1	4.48%	\$28.91	\$46,256	1.6	\$74,010
Arts, Design, Entertainment, Sports, and Media Occupations	1	1.82%	\$29.46	\$47,136	1.6	\$75,418
Healthcare Practitioners and Technical Occupations	1	1.64%	\$32.11	\$51,376	1.6	\$82,202
Business and Financial Operations Occupations	7	22.55%	\$34.94	\$55,904	1.6	\$89,446
Life, Physical, and Social Science Occupations	0	0.75%	\$40.29	\$64,464	1.6	\$103,142
Computer and Mathematical Occupations	4	11.48%	\$41.62	\$66,592	1.6	\$106,547
Architecture and Engineering Occupations	1	3.00%	\$45.01	\$72,016	1.6	\$115,226
Legal Occupations	0	1.11%	\$58.80	\$94,080	1.6	\$150,528
Management Occupations	6	19.17%	\$62.89	\$100,624	1.6	\$160,998

Table 56: Health Care and Social Assistance (NAICS 62)

Occupation title	Employment	Percent of total employment	Median hourly wage	Annual Median Wage	Household Income Factor	Estimate Household Income
All Occupations	146	100.00%	\$18.16	\$29,056	1.6	\$46,490
Personal Care and Service Occupations	19	12.87%	\$11.18	\$17,888	1.6	\$28,621
Farming, Fishing, and Forestry Occupations	0	0.01%	\$11.34	\$18,144	1.6	\$29,030
Food Preparation and Serving Related Occupations	4	2.62%	\$11.58	\$18,528	1.6	\$29,645
Building and Grounds Cleaning and Maintenance Occupations	3	2.13%	\$11.95	\$19,120	1.6	\$30,592
Production Occupations	1	0.42%	\$12.22	\$19,552	1.6	\$31,283
Transportation and Material Moving Occupations	1	0.67%	\$12.31	\$19,696	1.6	\$31,514
Education, Training, and Library Occupations	4	2.74%	\$12.96	\$20,736	1.6	\$33,178
Healthcare Support Occupations	26	18.01%	\$13.73	\$21,968	1.6	\$35,149
Protective Service Occupations	1	0.38%	\$15.69	\$25,104	1.6	\$40,166
Sales and Related Occupations	1	0.38%	\$16.46	\$26,336	1.6	\$42,138
Office and Administrative Support Occupations	20	13.92%	\$16.63	\$26,608	1.6	\$42,573
Community and Social Service Occupations	8	5.47%	\$18.76	\$30,016	1.6	\$48,026
Installation, Maintenance, and Repair Occupations	1	0.74%	\$19.21	\$30,736	1.6	\$49,178
Arts, Design, Entertainment, Sports, and Media Occupations	0	0.18%	\$23.49	\$37,584	1.6	\$60,134
Construction and Extraction Occupations	0	0.09%	\$25.22	\$40,352	1.6	\$64,563
Business and Financial Operations Occupations	2	1.69%	\$27.74	\$44,384	1.6	\$71,014
Healthcare Practitioners and Technical Occupations	48	32.98%	\$32.00	\$51,200	1.6	\$81,920
Legal Occupations	0	0.03%	\$33.12	\$52,992	1.6	\$84,787
Computer and Mathematical Occupations	1	0.67%	\$33.47	\$53,552	1.6	\$85,683
Life, Physical, and Social Science Occupations	1	0.55%	\$34.35	\$54,960	1.6	\$87,936
Architecture and Engineering Occupations	0	0.03%	\$34.78	\$55,648	1.6	\$89,037
Management Occupations	5	3.43%	\$41.87	\$66,992	1.6	\$107,187

Table 57: Accommodations (NAICS 721)

Occupation title (click on the occupation title to view its profile)	Employment	Percent of total employment	Median hourly wage	Annual Median Wage	Household Income Factor	Estimate Household Income
All Occupations	73	100.00%	\$10.57	\$16,912	1.6	\$27,059
Transportation and Material Moving Occupations	2	2.06%	\$9.78	\$15,648	1.6	\$25,037
Sales and Related Occupations	2	3.27%	\$10.06	\$16,096	1.6	\$25,754
Food Preparation and Serving Related Occupations	58	80.05%	\$10.35	\$16,560	1.6	\$26,496
Building and Grounds Cleaning and Maintenance Occupations	3	4.50%	\$11.10	\$17,760	1.6	\$28,416
Personal Care and Service Occupations	1	1.20%	\$11.16	\$17,856	1.6	\$28,570
Farming, Fishing, and Forestry Occupations	0	0.01%	\$11.48	\$18,368	1.6	\$29,389
Production Occupations	1	0.73%	\$11.81	\$18,896	1.6	\$30,234
Life, Physical, and Social Science Occupations	0	0	\$12.09	\$19,344	1.6	\$30,950
Office and Administrative Support Occupations	2	3.42%	\$12.30	\$19,680	1.6	\$31,488
Healthcare Support Occupations	0	0.07%	\$13.08	\$20,928	1.6	\$33,485
Protective Service Occupations	0	0.60%	\$13.26	\$21,216	1.6	\$33,946
Education, Training, and Library Occupations	0	0.01%	\$14.85	\$23,760	1.6	\$38,016
Installation, Maintenance, and Repair Occupations	1	0.92%	\$15.27	\$24,432	1.6	\$39,091
Arts, Design, Entertainment, Sports, and Media Occupations	0	0.13%	\$17.81	\$28,496	1.6	\$45,594
Community and Social Service Occupations	0	0	\$22.17	\$35,472	1.6	\$56,755
Construction and Extraction Occupations	0	0.04%	\$23.04	\$36,864	1.6	\$58,982
Business and Financial Operations Occupations	0	0.40%	\$23.83	\$38,128	1.6	\$61,005
Computer and Mathematical Occupations	0	0.03%	\$25.76	\$41,216	1.6	\$65,946
Healthcare Practitioners and Technical Occupations	0	0.04%	\$26.19	\$41,904	1.6	\$67,046
Management Occupations	2	2.52%	\$26.67	\$42,672	1.6	\$68,275
Architecture and Engineering Occupations	0	0	\$33.87	\$54,192	1.6	\$86,707
Legal Occupations	0	0	\$51.95	\$83,120	1.6	\$132,992

Step 6 – Estimates of Households that meet HUD Income Criteria (Affordability Model)

For this step, an affordability model was developed to determine the affordability of households by HUD's income and levels. This step has been performed for each industry/land-use category and multiplied by the number of households demand by and type of land-use.

Table 58: Distribution of Employees by Income Group

Employment Category	VLI <50%	VLI 50-60%	VLI 60-80%	Work 120%	Above >120%
Office	45	33	71	66	181
Hotel	182	0	0	7	1
Limited Service Hotel	4	0	7	1	0
Industrial	23	0	86	25	33
Commercial	26	0	186	17	7

The analysis adjusted employee and their wages into households by using a worker to household factor as shown below.

Table 59: Conversation of Jobs to Households

Employment Category	VLI <50%	VLI 50-60%	VLI 60-80%	Work 120%	Above >120%
Office	28	21	44	41	113
Hotel/Food and Accommodation	114	0	0	4	1
Limited Service	3	0	4	0	0
Industrial	14	0	54	16	21
Commercial	16	0	116	11	4
Workers Per Household	1.6	1.6	1.6	1.6	1.6

Table 60 shows the maximum household income for each income category.

Table 60: Summary of Household Income by Land Use

Households by Land Use	VLI <50%	VLI 50-60%	VLI 60-80%	Work 120%	Above >120%
Household Income (max)	\$28,394	\$34,073	\$45,430	\$68,146	>\$78,800
Office	28	21	44	41	103
Hotel/Food and Accommodation	114	0	0	4	1
Limited Service Hotel	3	0	4	0	0
Industrial	14	0	54	16	21
Commercial (retail)	16	0	116	11	4
Total	175	21	219	73	129

ADJUSTMENT FOR COMMUTE RELATIONSHIP

Table 61 depicts the results of the analysis both before and after an adjustment for commute relationship. The American Community Survey (US Census) 2013-17 indicated that residents of St. Petersburg hold only 33 percent of the jobs in the City. Therefore the commute factor used in this analysis is 33 percent. The estimates of households for each income category in a 100,000 square foot prototype building are adjusted downwards by this commute factor.

Table 61: Worker Households Adjusted for Commute Factor

Before Commute Adjustment	Industrial	Commercial	Office	Hotel	Limited Service Hotel
Very Low (Under 60% of Median Income)	14	16	49	114	3
Low (60% to 80% of Median Income)	54	116	44	0	4
Moderate (80% to 120% of Median Income)	16	11	41	4	0
Total	84	143	134	118	7
After Commute Adjustment	33.0%				
Very Low (Under 60% of Median Income)	5	5	16	38	1
Low (60% to 80% of Median Income)	18	38	15	0	1
Moderate (80% to 120% of Median Income)	5	4	14	1	0
Total	28	47	44	39	2
Note: Residents of St. Petersburg hold 33.2% of the jobs in St. Petersburg. The estimates of households for each income category in a prototypical 100,000 SF building are adjusted downwards by this commute factor.					

TOTAL LINKAGE COSTS

Nonresidential Linkage Fees

The last step in the linkage fee analysis marries the findings on the numbers of households at each of the income ranges associated with the four types of buildings to the affordability gaps, or the costs of delivering housing in St. Petersburg. The number of households associated with each building type, by income category, and is indicated on the left side of the table, are drawn from the end of the previous section's analysis, still assuming 100,000 sq. ft. buildings. The affordability gaps are from the prior discussion. The commercial development linkage fee per square foot shows the results of the calculation

which is the number of units times the affordability gap, divided by 100,000 sq. ft. to bring the conclusion back to the per square foot level.

The total linkage costs are calculated for the total impacts, as indicated in the upper portion of the table, and after an adjustment for the fact that only a share of the worker households will seek housing in St. Petersburg. The Census indicates that 33 percent of those who work in St. Petersburg also live in the City. Therefore, the commute factor used in this analysis is 33 percent.

Tables 62 and 63 summarizes what SPG calculates as the maximum linkage fees for the new development by development sector based on new construction.

Table 62: Linkage Fee Based on New Construction Data

Before Commute Adjustment	Limited Servi					Gap	Affordability					Limited Service Hotel
	Industrial	Commercial	Office	Hotel	Hotel		Industrial	Commercial	Office	Hotel	Hotel	
Very Low (Under 60% of Median Income)	14	16	45	44	3	-\$220,325	-\$31.67	-\$36.29	-\$98.32	-\$96.51	-\$5.51	
Low (60% to 80% of Median Income)	54	116	42	0	4	-\$153,732	-\$82.63	-\$178.71	-\$64.86	\$0.00	-\$6.73	
Moderate (80% to 120% of Median Income)	16	11	39	4	0	-\$47,182	-\$7.45	-\$5.01	-\$18.63	-\$2.06	-\$0.15	
Total	84	143	126	48	7		-\$121.75	-\$220.02	-\$181.80	-\$98.58	-\$12.38	
After Commute Adjustment	33%						33%					
Very Low (Under 60% of Median Income)	5	5	15	14	1	-\$220,325	-\$10.45	-\$11.98	-\$32.44	-\$31.85	-\$1.82	
Low (60% to 80% of Median Income)	18	38	14	0	1	-\$153,732	-\$27.27	-\$58.98	-\$21.40	\$0.00	-\$2.22	
Moderate (80% to 120% of Median Income)	5	4	13	1	0	-\$47,182	-\$2.46	-\$1.65	-\$6.15	-\$0.68	-\$0.05	
Total	28	47	42	16	2		-\$40.18	-\$72.61	-\$59.99	-\$32.53	-\$4.09	

Table 63: Summary Nonresidential Linkage Fee Based on New Construction Data

	Industrial	Commercial	Office	Hotel	Extended Stay
Rental					
Very low income	-\$10.45	-\$11.98	-\$32.44	-\$31.85	-\$1.82
Low income	-\$27.27	-\$58.98	-\$21.40	\$0.00	-\$2.22
Moderate income	-\$2.46	-\$1.65	-\$6.15	-\$0.68	-\$0.05
Rental	-\$40.18	-\$72.61	-\$59.99	-\$32.53	-\$4.09

Based on the methodology used in the analysis (Table 63), the Max attainable housing linkage fee based on new housing costs are:

- an industrial land use the fee would be \$48 per square foot of building area;
- a commercial land use the fee would be \$73 per square foot of building area;
- an office land use the fee would be \$60 per square foot of building area;
- a hotel the fee would be \$33 per square foot of building area
- a limited or extended stay hotel fee would be \$4 per square foot of building area

The numbers in Table 64 present the total jobs housing linkage costs per square foot of building area for each of the building types. These total commercial development linkage costs represent the ceiling for any requirements placed on new construction for attainable housing. The GAP analysis used 2018 MLS data. As shown in Table 64, only households earning less than 60 percent of St. Petersburg median

household income have deficits (red). All other household income groups should be able to afford housing assuming good credit.

The totals are not the recommended linkage fees. They should be considered as the maximums established by this analysis, which impact fees may be set.

Table 64: Linkage Fee Based on MLS Data

Before Commute Adjustment	Limited Service					Affordability					Limited Service
	Industrial	Commercial	Office	Hotel	Hotel	Gap	Industrial	Commercial	Office	Hotel	
Condominiums/Townhouses											
Very Low (under 60% of Median Income)	14	16	45	44	3	-\$70,238	-\$10.10	-\$11.57	-\$31.34	-\$30.77	-\$1.76
Low (60% to 80% of Median Income)	54	116	42	0	4	-\$280	-\$0.15	-\$0.33	-\$0.12	\$0.00	-\$0.01
Moderate (80% to 120% of Median Income)	16	11	39	4	0	\$91,467	\$14.44	\$9.72	\$36.11	\$4.00	\$0.29
Total	84	143	126	48	7		\$4.20	-\$2.18	\$4.65	-\$26.77	-\$1.48
Single Family											
Very Low (Under 60% of Median Income)	14	26	71	70	4	-\$121,978	-\$17.53	-\$32.15	-\$87.09	-\$85.49	-\$4.88
Low (60% to 80% of Median Income)	54	186	67	0	7	-\$52,020	-\$27.96	-\$96.76	-\$35.11	\$0.00	-\$3.64
Moderate (80% to 120% of Median Income)	16	17	63	7	1	\$39,727	\$6.27	\$6.75	\$25.09	\$2.78	\$0.20
Total	84	229	202	77	12		-\$39.22	-\$122.15	-\$97.11	-\$82.71	-\$8.32
After Commute Adjustment	33%						33%				
Condominiums											
Very Low (Under 60% of Median Income)	5	5	15	14	1	-\$70,238	-\$3.33	-\$3.82	-\$10.34	-\$10.15	-\$0.58
Low (60% to 80% of Median Income)	18	38	14	0	1	-\$280	-\$0.05	-\$0.11	-\$0.04	\$0.00	\$0.00
Moderate (80% to 120% of Median Income)	5	4	13	1	0	\$91,467	\$4.77	\$3.21	\$11.92	\$1.32	\$0.09
Total	28	47	42	16	2		\$1.38	-\$0.72	\$1.53	-\$8.83	-\$0.49
Single Family											
Very Low (Under 60% of Median Income)	5	9	24	23	1	-\$121,978	-\$5.79	-\$10.61	-\$28.74	-\$28.21	-\$1.61
Low (60% to 80% of Median Income)	18	61	22	0	2	-\$52,020	-\$9.23	-\$31.93	-\$11.59	\$0.00	-\$1.20
Moderate (80% to 120% of Median Income)	5	6	21	2	0	\$39,727	\$2.07	\$2.23	\$8.28	\$0.92	\$0.07
Total	28	76	67	25	4		-\$12.94	-\$40.31	-\$32.05	-\$27.29	-\$2.75

Table 65: Summary Nonresidential Linkage Fee Based on MLS Data

	Industrial	Commercial	Office	Hotel	Extended Stay Hotel
Townhome					
Very low income	-\$3.33	-\$3.82	-\$10.34	-\$10.15	-\$0.58
Low income	-\$0.05	-\$0.11	-\$0.04	\$0.00	\$0.00
Moderate income	\$4.77	\$3.21	\$11.92	\$1.32	\$0.09
Total	\$1.38	-\$0.72	\$1.53	-\$8.83	-\$0.49
Single Family					
Very low income	-\$5.79	-\$10.61	-\$28.74	-\$28.21	-\$1.61
Low income	-\$9.23	-\$31.93	-\$11.59	\$0.00	-\$1.20
Moderate income	\$2.07	\$2.23	\$8.28	\$0.92	\$0.07
Total	-\$12.94	-\$40.31	-\$32.05	-\$27.29	-\$2.75
Combined					
Very low income	-\$9.12	-\$14.43	-\$39.08	-\$38.37	-\$2.19
Low income	-\$9.28	-\$32.04	-\$11.63	\$0.00	-\$1.21
Moderate income	\$6.84	\$5.44	\$20.20	\$2.24	\$0.16
Total	-\$11.56	-\$41.03	-\$30.51	-\$36.13	-\$3.24

The Max attainable housing linkage fee based on MLS housing sales are:

- an industrial land use the fee would be \$12 per square foot of building area;
- a commercial land use the fee would be \$41 per square foot of building area;
- an office land use the fee would be \$31 per square foot of building area;
- a hotel the fee would be \$36 per square foot of building area
- a limited or extended stay hotel fee would be \$3 per square foot of building area

Based on the analysis on nonresidential impacts using 2018 MLS data to define demand, only households having less than the median household income show a deficit. In combining Townhome and Single Family linkages results in only the hotel sector produces a deficit which is hotel.

The linkage fees shown in Table 67 are a realistic assessment of St. Petersburg attainable/workforce housing market. They should be seen as a beginning point rather than the final fee structure. Most, if not all, governmental entities adjusted the final fees to reflect local economic and political conditions. Should the City adopt linkage/impact fees, those fees should be subject to CPI increases.

Table 67: Recommended Nonresidential Linkage Fee

	Industrial	Commercial	Office	Hotel	Extended Stay Hotel
New Construction					
Very low income	-\$10.45	-\$11.98	-\$32.44	-\$31.85	-\$1.82
Low income	-\$27.27	-\$58.98	-\$21.40	\$0.00	-\$2.22
Moderate income	-\$2.46	-\$1.65	-\$6.15	-\$0.68	-\$0.05
Total	-\$40.18	-\$72.61	-\$59.99	-\$32.53	-\$4.09
MLS Pricing					
Very low income	-\$9.12	-\$14.43	-\$39.08	-\$38.37	-\$2.19
Low income	-\$9.28	-\$32.04	-\$11.63	\$0.00	-\$1.21
Moderate income	\$6.84	\$5.44	\$20.20	\$2.24	\$0.16
Total	-\$11.56	-\$41.03	-\$30.51	-\$36.13	-\$3.24
Combined Average					
Very low income	-\$9.78	-\$13.20	-\$35.76	-\$35.11	-\$2.00
Low income	-\$18.27	-\$45.51	-\$16.51	\$0.00	-\$1.71
Moderate income	\$2.19	\$1.89	\$7.02	\$0.78	\$0.06
Total	-\$25.87	-\$56.82	-\$45.25	-\$34.33	-\$3.66

The Max attainable housing linkage fee based on averaging the new construction and MLS data are:

- Industrial land use fee would be \$26 per square foot of building area;
- Commercial land use fee would be \$57 per square foot of building area;
- Office land use fee would be \$45 per square foot of building area;
- Hotel fee would be \$34 per square foot of building area
- Limited or extended stay hotel fee would be \$4 per square foot of building area

As discussed in this report, additional funds may be available from other funding sources like CDBG, LIHTC, HOME, SHIP, Penny for Pinellas, etc., to offset the cost of providing workforce housing.

In addition to fees generated with a commercial development linkage fees, there are a number of programs focused on establishing an attainable workforce and attainable housing program including providing Accessory Dwelling Units, exemption or reduction of parking regulations, permits, etc.

STRAIGHT WORKFORCE HOUSING PERMIT FEE

Winter Park was the first City in Florida to establish an attainable housing linkage fee that applied to all new construction (or major reconstruction) residential or commercial. The single fee (\$1 per square foot) was treated like all other “permit fees” and the revenues placed in the City’s Housing Trust Fund. The City of Jupiter recently enacted a linkage fee program using a single fee for residential and non-residential developments. SPG used this approach for the City of St. Petersburg, in its development financial pro forma analysis on new construction (or major redevelopment/rehabs).

The City of Denver uses both a straight Workforce Housing Fee as well as Workforce Housing Residential Incentives. It uses a mandatory workforce housing incentive program as well as a “workforce housing permit type of fee” approach.

The City of Boulder uses a host of attainable housing revenue sources including a Housing Excise Fee. The fee is \$.23 per square foot for residential and \$.51 for non-residential.

CHAPTER 6: LINKAGE FEE IMPACT ON DEVELOPMENT

PRO FORMA ANALYSIS

SPG prepared a financial feasibility analysis of the various development prototypes using a pro forma model that measures the return on cost (ROC) and return on equity (ROE). Discussions of the various metrics used are described below:

CAP Rate: The capitalization rate, often referred to as the "cap rate", is a fundamental concept used in the world of commercial real estate. It is the rate of return on a real estate investment property based on the income that the property is expected to generate. This metric is used to estimate the investor's potential return on an investment³⁷. This analysis uses cap rates to estimate the fair market value of the various development prototypes. The analysis uses cap rates obtained from nationalcaprate.com for the Tampa Bay area.

Return on Cost (ROC): A cash-on-cash return is a rate of return often used in real estate transactions that calculates the cash income earned on the cash invested in a property. Put simply, cash-on-cash return measures the annual return the investor made on the property in relation to the amount of mortgage paid during the same year³⁸. This study uses the stabilized net operating income for each prototype divided by the total estimated development cost. The study assumes the ROC should be at least 1.5% above the local cap rate.

Return of Equity (ROE): This ratio is a fundamental financial measurement used in calculating the annual rate of return on the "net" equity (or "trapped equity") in a property. Return on Equity helps an investor understand if a property should continue to be held. It is defined as the capitalized net operating income less total development costs divided by the amount of equity invested and then divided by the estimated term of the investment.

DESCRIPTION OF PROTOTYPES USED IN THE ANALYSIS

Table 68 on the next page describes the various development profiles used in the financial analysis. It should be noted that for both the hotel and office analysis, SPG used two separate types of developments: regular development and Downtown Development (DC).

The following tables provide operation information that forms the basis of the pro forma financial analysis of each development prototype. The two most important factors that could impact the analysis are land costs and revenue generation.

³⁷ <https://www.investopedia.com/terms/c/capitalizationrate.asp>

³⁸ www.investopedia.com/terms/c/cashoncashreturn.asp

Table 68: Prototype Description

	Hotel	Hotel DC	Retail/ Restaurant/ Services	Office	Office DC	Industrial	Apartment
Prototype Description							
Gross Building Area (GBA)	100,000	100,000	25,000	50,000	50,000	150,000	150,000
Podium Parking Area	0	11,250	0	0	30,000	0	0
Gross Building Area including Parking	100,000	111,250	25,000	50,000	80,000	150,000	225,000
Net Leasable Sq. Ft. (%)	na		100%	90%	90%	100%	90%
Net Leasable Sq. Ft. (NSF)	100,000	100,000	25,000	45,000	45,000	150,000	135,000
Hotel Rooms	150	150					
Room Size	380						
Number of Apartments							150
Site Coverage	75%	75%	60%	75%	75%	45%	40%
Building SF	100,000	145,000	25,000	50,000	50,000	150,000	150,000
Parking Spaces							
Podium Spaces	0	38	0	0	100	0	0
Surface Spaces	150		1,125	167	0	50	225
Floor Area Ratio	2.00	2.00	0.20	2.00	2.00	0.4	1.00
Land Area (acres)	1.1	1.3	1.0	1.5	1.5	7.7	8.6
Land Area (SF)	50,000	55,625	41,667	66,667	66,667	333,333	375,000
Land Cost @ acre	\$700,000	\$1,100,000	\$700,000	\$700,000	\$1,100,000	\$450,000	\$600,000
SF	\$16.07	\$25.25	\$16.07	\$16.07	\$25.25	\$10.33	\$13.77
Equity	0.3	0.3	0.3	0.3	0.3	0.3	0.3
Loan	0.7	0.7	0.7	0.7	0.7	0.7	0.7

As shown below, both the downtown developments, hotel and office, assume podium parking rather than on surface parking.

Table 69: Development Assumptions

Development Assumptions	Metric	Hotel	Hotel DC	Retail/ Restaurant/ Services	Office	Office DC	Industrial	Apartment
Direct Costs								
Building & On-Site Improvements	per sq. ft. of GBA	\$180	\$200	\$120	\$150	\$180	\$50	\$125
Parking Costs - Podium (1)	per space	\$24,000	\$24,000			\$24,000	na	
Parking Costs - Surface	per space	\$2,500		\$2,500	\$2,500		\$0	\$2,500
Indirect Costs	0.22							
Tenant Improvements	per NSF	\$0	\$0	\$25	\$40	\$50	\$0	\$0
Cap Rate	5.0% - 7.5%							
Return on Cost	7% to 8%							
(1) carlwalker.com, 2017 Miami costs inflated								

Table 70: Revenue Assumptions

Prototype	Metric	Input	Steady State
Hotel			
Gross Annual Room Income	RevPAR (1)	\$54,750	\$8,212,500
Gross Annual Other Income (10%)	Per Room	\$5,475	\$821,250
Less: Vacancy	25%	\$15,056	-\$2,258,438
Less: Operation Expenses	70%	\$48,043	-\$4,742,719
Annual Net Income			\$2,032,594
(1) revenue per available room			
Hotel Downtown			
Gross Annual Room Income	RevPAR	\$73,000	\$10,950,000
Gross Annual Other Income (20%)	Per Room	\$14,600	\$2,190,000
Less: Vacancy	25%	\$21,900	-\$3,285,000
Less: Operation Expenses	70%	\$67,890	-\$6,898,500
Annual Net Income			\$2,956,500
Retail/Restaurant/Services			
Revenues and Expenses			
Monthly Rent-Triple Net	per NSF	\$30	\$750,000
Operating Expenses	% of Gross	40%	-\$300,000
Vacancy Rate	% of Gross	5%	-\$37,500
Estimates			
Net Square Footage		25,000	25,000
Annual Gross Revenues		\$750,000	750,000
Operating Expenses		(\$300,000)	-300,000
Vacancy Rate		(\$37,500)	-37,500
Annual Net Operating Income		\$412,500	\$412,500
Office			
Revenues and Expenses			
Monthly Rent-Triple Net	per NSF	\$25	\$1,125,000
Operating Expenses	% of Gross	25%	-\$281,250
Vacancy Rate	% of Gross	5%	-\$56,250
Estimates			
Net Square Footage		45,000	45,000
Annual Gross Revenues		\$1,125,000	\$1,125,000
Operating Expenses		(\$281,250)	-\$281,250
Vacancy Rate		(\$56,250)	-\$56,250
Annual Net Operating Income		\$787,500	\$787,500
Office Downtown			
Revenues and Expenses			
Monthly Rent-Triple Net	per NSF	\$35	\$1,575,000
Operating Expenses	% of Gross	20%	-\$315,000
Vacancy Rate	% of Gross	5%	-\$78,750
Estimates			
Net Square Footage		45,000	45,000
Annual Gross Revenues		\$1,575,000	\$1,575,000
Operating Expenses		(\$315,000)	-\$315,000
Vacancy Rate		(\$78,750)	-\$78,750
Annual Net Operating Income		\$1,181,250	\$1,181,250
Industrial			
Revenues and Expenses			
Monthly Rent-Triple Net	per NSF	\$7	\$1,080,000
Operating Expenses	% of Gross	0%	\$0
Vacancy Rate	% of Gross	0%	\$0
Estimates			
Net Square Footage		150,000	\$150,000
Annual Gross Revenues		\$1,080,000	\$1,080,000
Operating Expenses		\$0	\$0
Vacancy Rate		\$0	\$0
Annual Net Operating Income		\$1,080,000	\$1,080,000
Residential Rental (2 Bedroom)			
Revenue and Expenses			
Monthly Rent	per NSF	\$1.97	\$3,186,000
Operating Expenses	% of Gross	0.45	-\$1,433,700
Vacancy Rate	% of Gross	5%	-\$159,300
Annual Net Operating Income		\$2.47	\$1,593,000

FINANCIAL ANALYSIS

As shown in Table 71, none of the development prototypes are financially feasible using maximum linkage/impact fees.

The analysis also analyzed the financial effects of implementing a range of impacts fees from \$1 per square gross foot of development to \$5 per square gross foot. Based the assumptions given, this level of impact fee has minor effects on the financial performance of each prototype.

Table 71: Development Feasibility

	Metric	Hotel		Hotel-DC		Retail/Restaurant/ Services		Office		Office-DC		Industrial		Apartment (2 Bedroom)	
Development Costs		per SF of GBA	Total	per SF of GBA	Total	per SF of GBA	Total	per SF of GBA	Total	per SF of GBA	Total	per SF of GBA	Total	per SF of GBA	Total
Land (1)		\$16.07	\$803,489	\$25.25	\$1,404,672	\$30.00	\$669,575	\$21.43	\$1,071,319	\$33.67	\$1,683,502	\$22.96	\$3,443,526	\$16.44	\$3,698,000
Direct Costs															
Building & On-Site Improvements		\$180	\$18,000,000	\$220	\$29,000,000	\$120	\$3,000,000	\$150	\$7,500,000	\$175	\$9,000,000	\$50	\$7,500,000	\$144	\$44,444,800
Parking (Surface)	\$2,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Podium/Structured	\$24,000				\$900,000						\$2,400,000				
Total Direct Costs		\$180	\$18,000,000	\$220	\$29,900,000	\$120	\$3,000,000	\$150	\$7,500,000	\$175	\$11,400,000	\$50	\$7,500,000	\$144.00	\$44,444,800
Indirect Costs (2)															
Hotel Indirect Costs @	25%	\$45.00	\$4,500,000	\$50.00	\$7,250,000										
Retail Indirect Costs @	25%					\$30.00	\$750,000								
Office Indirect Costs @	20%							\$30.00	\$1,500,000	\$45.60	\$2,280,000				
Industrial Indirect Costs @	25%											\$12.50	\$1,875,000		
Apartment Indirect Costs@	25%													\$13.31	\$8,888,960
Total Indirect Costs	20%	\$45.00	\$4,500,000	\$50.00	\$7,250,000	\$30.00	\$750,000	\$30.00	\$1,500,000	\$45.60	\$2,280,000	\$12.50	\$1,875,000	\$13.31	\$8,888,960
Total Development Costs (TDC) without Nexus Fees															
No Fee		\$233	\$23,303,489	\$386	\$38,554,672	\$177	\$4,419,575	\$201	\$10,071,319	\$307.27	\$15,363,502	\$85	\$12,818,526	\$205	\$57,031,760
Maximum Linkage Fees		\$46.74	\$4,674,000	\$46.74	\$4,674,000	\$78.81	\$1,970,250	\$62.79	\$3,139,500	\$62.79	\$3,139,500	\$41.30	\$6,195,000	\$33.94	\$9,427,853
Total Development Costs (TDC)		\$280	\$27,977,489	\$432	\$43,228,672	\$256	\$6,389,825	\$264	\$13,210,819		\$18,503,002	\$127	\$19,013,526	\$239	\$66,459,613
Linkage Fee (\$1 per GBA)	\$1.00	0.429%	\$100,000	0.259%	\$100,000	0.566%	\$25,000	0.496%	\$50,000	0.325%	\$50,000	1.170%	\$150,000	0.487%	\$308,644
		\$234	\$23,403,489	\$387	\$38,654,672	\$178	\$4,444,575	\$202	\$10,121,319	\$308	\$15,413,502	\$86	\$12,968,526	\$206	\$57,340,404
Linkage Fee (\$5 per GBA)	\$5.00	2.146%	\$500,000	1.297%	\$500,000	2.828%	\$125,000	2.482%	\$250,000	1.627%	\$250,000	5.851%	\$750,000	2.090%	\$1,543,222
		\$238	\$23,803,489	\$391	\$39,054,672	\$182	\$4,544,575	\$206	\$10,321,319	\$312	\$15,613,502	\$90	\$13,568,526	210	\$58,574,982
Equity	30%	\$70	\$6,991,047	\$116	\$11,566,402	\$53.03	\$1,325,872	\$60.43	\$3,021,396	\$92.18	\$4,609,051	\$25.64	\$3,845,558	\$61.59	\$17,109,528
Loan (mortgage)	70%	\$163	\$16,312,443	\$270	\$26,988,270	\$123.75	\$3,093,702	\$141.00	\$7,049,923	\$215.09	\$10,754,451	\$59.82	\$8,972,968	\$798.44	\$39,922,232
Revenue															
Gross Income							\$750,000								
Annual Net Operating Income		\$20.33	\$2,032,594	\$29.57	\$2,956,500	\$8.25	\$412,500	\$15.75	\$787,500	\$23.63	\$1,181,250	\$7.20	\$1,080,000	\$17.55	\$4,875,774
Per Room or NSF			\$13,551			\$16.50									
CAP (3)		5.50%		5.50%		5.43%		5.44%		5.44%		4.74%		5.37%	
Maximum Value		\$369.56	\$36,956,250	\$537.55	\$53,754,545	\$303.87	\$7,596,685	\$96.51	\$14,476,103	\$144.76	\$21,714,154	\$151.90	\$22,784,810		\$90,796,542
Less Development Cost		-\$233.03	-\$23,303,489	-\$385.55	-\$38,554,672	-\$176.78	-\$4,419,575	-\$67.14	-\$10,071,319	-\$102.42	-\$15,363,502	-\$85.46	-\$12,818,526		-\$57,031,760
Profit Before Fees (NSF)		\$136.53	\$13,652,761	\$152.00	\$15,199,874	\$127.08	\$3,177,111	\$29.37	\$4,404,784	\$42.34	\$6,350,653	\$66.44	\$9,966,284		\$33,764,782
Fees as % of TDC															
No Fee			\$0		\$0		\$0		\$0		\$0		\$0		0
Maximum Linkage Fees		20.06%	\$4,674,000	12.12%	\$4,674,000	44.58%	\$1,970,250	31.17%	\$3,139,500	20.43%	\$3,139,500	48.33%	\$6,195,000	16.53%	\$9,427,853
	\$1.00	0.43%	\$100,000	0.26%	\$100,000	0.57%	\$25,000	0.50%	\$50,000	0.33%	\$50,000	1.17%	\$150,000	0.49%	\$277,780
	\$5.00	2.15%	\$500,000	1.30%	\$500,000	2.83%	\$125,000	2.48%	\$250,000	1.63%	\$250,000	5.85%	\$750,000	2.44%	\$1,388,900
Equity Investment Analysis															
Equity as % TDC			30%		30%		30%		30%		30%		30%		30%
Return on Equity (ROE)			6.00%		6.00%		6.00%		6.00%		6.00%		6.00%		6.00%
No Linkage Fee (investment period in months)	20		9.76%		6.57%		11.98%		7.29%		6.89%		12.96%		9.87%
Maximum Linkage Fees (pg 61)			6.42%		4.55%		4.55%		2.09%		3.48%		4.90%		7.11%
	\$1.00		9.69%		6.53%		11.89%		7.21%		6.84%		12.76%		9.79%
	\$5.00		9.41%		6.35%		11.51%		6.88%		6.62%		11.98%		9.46%
Return on Cost (ROC) (4)		0.015	7.00%		7.00%		6.93%		6.94%		6.94%		6.24%		6.87%
No Fee			8.72%		7.67%		9.33%		7.82%		7.69%		8.43%		8.55%
Maximum Linkage Fees (pg 61)			7.27%		6.84%		6.46%		5.96%		6.38%		5.68%		7.34%
	\$1.00		8.69%		7.65%		9.28%		7.78%		7.66%		8.33%		8.50%
	\$5.00		8.54%		7.57%		9.08%		7.63%		7.57%		7.96%		8.32%

(1) Loopnet.com

(2) include A&E, construction financing, permits and fees, legal, accounting, insurance and developer overhead

(3) nationalcapaate/Tampa.com; second quarter 2019

(4) cap rate plus 0.015%

EXEMPTIONS

The following are potential exemptions to the payment of linkage fees:³⁹

1. Construction upon any property which is the subject of a preexisting contractual agreement
2. Affordable housing projects that are constructed with the support of any combination of federal, state or local financial resources, including private activity bonds, tax credits, grants, loans or other subsidies to incentivize the development of affordable housing.
3. Any housing project financed or constructed by or on behalf of the Pinellas or St. Petersburg Housing Authorities
4. Residential units built by any charitable, religious, or other non-profit entity and deed restricted to ensure the affordability of the dwelling unit to low and moderate income households.
5. Nonresidential projects that are built by any charitable, religious or other nonprofit entity and that are primarily used to provide shelter, housing assistance or related services to low income households.
6. Construction by or on behalf to the Federal, State or local government to the extent any or all of the gross floor area in the structure will be used solely for a government or educational purpose
7. Any structure that is being reconstructed due to involuntary demolition or destruction including involuntary man made forces
8. An addition of four hundred (400) gross square feet or less to an existing structure containing a single unit dwelling or a two unit dwelling
9. Accessory dwelling units
10. City granted waiver or fee reduction for a nonresidential project due to proof of lack of employment impact.

POTENTIAL WORKFORCE HOUSING IMPACT FEE REVENUE

Utilizing data from the City, SPG projected the potential revenue stream of a \$1 and a \$5 impact fee. Annually, the revenue which should be placed in a Housing Trust Fund could generate \$2.1 million using a \$1 impact fee or \$10.4 million using a \$5 impact fee. Over a 10 year period the funds could generate between \$20.8 million and \$104 million in workforce housing revenues.

Table 72: Impact Fee Revenue

Table 72: Impact Fee Revenue				
	10 Year Projection	Annual	Linkage Fee (Annual)	
Proposed Impact Fee			\$1	\$5
Residential	13,842,821	1,384,282	\$1,384,282	\$6,921,411
Office	829,130	82,913	\$82,913	\$414,565
Industrial	49,437	4,944	\$4,944	\$24,719
Hotel	557,662	55,766	\$55,766	\$278,831
Retail	761,238	76,124	\$76,124	\$380,619
Mixed Use	1,506,000	150,600	\$150,600	\$753,000
Non Residential other	3,248,446	324,845	\$324,845	\$1,624,223
Total Annual	20,794,734	2,079,473	\$2,079,473	\$10,397,367
Total 10 Year			\$20,794,734	\$103,973,670

³⁹ Based on Denver's recent updates to its Affordable Impact Fee Program

It should be noted that the City of Coconut Creek has collected \$2.7 million in nonresidential linkage fees.

ALTERNATIVE TO FEE PAYMENT

The City should provide an alternative to a developer to propose an alternative to paying a housing impact fee, such as onsite (or in close proximity) construction of affordable rental units.

As an alternative to the linkage fee requirement defined earlier in this report, the City may wish to allow a developer to build or provide affordable housing units on site or within a mile radius of the development site based on the following formula. The formula is based on the assumption that 59% of the City's households earn less than 120% of the City of St. Petersburg's medium household income. It utilizes the GAPs quantified earlier in the report divided by the market value of a new two bedroom apartment. For example, 150,000 sf multifamily development divided by 1,000 (average two bedroom apartment) times the GAP divided by the market value of an apartment equals the number of apartment required to be built.

Residential GAP of $\$33.94 \times 1,000 = \$33,940 \times .59$ (% less than 120 AMI) $= \$20,025$ divided by $\$248,663$ (market value of a 2 bedroom apartment) $= .08053$. Using 150 units times 1,000 sf $= 150,000 \text{ sf} / 1,000 \text{ sf} = 150$ units $\times .08053 = 12.1208$, or 12 apartment units (round to whole number).

1. Structures containing multiunit dwellings:
(Gross square feet of structure/1,000) * .08053 = number of units
2. Structures containing any primary industrial, manufacturing and wholesale or primary agricultural uses:
(Gross square feet of structure/1,000) * .01516 = number of units
3. Structures containing any primary commercial sales, service and repair uses or any primary civic, public and institutional uses:
(Gross square feet of structure/1,000) * .1155 = number of units
4. Structures containing any primary office uses:
(Gross square feet of structure /1,000) * .01214 = number of units
5. Structures containing primary hotel uses:
(Gross square feet of structure/1,000) * .2222 = number of units

APPENDIX

DEVELOPER FEE COMPARISON

SPG was asked to compare St. Petersburg's developer fees to its main competition: Clearwater, Hillsborough County, Pinellas County and Tampa. A direct comparison is difficult as each jurisdiction has different metrics used to calculate fees. For example the City of Tampa uses building square footage to calculate its fees while St. Petersburg uses building value.

Tampa, Clearwater, and Pinellas County have online permit cost calculators that provide a rough cost estimate and are subject to more detailed review. The St. Petersburg Building Department provided gross permit cost data for several building prototypes while Hillsborough costs were calculated based on online cost tables. Individual cost schedules follow this table.

Table A1: Comparison of Developer and Mobility Fees

	SF	Construction Value	Building Permit	Total Permit Fees	Plan Review	Total Fees	Mobility Impact Fee
St. Petersburg							(1)
Office	100,000	\$15,000,000	\$32,190	\$79,869	\$13,600	\$95,931	\$222,600
Commercial	50,000	\$5,000,000	\$16,500	\$30,513	\$5,479	\$37,068	\$131,450
Hotel	468,000	\$60,000,000	\$124,700	\$211,532	\$38,963	\$256,757	\$537,420
Multi Family (390 units)	468,000	\$60,000,000	\$124,700	\$211,532	\$38,963	\$256,757	\$379,080
Industrial	100,000	\$4,000,000	\$13,500	\$27,373	\$4,851	\$33,131	\$113,700
Tampa (2)	https://apps.tampagov.net/csd_fee_estimator_webapp/						
Office	100,000	\$15,000,000	included	included	\$8,206	\$20,515	\$475,900
Commercial	50,000	\$5,000,000	included	included	\$14,226	\$35,565	\$325,100
Hotel	468,000	\$60,000,000	included	included	\$48,006	\$120,014	\$896,610
Multi Family	468,000	\$60,000,000	included	included	\$48,006	\$120,014	\$434,460
Industrial	100,000	\$4,000,000	included	included	\$5,410	\$13,524	\$167,600
Pinellas County	http://www.pinellascounty.org/build/calculator.htm						
Office	100,000	\$15,000,000	\$68,250	included	\$22,750	\$93,796	\$276,700
Commercial	50,000	\$5,000,000	\$24,625	included	\$8,208	\$33,884	\$169,800
Hotel (2)	468,000	\$60,000,000	nc	nc	nc	nc	\$625,560
Multi Family (2)	468,000	\$60,000,000	nc	nc	nc	nc	\$553,800
Industrial	100,000	\$4,000,000	\$34,428	included	\$11,476	\$47,347	\$141,400
Hillsborough County							
Office	100,000	\$15,000,000	(3)	(3)	\$9,135	\$9,135	\$532,700
Commercial	50,000	\$5,000,000	(3)	(3)	\$3,885	\$3,885	\$366,700
Hotel	468,000	\$60,000,000	(3)	(3)	\$13,918	\$13,918	\$881,010
Multi Family	468,000	\$60,000,000	(3)	(3)	\$29,253	\$29,253	\$703,170
Industrial	100,000	\$4,000,000	(3)	(3)	\$4,164	\$4,164	\$283,400
Clearwater (4)	https://www.myclearwater.com/government/city-departments/planning-development/permitting/fee-estimator						
Office	100,000	\$15,000,000	\$29,350	included	\$26,800	\$57,708	\$222,600
Commercial	50,000	\$5,000,000	\$12,850	included	\$10,300	\$23,883	\$131,450
Hotel	468,000	\$60,000,000	\$103,600	included	\$60,016	\$167,860	\$537,420
Multi Family	468,000	\$60,000,000	\$103,600	included	\$60,016	\$167,860	\$379,080
Industrial	100,000	\$4,000,000	\$11,200	included	\$8,650	\$20,500	\$113,700
Notes							
1. Calculations for downtown							
2. On line calculator did not have multifamily or hotel options. A single family home valued at \$128,000 had total permit fees of \$33,884							
3. Based on cost schedule shown after this table							
4. See attached cost schedules							

St Petersburg Worksheets

PREPARED 10/07/19, 9:06:52 ESTIMATED FEES LISTING PAGE 1
CITY OF ST. PETERSBURG
PROGRAM BP822L

DESCRIPTION : NEW OFFICE \$15M
APPLICATION TYPE : OFFICES, BANKS & PROFESSIONAL - NEW
VALUATION : 15000000
SQUARE FOOTAGE : 100000

FEE DESCRIPTION	APPLICATION FEES AMOUNT	DUE PRIOR TO
FIRE PLAN REVIEW 12/01/11	75.00	Permit Issuance
FL SURCHARGE DCA	1402.04	Permit Issuance
FL SURCHARGE DBPR	934.69	Permit Issuance
ZONING REVIEW BLDG 3+COMM	50.00	Permit Issuance
APPLICATION FEE TOTALS	2461.73	

PERMIT TYPE	PERMIT AND PLAN CHECK FEES PMT FEE	PLAN CHK FEE
BUILDING PERMIT	32190.00	6438.00
ELECTRICAL PERMIT	9054.00	1810.80
ELEC NEW FIRE ALARM LOW VOLT	125.00	25.00
MECHANICAL PERMIT	13500.00	2700.00
PLUMBING PERMIT/COMMERCIAL	9041.00	1808.20
UNDERGROUND UTILITIES PERMIT	4091.00	818.20
COMMERCIAL BLDG FIRE PERMIT	45.00	.00
FIRE ALARM	941.00	.00
FIRE SPRINKLER PERMIT/COMM	1841.00	.00
PARKING/PAVING PERMIT	9041.00	.00
PERMIT FEE TOTALS	79869.00	13600.20

GRAND TOTALS	
APPLICATION FEES	2461.73
PERMIT FEES	79869.00
PLAN CHECK FEES	13600.20
TOTAL	95930.93

PREPARED 10/07/19, 9:00:25 ESTIMATED FEES LISTING PAGE 1
CITY OF ST. PETERSBURG
PROGRAM BP822L

DESCRIPTION : NEW COMMERCIAL RETAIL \$5M
APPLICATION TYPE : STORES & CUSTOMER SERVICES - NEW
VALUATION : 5000000
SQUARE FOOTAGE : 50000

FEE DESCRIPTION	APPLICATION FEES AMOUNT	DUE PRIOR TO
COMMERCIAL PLAN REVIEW	50.00	Permit Issuance
FIRE PLAN REVIEW 12/01/11	75.00	Permit Issuance
FL SURCHARGE DCA	540.64	Permit Issuance
FL SURCHARGE DBPR	360.42	Permit Issuance
ZONING REVIEW BLDG 3+COMM	50.00	Permit Issuance
APPLICATION FEE TOTALS	1076.06	

PERMIT TYPE	PERMIT AND PLAN CHECK FEES PMT FEE	PLAN CHK FEE
BUILDING PERMIT	16500.00	3300.00
ELECTRICAL PERMIT	6341.00	1268.20
ELEC NEW FIRE ALARM LOW VOLT	125.00	25.00
MECHANICAL PERMIT	3641.00	728.20
PLUMBING PERMIT/COMMERCIAL	491.00	98.20
ROOF PERMIT	150.00	30.00
UNDERGROUND UTILITIES PERMIT	149.00	29.80
COMMERCIAL BLDG FIRE PERMIT	45.00	.00
FIRE ALARM	941.00	.00
FIRE SPRINKLER PERMIT/COMM	203.00	.00
LANDSCAPE PERMIT	176.00	.00
PARKING/PAVING PERMIT	1751.00	.00
PERMIT FEE TOTALS	30513.00	5479.40

GRAND TOTALS	
APPLICATION FEES	1076.06
PERMIT FEES	30513.00
PLAN CHECK FEES	5479.40
TOTAL	37068.46

PREPARED 10/07/19, 9:02:45 ESTIMATED FEES LISTING PAGE 1
CITY OF ST. PETERSBURG
PROGRAM BP822L

DESCRIPTION : ESTIMATED PERMIT FEES WAREHOUSE
APPLICATION TYPE : INDUSTRIAL - NEW
VALUATION : 4000000
SQUARE FOOTAGE : 0

APPLICATION FEES		
FEE DESCRIPTION	AMOUNT	DUE PRIOR TO
COMMERCIAL PLAN REVIEW	50.00	Permit Issuance
FL SURCHARGE DCA	484.12	Permit Issuance
FL SURCHARGE DBPR	322.74	Permit Issuance
ZONING REVIEW BLDG 3+COMM	50.00	Permit Issuance
APPLICATION FEE TOTALS	906.86	

PERMIT AND PLAN CHECK FEES		
PERMIT TYPE	PMT FEE	PLAN CHK FEE
BUILDING PERMIT	13500.00	2700.00
ELECTRICAL PERMIT	6341.00	1268.20
MECHANICAL PERMIT	3641.00	728.20
PLUMBING PERMIT/COMMERCIAL	626.00	125.20
UNDERGROUND UTILITIES PERMIT	149.00	29.80
COMMERCIAL BLDG FIRE PERMIT	45.00	.00
FIRE ALARM	941.00	.00
FIRE SPRINKLER PERMIT/COMM	203.00	.00
LANDSCAPE PERMIT	176.00	.00
PARKING/PAVING PERMIT	1751.00	.00
PERMIT FEE TOTALS	27373.00	4851.40

GRAND TOTALS	
APPLICATION FEES	906.86
PERMIT FEES	27373.00
PLAN CHECK FEES	4851.40
TOTAL	33131.26

PREPARED 10/07/19, 8:55:42 ESTIMATED FEES LISTING PAGE 1
CITY OF ST. PETERSBURG
PROGRAM BP822L

DESCRIPTION : ESTIMATED FEES MULTI-390 UNITS
APPLICATION TYPE : MULTI FAMILY RESIDENCE, 5 UNITS & OVER - NEW
VALUATION : 60000000
SQUARE FOOTAGE : 0

APPLICATION FEES		
FEE DESCRIPTION	AMOUNT	DUE PRIOR TO
FL SURCHARGE DCA	3757.42	Permit Issuance
FL SURCHARGE DBPR	2504.94	Permit Issuance
APPLICATION FEE TOTALS	6262.36	

PERMIT AND PLAN CHECK FEES		
PERMIT TYPE	PMT FEE	PLAN CHK FEE
BUILDING PERMIT	134700.00	26940.00
DATA/PHONE LOW VOLTAGE	941.00	188.20
ELECTRICAL PERMIT	28500.00	5700.00
MECHANICAL PERMIT	25200.00	5040.00
PLUMBING PERMIT/COMMERCIAL	4532.00	906.40
UNDERGROUND UTILITIES PERMIT	941.00	188.20
COMMERCIAL BLDG FIRE PERMIT	45.00	.00
FIRE ALARM	833.00	.00
FIRE SPRINKLER PERMIT/COMM	923.00	.00
FIRE SPRINKLER UNDERGROUND COM	12000.00	.00
LANDSCAPE PERMIT	266.00	.00
PARKING/PAVING PERMIT	2651.00	.00
PERMIT FEE TOTALS	211532.00	38962.80

GRAND TOTALS	
APPLICATION FEES	6262.36
PERMIT FEES	211532.00
PLAN CHECK FEES	38962.80
TOTAL	256757.16

St. Petersburg/Pinellas County Mobility Fee

- (a) Any person who, seeks a certificate of occupancy for land development activity or seeks to change a use by applying for issuance of an occupational license, land use permit, or municipal equivalent thereof which will generate additional traffic shall be required to pay a multimodal impact fee in the manner and amount set forth in this article.
- (b) No certificate of occupancy, use permit or occupational license for any activity requiring payment of an impact fee pursuant to Section 150-40 shall be issued unless and until the multimodal impact fee hereby required has been paid.
- (c) Any person who has submitted a site plan or building permit application in accordance with local land development codes prior to the effective date of this amendatory ordinance will be subject to the terms of the ordinance that was in effect at the time the site plan or building permit application was submitted.

SECTION 6. SECTION 150-40 OF THE PINELLAS COUNTY LAND DEVELOPMENT CODE IS AMENDED TO READ AS FOLLOWS:

Sec. 150-40. Computation of amount.

- (a) The amount of the multimodal impact fees imposed under this article will depend on a number of factors, including the type of land development activity, and several fixed elements, such as the average cost to construct one lane-mile of roadway (\$2,216,466.00) and the average capacity of one lane-mile of roadway (6,900 vehicles per day).
- (b) The following formula shall be used by the county administrator, city manager or functional equivalent to determine the impact fee per unit of development:

$$\frac{TGR \times \%NT \times TL \times CST (RF)}{CAP \times 2}$$

WHERE:

TGR	=	Trip generation rate, as per fee schedule
%NT	=	Percent new trips
TL	=	Average trip length, varies by land use
CST	=	The cost to construct one-lane mile of roadway (\$2,216,466.00)
CAP	=	The capacity of one-lane mile of roadway (6,900 vehicles per lane, per day)
2	=	Allocation of one-half the impact to the origin and one-half to the destination
RF	=	Reduction factor (.268)

- (c) At the option of the feepayer, the amount of the multimodal impact fee may be determined by the following fee schedules (Schedule A contains the impact fee rates for uses outside of designated downtown areas; Schedule B contains rates for downtown areas):

Schedule A. General Fee Schedule

Land Use Type	Unit	Trip Rate	Avg. Trip Length	Percent New Trips	Fee Per Unit
Residential:					
Single-family	du	9.6	5.0	1.00	\$2,066
Multi-family	du	6.6	5.0	1.00	\$1,420

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Condominium/Townhome	du	5.8	5.0	1.00	\$1,248
Efficiency apt./hotel	room	5.0	3.3	0.59	\$419
Mobile home	du	5.0	5.0	1.00	\$1,076
Licensed ACLF	bed	2.7	2.8	.74	\$241
General Office:					
0—49,999 sq. ft.	1000 sf	16.3	5.1	0.92	\$3,292
50,000—149,999 sq. ft.	1000 sf	13.7	5.1	0.92	\$2,767
150,000—299,999 sq. ft.	1000 sf	11.5	5.1	0.92	\$2,323
300,000—599,999 sq. ft.	1000 sf	10.4	5.1	0.92	\$2,100
600,000—799,999 sq. ft.	1000 sf	8.4	5.1	0.92	\$1,697
Over 800,000 sq. ft.	1000 sf	8.2	5.1	0.92	\$1,656
Research Center:					
Research center	1000 sf	6.1	5.1	0.92	\$1,232
Industrial:					
General industrial	1000 sf	7.0	5.1	0.92	\$1,414
Industrial park	1000 sf	7.0	5.1	0.92	\$1,414
Manufacturing	1000 sf	3.8	5.1	0.92	\$767
Warehousing	1000 sf	3.6	5.1	0.92	\$727
Mini-warehousing	1000 sf	2.5	3.1	0.92	\$307
Medical:					
Hospital	bed	11.8	6.4	0.77	\$2,503
Nursing home	bed	2.4	2.8	0.75	\$217
Clinic/Medical office	1000 sf	35.2	4.9	0.85	\$6,311
Veterinary clinic	1000 sf	32.8	1.9	0.70	\$1,878
Lodging:					
Hotel	room	8.2	6.4	0.71	\$1,604
Motel (budget style)	room	5.6	6.4	0.59	\$910
Resort hotel	room	18.4	5.4	0.75	\$3,208
Recreation:					
General recreation	pkg sp	3.4	6.4	0.90	\$843
Marina	boat berth	3.0	7.0	0.90	\$814
Dry dock marina	boat slip	2.1	3.6	0.90	\$293
Racquet club	1000 sf	14	3.0	0.75	\$1,356
Golf course	acre	5.0	7.1	0.90	\$1,375
Fitness center	1000 sf	27.0	4.0	0.84	\$3,905

Retail:					
Quality restaurant	1000 sf	90.0	2.5	0.82	\$7,942
Sit-down restaurant	1000 sf	127.0	1.9	0.79	\$8,205
Drive-in restaurant	1000 sf	496.0	1.7	0.54	\$19,599
Quality drive-in restaurant	1000 sf	279.7	1.7	0.75	\$15,350
Discount store (ind.)	1000 sf	56.0	1.8	0.61	\$2,647
Building materials store	1000 sf	45.2	1.7	0.61	\$2,018
Home Improvement Superstore	1000 sf	29.8	2.2	0.83	\$2,342
New and used car sales	1000 sf	33.3	2.4	0.79	\$2,718
Service station w/ conven. Market <800 sf	pump	162.8	1.9	0.23	\$3,062
Car wash	1000 sf	151.2	1.6	0.67	\$6,977
Supermarket	1000 sf	102.0	1.7	0.53	\$3,956
Convenience market (under 3,000 sf)	store	1762.9	1.5	0.25	\$28,456
Convenience market (3,000 sf or over)	1000 sf	887.1	1.5	0.25	\$14,319
Movie theater w/ matinee	screen	132.0	2.3	0.85	\$11,108
Auto repair/detailing	1000 sf	28.4	2.2	0.83	\$2,232
Furniture store	1000 sf	5.1	2.4	0.79	\$351
Retail nursery (garden ctr.)	1000 sf	36.0	1.8	0.61	\$1,701
Discount club store	1000 sf	41.8	4.0	0.89	\$6,405
Discount superstore	1000 sf	65.3	2.2	0.83	\$5,133
Video rental store (free standing)	1000 sf	13.6	2.3	0.85	\$1,144
General Commercial:					
Under 100,000 sq. ft.	1000 sf	94.7	1.7	0.49	\$3,396
100,000—199,999 sq. ft.	1000 sf	74.3	1.8	0.63	\$3,627
200,000—299,999 sq. ft.	1000 sf	58.9	2.0	0.75	\$3,803
300,000—399,999 sq. ft.	1000 sf	48.3	2.3	0.79	\$3,778
400,000—499,999 sq. ft.	1000 sf	43.0	2.5	0.80	\$3,702
500,000—999,999 sq. ft.	1000 sf	37.7	3.0	0.81	\$3,943
Over 1,000,000 sq. ft.	1000 sf	33.4	3.6	0.81	\$4,192
Services:					
Bank	1000 sf	144.0	1.6	0.30	\$2,975
Institutional:					
Church	1000 sf	9.1	3.9	0.90	\$1,375
Library (private)	1000 sf	56.0	3.9	0.90	\$8,461
Day care center	1000 sf	79.0	2.0	0.74	\$5,033

Elementary school	student	1.3	4.3	0.80	\$192
High school	student	1.7	4.3	0.90	\$283
Junior/community college	student	1.2	7.3	0.90	\$339
University	student	2.4	7.3	0.90	\$679
Airport	flights	2.0	6.0	0.90	\$465
Park	acres	36.5	6.4	0.90	\$9,050

Note: General commercial unit is gross leasable area.

Schedule B. Downtown Area Fee Schedule

Land Use Type	Unit	Trip Rate	Avg. Trip Length	Percent New Trips	Fee Per Unit
Residential:					
Single-family	du	9.6	5.0	0.74	\$1,529
Multi-family	du	6.6	5.0	0.74	\$972
Condominium/Townhome	du	5.8	5.0	0.74	\$924
Efficiency apt./hotel	room	5.0	3.3	0.59	
Mobile home	du	5.0	5.0	0.74	\$796
Licensed ACLF	bed	2.7	2.8	0.74	\$241
General Office:					
0—49,999 sq. ft.	1000 sf	16.3	5.1	0.74	\$2,648
50,000—149,999 sq. ft.	1000 sf	13.7	5.1	0.74	\$2,226
150,000—299,999 sq. ft.	1000 sf	11.5	5.1	0.74	\$1,868
300,000—599,999 sq. ft.	1000 sf	10.4	5.1	0.74	\$1,689
600,000—799,999 sq. ft.	1000 sf	8.4	5.1	0.74	\$1,365
Over 800,000 sq. ft.	1000 sf	8.2	5.1	0.74	\$1,332
Research Center:					
Research center	1000 sf	6.1	5.1	0.74	\$991
Industrial:					
General industrial	1000 sf	7.0	5.1	0.74	\$1,137
Industrial park	1000 sf	7.0	5.1	0.74	\$1,137
Manufacturing	1000 sf	3.8	5.1	0.74	\$617
Warehousing	1000 sf	3.6	5.1	0.74	\$585
Mini-warehousing	1000 sf	2.5	3.1	0.74	\$247
Medical:					
Hospital	bed	11.8	6.4	0.62	\$2,015

Nursing home	bed	2.4	2.8	0.60	\$174
Clinic/Medical office	1000 sf	35.2	4.9	0.70	\$5,197
Veterinary clinic	1000 sf	32.8	1.9	0.70	\$1,878
Lodging:					
Hotel	room	8.2	6.4	0.61	\$1,378
Motel (budget style)	room	5.6	4.0	0.61	\$588
Resort hotel	room	18.4	5.4	0.61	\$2,609
Recreation:					
General recreation	pkg sp	3.4	6.4	0.32	\$300
Marina	boat berth	3.0	7.0	0.32	\$289
Dry dock marina	boat slip	2.1	3.6	0.32	\$104
Racquet club	1000 sf	14	3.0	0.32	\$579
Fitness center	1000 sf	27.0	4.0	0.36	\$1,674
Retail:					
Quality restaurant	1000 sf	90.0	2.5	0.21	\$2,034
Sit-down restaurant	1000 sf	127.0	1.9	0.21	\$2,181
Drive-in restaurant	1000 sf	496.0	1.7	0.21	\$7,622
Quality drive-in restaurant	1000 sf	279.7	1.7	0.21	\$4,298
Discount store (ind.)	1000 sf	56.0	1.8	0.34	\$1,475
Building materials store	1000 sf	45.2	1.7	0.34	\$1,125
Home Improvement Superstore	1000 sf	29.8	2.2	0.34	\$959
New and used car sales	1000 sf	33.3	2.4	0.52	\$1,789
Service station w/ conven. market <800 sf	pump	162.8	1.9	0.23	\$3,062
Car wash	1000 sf	151.2	1.6	0.40	\$4,165
Supermarket	1000 sf	102.0	1.7	0.53	\$3,956
Convenience market (under 3,000 sf)	store	1762.9	1.5	0.25	\$28,456
Convenience market (3,000 sf or over)	1000 sf	887.1	1.5	0.25	\$14,319
Movie theater w/ matinee	screen	132.0	2.3	0.58	\$7,580
Auto repair/detailing	1000 sf	28.4	2.2	0.56	\$1,506
Furniture store	1000 sf	5.1	2.4	0.52	\$231
Retail nursery (garden ctr.)	1000 sf	36.0	1.8	0.34	\$948
Discount club store	1000 sf	41.8	4.0	0.30	\$2,159
Discount superstore	1000 sf	65.3	2.2	0.30	\$1,855
Video rental store (free standing)	1000 sf	13.6	2.3	0.32	\$431
General Commercial:					

Under 100,000 sq. ft.	1000 sf	94.7	1.7	0.30	\$2,079
100,000—199,999 sq. ft.	1000 sf	74.3	1.8	0.35	\$2,015
200,000—299,999 sq. ft.	1000 sf	58.9	2.0	0.47	\$2,383
300,000—399,999 sq. ft.	1000 sf	48.3	2.3	0.51	\$2,439
400,000—499,999 sq. ft.	1000 sf	43.0	2.5	0.53	\$2,452
500,000—999,999 sq. ft.	1000 sf	37.7	3.0	0.54	\$2,629
Over 1,000,000 sq. ft.	1000 sf	33.4	3.6	0.54	\$2,795
Services:					
Bank	1000 sf	144.0	1.6	0.30	\$2,975
Institutional:					
Church	1000 sf	9.1	3.9	0.35	\$535
Library (private)	1000 sf	56.0	3.9	0.63	\$5,923
Day care center	1000 sf	79.0	2.0	0.47	\$3,196
Elementary school	student	1.3	4.3	0.53	\$128
High school	student	1.7	4.3	0.63	\$198
Junior/community college	student	1.2	7.3	0.63	\$238
University	student	2.4	7.3	0.63	\$475
Park	acre	36.5	6.4	0.63	\$6,335

Note: General commercial unit is gross leasable area.

The Downtown Area fee schedule applies to existing downtown areas geographically depicted in the attached maps including Exhibit A: Multimodal Impact Fee Districts; Exhibit B: Tarpon Springs Downtown Area District 1A; Exhibit C: Oldsmar Downtown Area District 2A; Exhibit D: Palm Harbor Downtown Area District 3A; Exhibit E: Dunedin Downtown Area District 4A; Exhibit F: Safety Harbor Downtown Area District 5A; Exhibit G: Clearwater Downtown Area District 6A; Exhibit H: Largo Downtown Area District 7A; Exhibit I: Pinellas Park Downtown Area District 10A; and Exhibit J: St. Petersburg Downtown Area District 11A. The 1990 MPO Pinellas County Transportation Impact Fee Study contains technical data indicating there are significantly fewer new vehicle trips generated for each unit of development in these areas as compared to similar land uses outside them. These areas are delineated in locally adopted redevelopment or comprehensive plans with supporting policies designed to encourage infill and redevelopment activity. New areas with similar trip generation characteristics, as described in the 1990 MPO Pinellas County Transportation Impact Fee Study, may be added to the attached exhibits through the amendment of the ordinance pursuant to the submittal of a detailed map and documentation that such areas meet the criteria in the 1990 Pinellas County MPO Transportation Impact Fee Study.

In the case of a change of use, redevelopment, or modification of an existing use, the impact fee shall be based upon the net increase in the impact fee for the new use as compared to the impact fee for the highest previous use in existence on or after the effective date of the ordinance from which this section derives. The county administrator or city manager shall be guided in this determination by the county's transportation impact fee study (February 1990), independent study trip generation data or the Institute of Transportation Engineers' Trip Generation, sixth (or successor) edition.

- (d) If a fee payer shall opt not to have the impact fee determined according to Subsections (b) and (c) of this section, then the fee payer shall prepare and submit to the county administrator, city manager or functional

TAMPA DEVELOPER AND MOBILITY FEES

Tampa Construction Permit Fee

Office 100, 000 SF

Please select the 'Project Type' to proceed.

☐ Residential

Project Type: ☒ Commercial

Project

Category: NEW COMPLETE CONSTRUCTION FEE

Occupancy

Class: Business-Professional Office ▼

Construction

Type: 1A ▼

Square Footage: 100000

Estimate Fees

Reset

Estimated Plan Review Cost: \$ 6,284.07

Estimated Remaining Cost: \$ 9,426.11

Estimated Permit Fee:\$15,710.18

Please select the 'Project Type' to proceed.

☐ Residential

Project Type: ☒ Commercial

Project

Category: NEW COMPLETE CONSTRUCTION FEE

Occupancy

Class: Business-High Rise Office ▼

Construction

Type: 1A ▼

Square Footage: 100000

Estimate Fees

Reset

Estimated Plan Review Cost: \$ 8,206.15

Estimated Remaining Cost: \$ 12,309.23

Estimated Permit Fee:\$20,515.38

Please select the 'Project Type' to proceed.

☐ Residential

Project Type: ☒ Commercial

Project Category:

Occupancy Class:

Construction Type:

Square Footage:

Estimated Plan Review Cost: \$ 6,512.03

Estimated Remaining Cost: \$ 9,768.05

Estimated Permit Fee:\$16,280.08

TAMPA MOBILITY FEE

EXHIBIT I - CITY OF TAMPA MULTI-MODAL TRANSPORTATION IMPACT FEE DISTRICT SCHEDULE							
	Unit	Central Business District	Central East District	Interbay District	North Central District	University North District	Westshore District
Residential							
Single Family Detached							
Under 1,500 S.F.	du	\$716	\$1,258	\$1,280	\$1,008	\$1,632	\$2,077
1,500—2,499	du	\$955	\$1,677	\$1,707	\$1,344	\$2,176	\$2,770
2,500—S.F. & Over	du	\$1,127	\$1,979	\$2,014	\$1,586	\$2,568	\$3,268
Single Family Semi-Detached	du	\$726	\$1,274	\$1,297	\$1,022	\$1,654	\$2,105
Mobile Home	du	\$447	\$794	\$806	\$640	\$1,036	\$1,337
Multi-Family 1—2 Stories	du	\$485	\$860	\$873	\$694	\$1,122	\$1,449
Multi-Family 3 Stories And Over	du	\$373	\$662	\$672	\$533	\$863	\$1,114
ACL/Retirement Home	du	\$250	\$480	\$474	\$370	\$597	\$796
Lodging							
Hotel/Motel	room	\$1,874	\$1,453	\$1,437	\$1,096	\$1,784	\$2,299
Industrial							
General Light Industrial	1000 s.f.	\$1,882	\$1,119	\$1,164	\$918	\$1,481	\$1,830
General Heavy Industrial	1000 s.f.	\$513	\$305	\$317	\$250	\$404	\$499
Warehouse	1000 s.f.	\$1,676	\$997	\$1,037	\$818	\$1,319	\$1,631
Mini Warehouse	1000 s.f.	\$958	\$570	\$593	\$467	\$754	\$932
Utilities	employee	\$239	\$142	\$148	\$117	\$188	\$233
Medical							
Nursing Home	bed	\$659	\$366	\$360	\$306	\$496	\$702
Hospital	bed	\$5,271	\$2,319	\$2,413	\$1,903	\$3,069	\$3,793
Office							
Under 100,000 S.F.	1000 s.f.	\$6,056	\$3,601	\$3,746	\$2,954	\$4,765	\$5,890
100,000'—199,999 S.F.	1000 s.f.	\$4,892	\$2,909	\$3,026	\$2,387	\$3,849	\$4,759
200,000 S.F. And Over	1000 s.f.	\$3,729	\$2,218	\$2,307	\$1,819	\$2,934	\$3,627
Research Facility	1000 s.f.	\$1,813	\$1,078	\$1,122	\$885	\$1,427	\$1,764
Retail							
Convenience	1000 s.f.	\$4,024	\$3,271	\$4,067	\$2,199	\$4,193	\$6,654
Under 50,000 S.F.	1000 s.f.	\$2,853	\$2,823	\$2,979	\$2,072	\$3,063	\$5,408
50,000—99,999 S.F.	1000 s.f.	\$3,339	\$3,472	\$3,662	\$2,624	\$3,761	\$6,502
100,000—199,999 S.F.	1000 s.f.	\$3,586	\$3,693	\$3,894	\$2,818	\$3,999	\$6,865
200,000—299,999 S.F.	1000 s.f.	\$3,766	\$3,728	\$3,765	\$3,017	\$4,619	\$7,058
300,000—399,999 S.F.	1000 s.f.	\$3,883	\$3,759	\$3,702	\$3,142	\$4,998	\$7,207
400,000—999,999 S.F.	1000 s.f.	\$3,688	\$3,337	\$3,286	\$2,790	\$4,437	\$6,399
1,000,000 S.F. & Over	1000 s.f.	\$3,528	\$3,059	\$3,013	\$2,557	\$4,067	\$5,865
Wholesale	1000 s.f.	\$693	\$801	\$789	\$670	\$1,066	\$1,537
Furniture	1000 s.f.	\$72	\$84	\$82	\$70	\$111	\$161
Hardware/Paint Store	1000 s.f.	\$1,922	\$1,861	\$1,964	\$1,366	\$2,019	\$3,565
Restaurant							
Restaurant	1000 s.f.	\$2,143	\$3,978	\$4,196	\$2,997	\$4,310	\$7,468
Fast Food With Drive Thru	1000 s.f.	\$3,784	\$5,505	\$5,808	\$4,094	\$5,969	\$10,440
Services							
Bank	1000 s.f.	\$7,009	\$5,105	\$5,385	\$3,816	\$5,533	\$9,643
Bank With Drive Thru	1000 s.f.	\$7,963	\$5,800	\$6,118	\$4,335	\$6,286	\$10,955
Savings & Loans	1000 s.f.	\$2,530	\$1,843	\$1,944	\$1,377	\$1,997	\$3,481
Insurance	1000 s.f.	\$3,934	\$2,340	\$2,434	\$1,920	\$3,096	\$3,827
Day Care Center	1000 s.f.	\$2,566	\$3,862	\$4,073	\$2,910	\$4,185	\$4,807
Service Station/Car Wash	1000 s.f.	\$20,335	\$5,364	\$5,660	\$3,937	\$5,820	\$10,274
Recreation							
General Recreation	parking spa	\$436	\$587	\$606	\$471	\$762	\$953
Golf Course	parking spa	\$2,257	\$1,003	\$1,035	\$805	\$1,303	\$1,628
Marina	slip	\$1,278	\$568	\$586	\$456	\$737	\$922
Racquet Club/Health Club	1000 s.f.	\$1,009	\$1,441	\$1,519	\$1,113	\$1,559	\$2,652
Institutional							
Elementary School	student	\$335	\$156	\$157	\$118	\$193	\$252
Jr. High/Middle School	student	\$335	\$156	\$157	\$118	\$193	\$252
High School	student	\$469	\$219	\$219	\$165	\$270	\$353
Junior Technical College	student	\$536	\$250	\$251	\$188	\$309	\$404
College	student	\$805	\$375	\$376	\$282	\$463	\$605
Church	1000 s.f.	\$904	\$1,203	\$1,207	\$906	\$1,485	\$1,943
General Aviation	flight	\$1,415	\$623	\$648	\$511	\$824	\$1,018
Civic Center	1000 s.f.	\$11,558	\$5,086	\$5,291	\$4,173	\$6,730	\$8,319

(Ord. No. 89-258, 10-5-89; Ord. No. 90-25, § 1, 2-8-90; Ord. No. 2002-181, § 4, 8-22-02; Ord. No. 2006-160, § 5, 7-13-06; Ord. No. 2015-82, § 14, 7-30-2015)

PINELLAS COUNTY DEVELOPER AND MOBILITY FEES

Pinellas Calculator

Pinellas County Building Permit Fee Calculator

Calculations effective October 15, 2017

Residential or Commercial	Commercial ▼
Construction Estimate	10 ,000.00 Dollars
Area of Construction	50000 Square Feet
Occupancy Type	Commercial - Office ▼
Construction Type	All Block Exterior Walls ▼
New or Existing	H1 New ▼
Building Permit	33379.50
BLDG Code Plan Review	11126.50
FL BLDG Permit Surcharge	1335.18
Zoning Fee	66.00
Total	45907.18

Reset

Recalculate

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October 3, 2019

Pinellas County Building Permit Fee Calculator

Calculations effective October 15, 2017

Residential or Commercial	Commercial ▼
Construction Estimate	100 ,000.00 Dollars
Area of Construction	100000 Square Feet
Occupancy Type	Commercial - Office ▼
Construction Type	All Block Exterior Walls ▼
New or Existing	H1 New ▼
Building Permit	66009.00
BLDG Code Plan Review	22003.00
FL BLDG Permit Surcharge	2640.36
Zoning Fee	66.00
Total	90718.36

Reset

Recalculate

Pinellas County Building Permit Fee Calculator

Calculations effective October 15, 2017

Residential or Commercial Commercial ▼
Construction Estimate 50 ,000.00 Dollars
Area of Construction 100000 Square Feet
Occupancy Type Commercial - Office ▼
Construction Type All Block Exterior Walls ▼
New or Existing H1 New ▼

Building Permit	66009.00
BLDG Code Plan Review	22003.00
FL BLDG Permit Surcharge	2640.36
Zoning Fee	66.00
Total	90718.36

Reset

Recalculate

Pinellas County Building Permit Fee Calculator

Calculations effective October 15, 2017

Residential or Commercial Residential ▼
Construction Estimate 50 ,000.00 Dollars
Conditioned Area 50000 Square Feet
Unconditioned Area 0 Square Feet
Area of Construction 50000 Square Feet
Occupancy Type Residential (1 or 2 Family) ▼
Construction Type All Block Exterior Walls ▼
New or Existing H1 New ▼

Building Permit	35152.24
BLDG Code Plan Review	11717.41
FL BLDG Permit Surcharge	1406.09
Zoning Fee	66.00
Total	48341.74

Reset

Recalculate

Disclaimer: This is a "one-size fits most" self-service tool to get a rough idea of building permit fees.

Pinellas County Building Permit Fee Calculator

Calculations effective October 15, 2017

Residential or Commercial	Residential	▼
Construction Estimate	50	,000.00 Dollars
Conditioned Area	10000	Square Feet
Unconditioned Area	0	Square Feet
Area of Construction	10000	Square Feet
Occupancy Type	Residential (1 or 2 Family)	▼
Construction Type	All Block Exterior Walls	▼
New or Existing	H1 New	▼
Building Permit	8186.14	
BLDG Code Plan Review	2728.71	
FL BLDG Permit Surcharge	327.45	
Zoning Fee	66.00	
Total	11308.30	

Pinellas County Building Permit Fee Calculator

Calculations effective October 15, 2017

Residential or Commercial	Commercial	▼
Construction Estimate	50	,000.00 Dollars
Area of Construction	100000	Square Feet
Occupancy Type	Commercial - Retail	▼
Construction Type	All Block Exterior Walls	▼
New or Existing	H1 New	▼
Building Permit	48499.50	
BLDG Code Plan Review	16166.50	
FL BLDG Permit Surcharge	1939.98	
Zoning Fee	66.00	
Total	66671.98	

Reset

Recalculate

Pinellas County Building Permit Fee Calculator

Calculations effective October 15, 2017

Residential or Commercial

Construction Estimate ,000.00 Dollars

Area of Construction Square Feet

Occupancy Type

Construction Type

New or Existing

Building Permit	24624.75
BLDG Code Plan Review	8208.25
FL BLDG Permit Surcharge	984.99
Zoning Fee	66.00
Total	33883.99

Reset

Recalculate

Pinellas County Building Permit Fee Calculator

Calculations effective October 15, 2017

Residential or Commercial

Construction Estimate ,000.00 Dollars

Area of Construction Square Feet

Occupancy Type

Construction Type

New or Existing

Building Permit	17589.00
BLDG Code Plan Review	5863.00
FL BLDG Permit Surcharge	703.56
Zoning Fee	66.00
Total	24221.56

Reset

Recalculate

Pinellas County Building Permit Fee Calculator

Calculations effective October 15, 2017

Residential or Commercial

Construction Estimate ,000.00 Dollars

Area of Construction Square Feet

Occupancy Type

Construction Type

New or Existing

Building Permit	34428.00
BLDG Code Plan Review	11476.00
FL BLDG Permit Surcharge	1377.12
Zoning Fee	66.00
Total	47347.12

Reset

Recalculate

Pinellas County Building Permit Fee Calculator

Calculations effective October 15, 2017

Residential or Commercial

Construction Estimate ,000.00 Dollars

Area of Construction Square Feet

Occupancy Type

Construction Type

New or Existing

Building Permit	66009.00
BLDG Code Plan Review	22003.00
FL BLDG Permit Surcharge	2640.36
Zoning Fee	66.00
Total	90718.36

Reset

Recalculate

MOBILITY FEE

(SEE ST. PETERSBURG/PINELLAS COUNTY)

CLEARWATER DEVELOPER AND MOBILITY FEES

Fee Estimator | City of Clearwater, FL

Page 2 of 2

Type Of Permit New Commercial ▼

Type Of Property: ☐ Residential ☒ Commercial

Value Of Job: 15000000

Trades Included:

- ☒ Building
- ☒ Electric
- ☒ Roof
- ☒ Mechanic
- ☒ Plumbing
- ☒ Gas

Estimated Fees

Review Fee: \$26,800.00

Permit Fee: \$29,350.00

Trades Fee: \$150.00

State Fee: \$1,407.50

Total: \$57,707.50

Submit
Reset

Click [here](#) to view the schedule of fees, rates and charges.

* State Fee includes *FI Building Commission* and *FI Building Code Administration and Inspectors Board*. They are 3% of the Permit Fees, Plans Fee and Trades Fee or a minimum of \$2.

Disclaimer: The above fee estimate does not include other fees such as impact fees, fire fees, right-of-way, tree removal and clearing and grubbing fees, some of which could be substantial. For information concerning fire fees please call 727-562-4327 and for more information on other fees please call 727-562-4567. The City of Clearwater assumes no liability for any errors, omissions, or inaccuracies in the information provided.

<https://www.myclearwater.com/government/city-departments/planning-development/per...> 10/11/2019

Type Of Permit

Type Of Property: ☐ Residential ☒ Commercial

Value Of Job:

Trades Included: ☒ Building
☒ Electric
☒ Roof
☒ Mechanic
☒ Plumbing
☒ Gas

Estimated Fees
Review Fee: \$10,300.00
Permit Fee: \$12,850.00
Trades Fee: \$150.00
State Fee: \$582.50
Total: \$23,882.50

Click [here](#) to view the schedule of fees, rates and charges.

* State Fee includes *FI Building Commission* and *FI Building Code Administration and Inspectors Board*. They are 3% of the Permit Fees, Plans Fee and Trades Fee or a minimum of \$2.

Disclaimer: The above fee estimate does not include other fees such as impact fees, fire fees, right-of-way, tree removal and clearing and grubbing fees, some of which could be substantial. For information concerning fire fees please call 727-562-4327 and for more information on other fees please call 727-562-4567. The City of Clearwater assumes no liability for any errors, omissions, or inaccuracies in the information provided.

<https://www.myclearwater.com/government/city-departments/planning-development/per...> 10/11/2019

(f)	Permit fees:	
	1. Per structure, based on construction valuation of:	
	a. \$100,000.00 or less	33.00
	Plus, per \$1,000.00 of value or fraction thereof	7.25
	b. Greater than 100,000.00 but not exceeding \$500,000.00	700.00
	Plus, per \$1,000.00 of value or fraction thereof	6.15
	c. Greater than \$500,000.00 but not exceeding \$1,000,000.00	2,940.00
	Plus, per \$1,000.00 of value or fraction thereof	3.90
	d. Greater than \$1,000,000.00	4,600.00
	Plus, per \$1,000.00 of value or fraction thereof	1.65
	2. This fee applies to all types of permits, with additional costs of \$30.00 per trade	
	Or permit type for combination permits. Exception: No additional fees for swimming pools.	
(g)	Miscellaneous permits:	
	1. Mobile home, mobile office, construction trailer, sales trailer, etc.	
	a. Building permit (tie-down and site placement)	37.00
	b. Electric permit	37.00
	c. Gas permit	37.00
	d. Plumbing permit	37.00
	e. Mechanical permit	37.00
	2. Temporary power pole, not in conjunction with combination permit	37.00
	3. Tent permit (may require electric) up to 20 ft x 40 ft	45.00
	Tent permit (may require electric) greater than 20 ft x 40 ft	55.00
	Tent permits for neighborhood events held by neighborhood associations, community based organizations and not-for-profit organizations, as approved by the Neighborhood Services Division	40.00
	4. Demolition permit	53.00
	Plus, per square foot in excess of 1,000 square feet	0.10
	Maximum total demolition permit fee	1,000.00
	5. House move:	
	a. Application	53.00
	b. Pre-inspection	53.00
	Plus, per mile outside city	0.30
	c. Remodeling permit, for setting house on lot, see sub paragraph (2) (f) permit fees	
	6. Swimming pool permit, aboveground pool (for all work involved)	37.00
	7. Zoning verification letter, per letter	25.00
	8. Project research, per hour (not to exceed eight hours without Commission approval)	26.00
(h)	Building Official may assess special fees per written policy for:	
	1. Work not ready for inspection (reinspection fee):	
	a. First occurrence	32.00
	b. Second or subsequent occurrence	80.00
	2. Follow up on permit:	
	a. Failure to request inspections	50% of permit fee
	b. Minimum fee	37.00
	3. After-the-fact permit:	
	a. First occurrence	Triple permit fee
	b. Second or subsequent occurrence by the same contractor, any job site in city	10 times permit fee
	4. Filing service fee, for notice of commencement (this is in addition to county clerk's charges)	10.00
	5. *Expired permit holder's fee	200.00
	*A \$200 fee is to be charged to holders of expired permits. This fee may be refunded upon completion of all requirements to "close out" the permit through final inspections.	
(i)	Permit extensions:	
	1. Permit expired:	
	A. Less than 30 days	No fee
	B. More than 30 days, but less than 90 days	30.00
	C. More than 90 days (fee based in value of work to be completed)	New permit fee
	2. Exception, if only finals are needed	30.00
	(3) As used in this fee schedule, "combination permit" means a permit for construction privileges, conditions and restrictions for two or more trades or permit types, for which proper approval has been granted by the city and for which proper fees have been paid.	

Filing fees for appeals:

(1) Appeal to the construction/flood board of adjustment and appeals	130.00
(2) Appeal to the city manager	55.00
(3) Appeal to the city commission	55.00

Updated 09.06.2016

Type Of Permit Type Of Property: ☒ Residential ☐ CommercialValue Of Job:

Trades Included:

- ☒ Building
- ☒ Electric
- ☒ Roof
- ☒ Mechanic
- ☒ Plumbing
- ☒ Gas

Estimated Fees

Review Fee: \$60,016.00
Permit Fee: \$103,600.00
Trades Fee: \$150.00
State Fee: \$4,094.15

Total: \$167,860.15Click [here](#) to view the schedule of fees, rates and charges.

* State Fee includes *FL Building Commission and FL Building Code Administration and Inspectors Board*. They are 3% of the Permit Fees, Plans Fee and Trades Fee or a minimum of \$2.

Disclaimer: The above fee estimate does not include other fees such as impact fees, fire fees, right-of-way, tree removal and clearing and grubbing fees, some of which could be substantial. For information concerning fire fees please call 727-562-4327 and for more information on other fees please call 727-562-4567. The City of Clearwater assumes no liability for any errors, omissions, or inaccuracies in the information provided.

Type Of Permit

Type Of Property: ☐ Residential ☒ Commercial

Value Of Job:

Trades Included: ☒ Building
☒ Electric
☒ Roof
☒ Mechanic
☒ Plumbing
☒ Gas

Estimated Fees

Review Fee: \$8,650.00
 Permit Fee: \$11,200.00
 Trades Fee: \$150.00
 State Fee: \$500.00

Total: \$20,500.00

Click [here](#) to view the schedule of fees, rates and charges.

* State Fee includes *FL Building Commission and FL Building Code Administration and Inspectors Board*. They are 3% of the Permit Fees, Plans Fee and Trades Fee or a minimum of \$2.

Disclaimer: The above fee estimate does not include other fees such as impact fees, fire fees, right-of-way, tree removal and clearing and grubbing fees, some of which could be substantial. For information concerning fire fees please call 727-562-4327 and for more information on other fees please call 727-562-4567. The City of Clearwater assumes no liability for any errors, omissions, or inaccuracies in the information provided.



Planning & Development Department
100 S. Myrtle Avenue, Suite 210
Clearwater, FL 33756
Telephone: (727) 562-4567
www.myclearwater.com

SCHEDULE OF FEES, RATES AND CHARGES
BUILDING REGULATIONS
Permit fees and charges

- (1) Permit fees and charges, in general; exceptions:
- (a) Permits are generally not required for carpeting, painting, wallpapering, paneling over existing walls, and tile nor where the valuation of labor, materials, and all other items not exceeding \$500.00 and the work or operation is of casual, minor, inconsequential nature, and does not violate any city codes or ordinances, or is exempt pursuant to Chapter 75-489, Laws of Florida (Special Acts), Section 25.
 - (b) Valuation for all construction shall be based on the contract value. The current Southern Building Code Congress International's valuation tables may be used if no contract is submitted with the permit application.
 - (c) Plans review fees will be reduced by 33 percent for those projects using a private provider of plan review services, pursuant to Florida statutes, to review the building, plumbing, mechanical and electrical trades.
 - (d) Where no permit fee is stated, the same shall not be interpreted as an intention to waive any requirement for a permit or fees for a permit that may be stated elsewhere in the city's Code of Ordinances.
 - (e) Prior to starting any electrical, gas, plumbing, mechanical, roofing, or other work under a combination permit, the contractor or the subcontractor engaged to do the work shall file with Development Services a form showing the name and certification number of the subcontractor, the subcontractor's occupational license number, the combination permit number, the job address and other related information as may be required by Development Services. Failure to file such form or provide such information shall be cause for the refusal of inspection services, and the issuance of a correction notice with the appropriate fee.
- (2) Fee schedule. In the case of reviews, inspections and similar activities associated with building and related codes requiring a permit, the following schedule of fees shall apply:
- (a) Plans examination fee:
 - 1. Multifamily and commercial, based on construction valuation of:
 - a. \$100,000.00 or less44.00
 - Plus, per \$1,000.00 of value or fraction thereof3.90
 - b. Greater than 100,000.00 but not exceeding 500,000.00380.00
 - Plus, per \$1,000.00 of value or fraction thereof2.80
 - c. Greater than 500,000.00 but not exceeding 1,000,000.001,275.00
 - Plus, per \$1,000.00 of value or fraction thereof2.25
 - d. Greater than 1,000,000.002,050.00
 - Plus, per \$1000.00 of value or fraction thereof1.65
 - 2. One or two-family residential projects:16.00
 - Plus, per \$1,000.00 of value or fraction thereof1.00
 - (b) Plan amendments; Residential, multifamily and commercial projects:
 - 1. Change to permitted plans, per hour53.00
 - 2. Duplicate permit placards, each16.00
 - 3. Change of contractor, per contractor26.00
 - 4. Review replacement plans, per hour53.00
 - 5. Field reviewed plan amendment26.00
 - (c) Certificates of occupancy:
 - 1. One- or two-family dwelling, per unit11.00
 - 2. Multifamily and commercial, per application26.00
 - 3. Conditional certificate of occupancy, per condition32.00
 - 4. Replacement or additional copy
 - a. One or two-family dwelling, per unit11.00
 - b. Multifamily and commercial26.00
 - (d) Special Inspections:
 - 1. Change of use or certificate of occupancy inspection per trade37.00
 - Maximum fee74.00
 - 2. After hours or weekends, per hour, per inspection53.00
 - Minimum fee, per inspection100.00
 - (e) Refunds:
 - 1. Permits under \$40.00, unless issued in error by cityNo refund
 - 2. Work has commenced, or permit is over 90 days oldNo refund
 - 3. All other permitsRefund of fee paid, less \$40.00

(f)	Permit fees:	
	1. Per structure, based on construction valuation of:	
	a. \$100,000.00 or less	33.00
	Plus, per \$1,000.00 or value or fraction thereof.....	7.25
	b. Greater than 100,000.00 but not exceeding \$500,000.00.....	700.00
	Plus, per \$1,000.00 of value or fraction thereof.....	6.15
	c. Greater than \$500,000.00 but not exceeding \$1,000,000.00.....	2,940.00
	Plus, per \$1,000.00 of value or fraction thereof.....	3.90
	d. Greater than \$1,000,000.00	4,600.00
	Plus, per \$1,000.00 of value or fraction thereof.....	1.65
	2. This fee applies to all types of permits, with additional costs of \$30.00 per trade Or permit type for combination permits. Exception: No additional fees for swimming pools.	
(g)	Miscellaneous permits:	
	1. Mobile home, mobile office, construction trailer, sales trailer, etc.	
	a. Building permit (tie-down and site placement).....	37.00
	b. Electric permit	37.00
	c. Gas permit.....	37.00
	d. Plumbing permit	37.00
	e. Mechanical permit	37.00
	2. Temporary power pole, not in conjunction with combination permit	37.00
	3. Tent permit (may require electric) up to 20 ft x 40 ft.....	45.00
	Tent permit (may require electric) greater than 20 ft x 40 ft.....	55.00
	Tent permits for neighborhood events held by neighborhood associations, community based organizations and not-for-profit organizations, as approved by the Neighborhood Services Division.....	40.00
	4. Demolition permit	53.00
	Plus, per square foot in excess of 1,000 square feet.....	0.10
	Maximum total demolition permit fee.....	1,000.00
	5. House move:	
	a. Application.....	53.00
	b. Pre-inspection	53.00
	Plus, per mile outside city.....	0.30
	c. Remodeling permit, for setting house on lot, see sub paragraph (2) (f) permit fees	
	6. Swimming pool permit, aboveground pool (for all work involved)	37.00
	7. Zoning verification letter, per letter	25.00
	8. Project research, per hour (not to exceed eight hours without Commission approval.....	26.00
(h)	Building Official may assess special fees per written policy for:	
	1. Work not ready for inspection (reinspection fee):	
	a. First occurrence	32.00
	b. Second or subsequent occurrence.....	80.00
	2. Follow up on permit:	
	a. Failure to request inspections.....	50% of permit fee
	b. Minimum fee.....	37.00
	3. After-the-fact permit:	
	a. First occurrence	Triple permit fee
	b. Second or subsequent occurrence by the same contractor, any job site in city.....	10 times permit fee
	4. Filing service fee, for notice of commencement (this is in addition to county clerk's charges).....	10.00
	5. *Expired permit holder's fee.....	200.00
	*A \$200 fee is to be charged to holders of expired permits. This fee may be refunded upon completion of all requirements to "close out" the permit through final inspections.	
(i)	Permit extensions:	
	1. Permit expired:	
	A. Less than 30 days	No fee
	B. More than 30 days, but less than 90 days	30.00
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	2. Exception, if only finals are needed	30.00
	(3) As used in this fee schedule, "combination permit" means a permit for construction privileges, conditions and restrictions for two or more trades or permit types, for which proper approval has been granted by the city and for which proper fees have been paid.	

Filing fees for appeals:

(1) Appeal to the construction/flood board of adjustment and appeals.....	130.00
(2) Appeal to the city manager	55.00
(3) Appeal to the city commission	55.00

Updated 09.06.2016

MOBILITY FEE

(See St. Petersburg's Mobility Fees

HILLSBOROUGH COUNTY DEVELOPER AND MOBILITY FEES

Hillsborough County, Florida
Schedule of New Construction Fees (Plan Check & Inspection Combined)
(All Construction Types)
Appendix I

FBC Class	FBC Occupancy Type	FBC Construction Types: I A, I B			FBC Construction Types: II A, III A, IV, VA		FBC Construction Types: II B, III B, V B	
		Project Size Threshold	Base Cost @ Threshold Size	Cost for Each Additional 100 sf *	Base Cost @ Threshold Size	Cost for Each Additional 100 sf *	Base Cost @ Threshold Size	Cost for Each Additional 100 sf *
A-1	Large Assembly							
-	-	2,500	\$2,949	\$41.40	\$2,459	\$34.50	\$1,969	\$27.60
-	-	5,000	\$3,984	\$16.08	\$3,320	\$13.40	\$2,856	\$10.72
-	-	10,000	\$4,788	\$14.04	\$3,950	\$11.70	\$3,192	\$9.36
-	-	25,000	\$6,894	\$7.06	\$5,745	\$5.88	\$4,596	\$4.70
-	-	50,000	\$8,658	\$17.32	\$7,215	\$14.43	\$5,772	\$11.54
A-2	Rest/Club/Bar							
-	-	1,250	\$2,127	\$83.04	\$1,773	\$69.20	\$1,418	\$55.36
-	-	2,500	\$3,165	\$29.06	\$2,638	\$24.22	\$2,110	\$19.38
-	-	5,000	\$3,892	\$19.55	\$3,243	\$16.29	\$2,594	\$13.03
-	-	12,500	\$5,358	\$4.75	\$4,465	\$3.96	\$3,572	\$3.17
A-3	Small Assembly Buildings Including Church educational <100							
-	-	2,500	\$3,635	\$50.73	\$3,029	\$42.26	\$2,423	\$33.82
-	-	5,000	\$4,903	\$19.73	\$4,086	\$16.44	\$3,269	\$13.15
-	-	10,000	\$5,889	\$17.29	\$4,908	\$14.41	\$3,925	\$11.53
-	-	25,000	\$8,483	\$8.64	\$7,069	\$7.20	\$5,655	\$5.76
A	Tenant Improvements							
-	-	1,250	\$2,664	\$74.98	\$2,220	\$62.48	\$1,776	\$49.98
-	-	2,500	\$3,601	\$29.09	\$3,001	\$24.24	\$2,401	\$19.39
-	-	5,000	\$4,328	\$25.37	\$3,607	\$21.14	\$2,886	\$16.91
-	-	12,500	\$6,231	\$12.74	\$5,193	\$10.62	\$4,154	\$8.50
-	-	25,000	\$7,824	\$31.30	\$6,520	\$26.08	\$5,216	\$20.86
B	Banks							
-	-	2,500	\$4,223	\$5.03	\$3,519	\$4.19	\$2,815	\$3.35
-	-	12,500	\$4,725	\$14.04	\$3,938	\$11.70	\$3,150	\$9.36
-	-	25,000	\$6,480	\$5.34	\$5,400	\$4.45	\$4,320	\$3.55
-	-	50,000	\$7,815	\$4.53	\$6,513	\$3.78	\$5,210	\$3.02
-	-	125,000	\$11,213	\$2.34	\$9,344	\$1.95	\$7,475	\$1.56
-	-	250,000	\$14,138	\$5.66	\$11,781	\$4.71	\$9,425	\$3.77
B	Offices							
-	-	1,000	\$2,592	\$7.75	\$2,160	\$6.46	\$1,728	\$5.17
-	-	5,000	\$2,902	\$24.65	\$2,418	\$20.54	\$1,935	\$16.43
-	-	10,000	\$4,134	\$8.85	\$3,445	\$7.38	\$2,756	\$5.90
-	-	20,000	\$5,019	\$7.05	\$4,183	\$5.87	\$3,346	\$4.70
-	-	50,000	\$7,133	\$4.01	\$5,944	\$3.34	\$4,755	\$2.67
-	-	100,000	\$9,135	\$9.14	\$7,613	\$7.61	\$6,090	\$6.09
B	B Occupancy Tenant Improvements							
-	-	2,000	\$4,084	\$8.08	\$3,412	\$5.07	\$2,730	\$4.06
-	-	10,000	\$4,581	\$16.29	\$3,818	\$13.58	\$3,054	\$10.89
-	-	20,000	\$6,210	\$6.30	\$5,175	\$5.25	\$4,140	\$4.20
-	-	40,000	\$7,470	\$5.45	\$6,225	\$4.54	\$4,980	\$3.63
-	-	100,000	\$10,740	\$2.76	\$8,950	\$2.30	\$7,160	\$1.84
-	-	200,000	\$13,500	\$6.75	\$11,250	\$5.63	\$9,000	\$4.50

Hillsborough County, Florida
Schedule of New Construction Fees (Plan Check & Inspection Combined)
(All Construction Types)
Appendix I

FBC Class	FBC Occupancy Type	FBC Construction Types: I A, I B			FBC Construction Types: II A, III A, IV, VA		FBC Construction Types: II B, III B, V B	
		Project Size Threshold	Base Cost @ Threshold Size	Cost for Each Additional 100 sf *	Base Cost @ Threshold Size	Cost for Each Additional 100 sf *	Base Cost @ Threshold Size	Cost for Each Additional 100 sf *
R-2.4	Group Care (5+, <16)	-	-	-	-	-	-	-
-	-	-	2,500	\$1,453	\$8.88	\$1,211	\$7.40	\$969
-	-	-	5,000	\$1,675	\$13.54	\$1,396	\$11.28	\$1,117
-	-	-	10,000	\$2,352	\$4.84	\$1,960	\$4.03	\$1,668
-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-
R	R Occupancy Tenant Improvements	-	-	-	-	-	-	-
-	-	-	400	\$1,392	\$6.16	\$1,160	\$5.13	\$928
-	-	-	800	\$1,416	\$4.62	\$1,180	\$3.85	\$944
-	-	-	1,600	\$1,433	\$9.21	\$1,211	\$6.84	\$969
-	-	-	4,000	\$1,650	\$9.02	\$1,375	\$6.68	\$1,100
-	-	-	8,000	\$1,971	\$24.84	\$1,642	\$20.53	\$1,314
S-1	Moderate Hazard Storage	-	5,000	\$5,624	\$3.30	\$4,603	\$2.75	\$3,683
-	-	-	25,000	\$6,184	\$9.56	\$5,153	\$7.96	\$4,123
-	-	-	50,000	\$8,673	\$3.56	\$7,144	\$2.96	\$5,715
-	-	-	100,000	\$10,350	\$2.98	\$8,625	\$2.48	\$6,900
-	-	-	250,000	\$14,813	\$1.58	\$12,344	\$1.31	\$9,875
-	-	-	500,000	\$18,750	\$3.75	\$15,625	\$3.13	\$12,500
S-1	Other Mod Hazard Storage	-	1,000	\$3,405	\$10.16	\$2,838	\$8.47	\$2,270
-	-	-	5,000	\$3,812	\$29.56	\$3,177	\$24.63	\$2,541
-	-	-	10,000	\$5,290	\$11.02	\$4,408	\$9.18	\$3,526
-	-	-	20,000	\$6,391	\$9.18	\$5,328	\$7.65	\$4,261
-	-	-	50,000	\$9,144	\$4.90	\$7,620	\$4.08	\$6,096
-	-	-	-	-	-	-	-	-
S-2	Low Hazard Storage	-	2,000	\$1,354	\$2.05	\$1,129	\$1.71	\$903
-	-	-	10,000	\$1,518	\$64.71	\$1,265	\$53.93	\$1,012
-	-	-	20,000	\$7,989	\$26.03	\$6,658	\$21.69	\$5,326
-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-
S	S Occupancy Tenant Improvements	-	1,000	\$4,046	\$157.26	\$3,372	\$131.05	\$2,698
-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-
U-1	Private Garage/Shed	-	500	\$231	\$38.48	\$192	\$32.06	\$154
-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-

Hillsborough County, Florida
Schedule of New Construction Fees (Plan Check & Inspection Combined)
(All Construction Types)
Appendix I

FBC Class	FBC Occupancy Type	FBC Construction Types: I A, I B			FBC Construction Types: II A, III A, IV, VA		FBC Construction Types: II B, III B, V B	
		Project Size Threshold	Base Cost @ Threshold Size	Cost for Each Additional 100 sf *	Base Cost @ Threshold Size	Cost for Each Additional 100 sf *	Base Cost @ Threshold Size	Cost for Each Additional 100 sf *
-	Lab/R&D	2,000	\$5,242	\$7.81	\$4,368	\$6.51	\$3,494	\$5.21
-	-	10,000	\$5,867	\$22.31	\$4,889	\$18.59	\$3,911	\$14.87
-	-	20,000	\$8,097	\$8.39	\$6,748	\$6.99	\$5,398	\$5.59
-	-	40,000	\$9,774	\$7.04	\$8,145	\$5.86	\$6,616	\$4.69
-	-	100,000	\$13,995	\$3.74	\$11,663	\$3.11	\$9,330	\$2.49
-	-	200,000	\$17,730	\$8.87	\$14,775	\$7.39	\$11,820	\$5.91
-	Agricultural Bldg	1,500	\$3,087	\$6.14	\$2,573	\$5.12	\$2,058	\$4.10
-	-	7,500	\$3,456	\$18.02	\$2,880	\$15.02	\$2,304	\$12.01
-	-	15,000	\$4,808	\$6.69	\$4,006	\$5.57	\$3,205	\$4.46
-	-	30,000	\$5,811	\$5.55	\$4,842	\$4.63	\$3,874	\$3.70
-	-	-	-	-	-	-	-	-
-	Mercantile Bldg Box	25,000	\$9,094	\$1.09	\$7,578	\$0.91	\$6,063	\$0.73
-	-	125,000	\$10,181	\$3.32	\$8,484	\$2.76	\$6,788	\$2.21
-	-	250,000	\$14,325	\$1.23	\$11,938	\$1.03	\$9,550	\$0.82
-	-	500,000	\$17,400	\$0.98	\$14,500	\$0.82	\$11,600	\$0.65
-	-	-	-	-	-	-	-	-
-	Misc. Tenant Improvements	25,000	\$8,408	\$2.47	\$7,006	\$2.06	\$5,605	\$1.65
-	-	125,000	\$10,875	\$4.53	\$9,063	\$3.78	\$7,250	\$3.02
-	-	250,000	\$16,538	\$1.25	\$13,781	\$1.04	\$11,025	\$0.83
-	-	500,000	\$19,650	\$0.98	\$16,375	\$0.82	\$13,100	\$0.65
-	-	-	-	-	-	-	-	-
-	Residential Additions	100	\$909	\$18.09	\$758	\$15.08	\$606	\$12.06
-	-	500	\$982	\$97.70	\$818	\$81.41	\$654	\$65.13
-	-	1,000	\$1,470	\$42.35	\$1,225	\$35.29	\$980	\$28.23
-	-	2,000	\$1,894	\$11.56	\$1,578	\$9.63	\$1,262	\$7.70
-	-	5,000	\$2,240	\$22.01	\$1,867	\$18.34	\$1,494	\$14.67
-	-	-	-	-	-	-	-	-
SHELL BUILDINGS								
Shell	New Commercial	2,000	\$5,123	\$8.53	\$4,269	\$7.11	\$3,415	\$5.69
-	-	10,000	\$5,805	\$27.15	\$4,838	\$22.63	\$3,870	\$18.10
-	-	20,000	\$8,520	\$9.93	\$7,100	\$8.28	\$5,680	\$6.62
-	-	40,000	\$10,608	\$7.22	\$8,755	\$6.01	\$7,004	\$4.81
-	-	100,000	\$14,836	\$4.46	\$12,363	\$3.71	\$9,890	\$2.97
-	-	200,000	\$19,290	\$9.69	\$16,079	\$8.04	\$12,860	\$6.43

* Each additional 100 square feet, or portion thereof, up to the next highest project size threshold.

Hillsborough County, Florida
Schedule of New Construction Fees (Plan Check & Inspection Combined)
(All Construction Types)
Appendix I

FBC Class	FBC Occupancy Type	FBC Construction Types: I A, I B			FBC Construction Types: II A, III A, IV, VA		FBC Construction Types: II B, III B, V B	
		Project Size Threshold	Base Cost @ Threshold Size	Cost for Each Additional 100 sf *	Base Cost @ Threshold Size	Cost for Each Additional 100 sf *	Base Cost @ Threshold Size	Cost for Each Additional 100 sf *
M	M Occupancy Tenant Improvements	10,000	\$5,630	\$1.71	\$4,691	\$1.43	\$3,753	\$1.14
-	-	50,000	\$6,315	\$6.36	\$5,263	\$5.30	\$4,210	\$4.24
-	-	100,000	\$9,495	\$2.12	\$7,913	\$1.76	\$6,330	\$1.41
-	-	200,000	\$11,610	\$1.61	\$9,675	\$1.34	\$7,740	\$1.07
-	-	500,000	\$16,425	\$0.98	\$13,688	\$0.81	\$10,950	\$0.65
-	-	1,000,000	\$21,300	\$2.13	\$17,750	\$1.78	\$14,200	\$1.42
R-2	Apartment Bldg	8,000	\$3,073	\$18.80	\$2,561	\$15.67	\$2,049	\$12.54
-	-	16,000	\$4,577	\$6.29	\$3,814	\$5.24	\$3,052	\$4.19
-	-	32,000	\$5,583	\$4.71	\$4,653	\$3.92	\$3,722	\$3.14
-	-	80,000	\$7,843	\$3.04	\$6,536	\$2.53	\$5,229	\$2.02
-	-	160,000	\$10,272	\$6.42	\$8,560	\$5.35	\$6,848	\$4.26
R-1	Apartment Bldg—Repeat Unit	8,000	\$2,976	\$18.53	\$2,480	\$15.44	\$1,984	\$12.35
-	-	16,000	\$4,458	\$6.50	\$3,715	\$5.42	\$2,972	\$4.34
-	-	32,000	\$5,499	\$4.50	\$4,582	\$3.75	\$3,666	\$3.00
-	-	80,000	\$7,661	\$2.93	\$6,384	\$2.44	\$5,107	\$1.95
-	-	160,000	\$10,003	\$6.25	\$8,336	\$5.21	\$6,669	\$4.17
R-1	Hotels & Motels	7,500	\$4,466	\$1.81	\$3,722	\$1.51	\$2,977	\$1.21
-	-	37,500	\$5,009	\$6.56	\$4,174	\$5.47	\$3,339	\$4.38
-	-	75,000	\$7,470	\$2.33	\$6,225	\$1.94	\$4,980	\$1.55
-	-	150,000	\$9,216	\$1.66	\$7,680	\$1.39	\$6,144	\$1.11
-	-	375,000	\$12,960	\$1.03	\$10,800	\$0.86	\$8,640	\$0.69
-	-	750,000	\$16,830	\$2.24	\$14,025	\$1.87	\$11,220	\$1.50
R-3	Single Family Dwellings	1,500	\$1,814	\$0.60	\$1,511	\$0.50	\$1,209	\$0.40
-	-	3,000	\$1,817	\$1.86	\$1,514	\$1.55	\$1,211	\$1.24
-	-	4,000	\$1,836	\$21.57	\$1,529	\$17.98	\$1,223	\$14.38
-	-	5,000	\$2,051	\$3.95	\$1,709	\$3.29	\$1,367	\$2.63
-	-	6,000	\$2,090	\$5.90	\$1,742	\$4.91	\$1,394	\$3.93
-	-	7,000	\$2,149	\$35.82	\$1,791	\$29.85	\$1,433	\$23.88
R-3	Dwellings - Custom, Models	7,000	\$2,537	\$2.04	\$2,114	\$1.70	\$1,691	\$1.36
-	-	8,000	\$2,557	\$19.44	\$2,131	\$16.20	\$1,705	\$12.96
-	-	10,000	\$2,946	\$10.48	\$2,455	\$8.73	\$1,964	\$6.99
-	-	13,000	\$3,260	\$2.40	\$2,717	\$2.00	\$2,174	\$1.60
-	-	14,000	\$3,284	\$18.96	\$2,737	\$15.80	\$2,190	\$12.64
-	-	15,000	\$3,474	\$23.16	\$2,895	\$19.30	\$2,316	\$15.44
R-3	Townhomes	1,000	\$1,821	\$0.90	\$1,518	\$0.75	\$1,214	\$0.60
-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-

Hillsborough County, Florida
Schedule of New Construction Fees (Plan Check & Inspection Combined)
(All Construction Types)
Appendix I

FBC Class	FBC Occupancy Type	FBC Construction Types: I A, I B			FBC Construction Types: II A, III A, IV, VA		FBC Construction Types: II B, III B, V B	
		Project Size Threshold	Base Cost@ Threshold Size	Cost for Each Additional 100 sf *	Base Cost @ Threshold Size	Cost for Each Additional 100 sf *	Base Cost @ Threshold Size	Cost for Each Additional 100 sf *
H-7	Health Hazard Materials	-	-	-	-	-	-	-
-	-	-	500	\$2,096	\$239.37	\$1,747	\$199.48	\$1,397
-	-	-	1,000	\$3,293	\$65.27	\$2,744	\$54.39	\$2,195
-	-	-	2,000	\$3,946	\$57.28	\$3,288	\$47.73	\$2,630
-	-	-	5,000	\$5,664	\$35.40	\$4,720	\$29.50	\$3,776
-	-	-	10,000	\$7,434	\$74.34	\$6,195	\$61.95	\$4,956
H	H Occupancy Tenant Improvements	-	-	-	-	-	-	-
-	-	-	500	\$2,058	\$235.58	\$1,715	\$196.31	\$1,372
-	-	-	1,000	\$3,236	\$63.98	\$2,687	\$53.31	\$2,157
-	-	-	2,000	\$3,878	\$56.34	\$3,230	\$46.95	\$2,584
-	-	-	5,000	\$5,569	\$31.73	\$4,638	\$26.44	\$3,711
-	-	-	10,000	\$7,152	\$71.52	\$5,960	\$49.60	\$4,768
I-1.1	Child Care Nurseries—Full-Time (5+)	-	-	-	-	-	-	-
-	-	-	500	\$1,844	\$10.48	\$1,537	\$8.73	\$1,229
-	-	-	2,500	\$2,054	\$39.64	\$1,711	\$33.03	\$1,369
-	-	-	5,000	\$3,044	\$14.21	\$2,537	\$11.84	\$2,030
-	-	-	10,000	\$3,755	\$10.11	\$3,129	\$8.42	\$2,503
-	-	-	25,000	\$5,271	\$6.28	\$4,393	\$5.23	\$3,514
-	-	-	50,000	\$6,840	\$13.68	\$5,700	\$11.40	\$4,560
I-2	Nursing Home/Assisted Living/Convalescent Hospital	-	-	-	-	-	-	-
-	-	-	1,000	\$1,304	\$3.97	\$1,087	\$3.31	\$870
-	-	-	5,000	\$1,463	\$15.98	\$1,219	\$12.57	\$975
-	-	-	10,000	\$2,217	\$4.39	\$1,847	\$3.66	\$1,478
-	-	-	20,000	\$2,656	\$4.03	\$2,213	\$3.36	\$1,771
-	-	-	50,000	\$3,865	\$2.27	\$3,221	\$1.89	\$2,577
-	-	-	100,000	\$5,000	\$5.00	\$4,167	\$4.17	\$3,334
I-3	Mental Hospital/Jail	-	-	-	-	-	-	-
-	-	-	10,000	\$4,624	\$1.39	\$3,853	\$1.16	\$3,082
-	-	-	50,000	\$5,178	\$5.15	\$4,315	\$4.29	\$3,452
-	-	-	100,000	\$7,752	\$1.73	\$6,460	\$1.44	\$5,168
-	-	-	200,000	\$9,480	\$1.28	\$7,900	\$1.07	\$6,320
-	-	-	500,000	\$13,320	\$0.82	\$11,100	\$0.68	\$8,880
-	-	-	1,000,000	\$17,400	\$1.74	\$14,500	\$1.45	\$11,600
I	I Occupancy Tenant Improvements	-	-	-	-	-	-	-
-	-	-	4,000	\$3,218	\$2.40	\$2,682	\$2.00	\$2,146
-	-	-	20,000	\$3,602	\$9.42	\$3,002	\$7.85	\$2,402
-	-	-	40,000	\$5,486	\$2.99	\$4,572	\$2.49	\$3,658
-	-	-	80,000	\$6,682	\$2.23	\$5,568	\$1.86	\$4,454
-	-	-	200,000	\$9,360	\$1.44	\$7,800	\$1.20	\$6,240
-	-	-	400,000	\$12,240	\$3.06	\$10,200	\$2.55	\$8,160
M	New Retail/Not Business Occ	-	-	-	-	-	-	-
-	-	-	2,500	\$1,878	\$2.29	\$1,565	\$1.91	\$1,252
-	-	-	12,500	\$2,108	\$8.07	\$1,756	\$6.73	\$1,405
-	-	-	25,000	\$3,116	\$3.08	\$2,597	\$2.56	\$2,078
-	-	-	50,000	\$3,885	\$2.05	\$3,238	\$1.70	\$2,590
-	-	-	125,000	\$5,419	\$1.31	\$4,516	\$1.09	\$3,613
-	-	-	250,000	\$7,050	\$2.82	\$5,875	\$2.35	\$4,700

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FBC Class	FBC Occupancy Type	FBC Construction Types: I A, I B			FBC Construction Types: II A, III A, IV, VA		FBC Construction Types: II B, III B, V B	
		Project Size Threshold	Base Cost@ Threshold Size	Cost for Each Additional 100 sf *	Base Cost @ Threshold Size	Cost for Each Additional 100 sf *	Base Cost @ Threshold Size	Cost for Each Additional 100 sf *
D	Day Care Tenant Improvements	-	-	-	-	-	-	-
-	-	-	1,250	\$2,300	\$69.83	\$1,917	\$58.19	\$1,534
-	-	-	2,500	\$3,173	\$26.24	\$2,644	\$21.87	\$2,115
-	-	-	5,000	\$3,829	\$22.08	\$3,191	\$18.40	\$2,553
E-1	Preschool/School (50+ Occupancy)	-	-	-	-	-	-	-
-	-	-	5,000	\$4,077	\$28.65	\$3,398	\$23.88	\$2,718
-	-	-	10,000	\$5,510	\$11.12	\$4,591	\$9.26	\$3,673
-	-	-	20,000	\$6,621	\$9.71	\$5,518	\$8.09	\$4,414
-	-	-	50,000	\$9,533	\$4.88	\$7,944	\$4.06	\$6,355
-	-	-	100,000	\$11,970	\$11.97	\$9,975	\$9.98	\$7,980
E-2, E-3	Preschool/School (<50 Occupancy)	-	-	-	-	-	-	-
-	-	-	500	\$3,274	\$228.72	\$2,728	\$190.60	\$2,183
-	-	-	1,000	\$4,418	\$89.01	\$3,681	\$74.18	\$2,945
-	-	-	2,000	\$5,308	\$77.86	\$4,423	\$64.88	\$3,538
-	-	-	5,000	\$7,643	\$38.99	\$6,369	\$32.49	\$5,096
E	E Occupancy Tenant Improvements	-	-	-	-	-	-	-
-	-	-	500	\$3,068	\$208.28	\$2,557	\$173.56	\$2,045
-	-	-	1,000	\$4,110	\$82.07	\$3,425	\$68.39	\$2,740
-	-	-	2,000	\$4,930	\$72.76	\$4,109	\$60.63	\$3,287
-	-	-	5,000	\$7,113	\$35.76	\$5,928	\$29.80	\$4,742
-	-	-	10,000	\$8,901	\$89.01	\$7,418	\$74.18	\$5,934
F-1	Manuf/Indust/Mod Hazard	-	-	-	-	-	-	-
-	-	-	2,000	\$1,404	\$2.23	\$1,170	\$1.86	\$936
-	-	-	10,000	\$1,583	\$7.88	\$1,319	\$6.57	\$1,055
-	-	-	20,000	\$2,371	\$3.07	\$1,976	\$2.56	\$1,581
-	-	-	40,000	\$2,986	\$1.96	\$2,488	\$1.64	\$1,990
-	-	-	100,000	\$4,164	\$1.38	\$3,470	\$1.13	\$2,776
-	-	-	200,000	\$5,520	\$2.76	\$4,600	\$2.30	\$3,680
F-2	Manuf/Indust/Low Hazard	-	-	-	-	-	-	-
-	-	-	2,000	\$1,755	\$2.79	\$1,463	\$2.33	\$1,170
-	-	-	10,000	\$1,979	\$9.86	\$1,649	\$8.21	\$1,319
-	-	-	20,000	\$2,964	\$3.84	\$2,470	\$3.20	\$1,976
-	-	-	40,000	\$3,732	\$2.46	\$3,110	\$2.05	\$2,488
-	-	-	100,000	\$5,205	\$1.70	\$4,338	\$1.41	\$3,470
-	-	-	200,000	\$6,900	\$3.45	\$5,750	\$2.88	\$4,600
H-1	High Explosive Hazardous Rooms	-	-	-	-	-	-	-
-	-	-	500	\$2,153	\$221.91	\$1,794	\$184.93	\$1,435
-	-	-	1,000	\$3,262	\$72.29	\$2,718	\$60.24	\$2,175
-	-	-	2,000	\$3,985	\$54.20	\$3,321	\$45.16	\$2,657
-	-	-	5,000	\$5,611	\$33.56	\$4,676	\$27.96	\$3,741
-	-	-	10,000	\$7,289	\$72.89	\$6,074	\$60.74	\$4,859

HILLSBOROUGH COUNTY MOBILITY FEE

ESTIMATED Hillsborough County Mobility Fee Schedule of Rates

Phase-in schedule effective January 1, 2019, to December 31, 2019

The information provided here is for information only and is not binding, as it could change as a result of changes in development plans, in the ordinance, in the fee structure, or in other circumstances which may occur prior to issuance of the building permit.

ITE LUC	Land Use	Unit	Urban Assessment District ⁽¹⁾	Rural Assessment District
RESIDENTIAL:				
210	Single Family (Detached) - Less than 1,500 sf & Annual HH Income less than 50% SHIP Definition	du	\$1,495	\$2,164
	Single Family (Detached) - Less than 1,500 sf & Annual HH Income between 50-80% SHIP Definition	du	\$2,265	\$3,277
	Single Family (Detached) - Less than 1,500 sf	du	\$3,489	\$5,052
	Single Family (Detached) - 1,501 to 2,499 sf	du	\$4,458	\$6,455
220	Single Family (Detached) - 2,500 sf and greater	du	\$5,006	\$7,246
	Multi-Family (Apartment); 1-2 Stories - Annual HH Income less than 50% SHIP Definition	du	\$1,046	\$1,515
	Multi-Family (Apartment); 1-2 Stories - Annual HH Income between 50-80% SHIP Definition	du	\$1,574	\$2,283
	Multi-Family (Apartment); 1-2 Stories	du	\$2,882	\$4,183
222/223	Multi-Family (Apartment); 3+ Stories - Annual HH Income less than 50% SHIP Definition	du	\$648	\$942
	Multi-Family (Apartment); 3+ Stories - Annual HH Income between 50-80% SHIP Definition	du	\$982	\$1,425
	Multi-Family (Apartment); 3+ Stories	du	\$1,803	\$2,618
230	Residential Condominium/Townhouse	du	\$2,515	\$3,650
232	High-Rise Condominium; 3+ Stories	du	\$1,826	\$2,650
240	Mobile Home	du	\$1,643	\$2,384
253	Congregate Care Facility	du	\$424	\$617
LODGING:				
310	Hotel	room	\$2,259	\$2,694
311	Hotel; All Suites	room	\$1,740	\$2,076
320	Motel	room	\$1,600	\$1,912
RECREATION:				
412	General Recreation	acre	\$893	\$1,066
416	RV Park	site	\$631	\$755
420	Marina	boat berth	\$1,516	\$1,807
430	Golf Course	hole	\$18,360	\$21,886
444	Movie Theater	screen	\$17,102	\$20,551
492	Health Club	1,000 sf	\$13,653	\$16,293
INSTITUTIONS:				
520	Elementary School (Private)	student	\$372	\$446
522	Middle School (Private)	student	\$533	\$637
530	High School (Private)	student	\$561	\$670
540	University/Junior College (7,500 or fewer students) (Private)	student	\$1,033	\$1,231
550	University/Junior College (more than 7,500 students) (Private)	student	\$765	\$913
560	Church	1,000 sf	\$2,713	\$3,242
565	Day Care Center	1,000 sf	\$8,683	\$10,446
610	Hospital	1,000 sf	\$5,811	\$6,927
620	Nursing Home	bed	\$531	\$636
630	Clinic	1,000 sf	\$13,490	\$16,099
OFFICE:				
710	General Office 50,000 sq ft or less	1,000 sf	\$6,294	\$9,131
	General Office 50,001-100,000 sq ft	1,000 sf	\$5,327	\$7,731
	General Office 100,001-200,000 sq ft	1,000 sf	\$4,507	\$6,542
	General Office 200,001-400,000 sq ft	1,000 sf	\$3,813	\$5,536
	General Office greater than 400,000 sq ft	1,000 sf	\$3,465	\$5,028
715	Single Tenant Office Building	1,000 sf	\$4,733	\$6,866
720	Medical Office 10,000 sq ft or less	1,000 sf	\$10,109	\$14,657
720	Medical Office greater than 10,000 sq ft	1,000 sf	\$14,718	\$21,344
RETAIL:				
813	Discount Superstore	1,000 sf	\$6,749	\$8,103
815	Discount Store; Free-Standing	1,000 sf	\$7,599	\$9,122
820	Shopping Center 50,000 sq ft or less ⁽¹⁾	1,000 sf	\$7,334	\$8,835
	Shopping Center 50,001-200,000 sq ft ⁽¹⁾	1,000 sf	\$7,079	\$8,498
	Shopping Center 200,001-400,000 sq ft ⁽²⁾	1,000 sf	\$6,693	\$8,027
	Shopping Center greater than 400,000 sq ft ⁽²⁾	1,000 sf	\$6,603	\$7,913
841	New/Used Auto Sales	1,000 sf	\$8,765	\$10,464
853	Convenience Market w/Gasoline	1,000 sf	\$25,951	\$31,378
857	Discount Club	1,000 sf	\$5,546	\$6,659
862	Home Improvement Superstore	1,000 sf	\$4,078	\$4,897
863	Electronics Superstore	1,000 sf	\$3,816	\$4,597
880/881	Pharmacy/Drug Store with & without Drive-Thru	1,000 sf	\$5,223	\$6,280
890	Furniture Store	1,000 sf	\$1,425	\$1,701
912	Bank/Savings Drive-In	1,000 sf	\$14,914	\$17,899
931	Quality Restaurant	1,000 sf	\$18,487	\$22,134
932	High-Turnover Restaurant	1,000 sf	\$22,033	\$26,378
934	Fast Food Restaurant w/Drive-Thru	1,000 sf	\$49,578	\$59,638
942	Automobile Care Center	1,000 sf	\$6,929	\$8,285
944/946	Gas/Service Station with & without Car Wash	fuel pos.	\$5,570	\$6,708
947	Self-Service Car Wash	service bay	\$5,344	\$6,423
INDUSTRIAL:				
110	General Light Industrial	1,000 sf	\$2,834	\$4,110
120	General Heavy Industrial	1,000 sf	\$605	\$879
140	Manufacturing	1,000 sf	\$1,556	\$2,255
150	Warehousing	1,000 sf	\$1,439	\$2,091
151	Mini-Warehouse	1,000 sf	\$517	\$755
152	High-Cube Warehouse	1,000 sf	\$678	\$985

(1) Development in conformance with the Planned Village standards of Policy 33.3 of the Comprehensive Plan and Part 5.04.00 of the Land Development Code within the Residential Planned 2 (RP-2) areas shall be assessed the rate applicable to the urban assessment district.

(2) In the case of shopping centers with up to 300,000 square feet, fast-food, convenience store, and gas stations located on outparcels should be charged separately using their individual categories, as opposed to the general shopping center rate.

WORKFORCE HOUSING EXAMPLES

Based on reports by studies on workforce housing policies there are now over 2,000 governmental jurisdictions that have policies to promote the development of workforce housing. According to Lincoln Institute of Land Policy (ULI) 80 percent of the jurisdictions are in for states: New Jersey, California, Colorado, Massachusetts and New Jersey due in large part to state laws and judicial decisions.

Housing policy is divided into two sectors: residential and nonresidential policies. Residential policies include a host of tools ranging from inclusionary zoning to impact fees while nonresidential policies are primarily impact or linkage fees.

The use of workforce housing policies to promote attainable housing began in 1969 when both the State of California and the State of Massachusetts enacted legislation to promote affordable/workforce housing. Most of the early programs focused on the residential development sector. More recently jurisdictions began to focus on nonresidential linkage fees as nonresidential development users generated jobs that could not obtain market rate housing.

Since 2009 a number of state courts have curbed the use of inclusionary zoning to promote affordable/workforce housing. In California the courts ruled that inclusionary housing violated the state ban on rent control. San Francisco, in 2010, modified its inclusionary ordinance requiring payment of a fee rather than on site construction. As noted by Inclusionary Housing Organization, the programs are almost identical but are designed around different legal rational. This new approach has been labels “fee first programs”.

Since that time numerous jurisdictions have begun to study this approach. The City of Denver has enacted this approach. On September 21, 2016, Mayor Michael B. Hancock signed Council Bill 16-0625 into city law. The bill creates a dedicated affordable housing fund to help create or preserve thousands of affordable homes for low- to moderate-income families in Denver. The bill is funded in part by a linkage fee on commercial and residential development that started January 1, 2017.

The City of Winter Park in 1990 was the first City in Florida to enact an affordable/workforce housing linkage fee. The fee was set at \$0.50 per square foot on all commercial and residential developments. Coconut Creek, in 2006, was the second city in Florida to enact a workforce housing linkage fee. Unlike Winter Park the linkage fee was collected only on nonresidential developments. The program is designed to collect over \$26 million in revenues at buildout.

In 2015 the City of Jupiter enacted a nonresidential linkage fee of \$1.00 SF and an in lieu of fee for residential developments.

Examples: Other Municipalities/Counties

The following tables show some of over 200+ communities that have enacted affordable/workforce housing linkage fees

Entity	Population	Year	Type of Fee	Amount	Fee Collection and Administration	Fee Alternatives	Added Incentive	Exemptions
Winter Park, FL	30,203	1990	Commercial and Residential	\$0.50 per sq. ft.	Funds have gone to a number of not-for-profit groups in the community including Habitat for Humanity, the Hannibal Square Land Trust and the Winter Park Housing Authority to help fund homes in Winter Park			Affordable housing; nursing homes; ALF; civic institutions
Jupiter, FL	63,813	2015	Commercial and Industrial Development exceeding 10,000 sq. ft.	\$1.00 per sq. ft. after the first 10,000 sq. ft.; Residential fee of \$200,000 for each workforce housing dwelling unit offered for sale or \$150,000 for each rental workforce housing dwelling unit	Collected at time of issuance of new building permit and deposited into housing trust fund. The fees in the Trust Fund may be used to: 1) second mortgage assistance; 2) Down payment assistance; 3) Acquisition and construction Workforce Housing dwelling units; 4) Resale gap for Workforce Housing dwelling units; 5) Enhancement of county, state and federal affordable housing programs; 6) Rehabilitation of existing Workforce Housing dwelling units; and 7) Administration functions necessary for this program.			Education, religious, charitable or government uses
Coral Springs	128,757		Residential	\$1.00 per sq. ft. for 100 units or more				
Riviera Beach	35,431		Industrial, commercial and residential	\$5.00 sq. ft. industrial; \$10.00 sq. ft. commercial. Residential \$30,000. For high rise residential 3.5% of sale price/value (minimum of \$30,000)				

8. City of St. Petersburg Winter Park, FL Housing; <http://cityofwinterpark.org/departments/planning-community-development/housing/>. Accessed on June 14, 2018

9. Town of Jupiter. Memo (2015); <http://www.jupiter.fl.s/DocumentCenter/View/7347/Tab4>. Accessed on June 14, 2018

Entity	Pop.	Year	Type of Fee	Amount	Fee Collection and Administration	Fee Alternatives	Added Incentive	Exemptions
Coconut Creek, FL ¹⁰	59,405	2006	All Non-Residential	Industrial \$0.37 per sq. ft. Commercial \$1.36 per sq. ft. Office \$0.15 per sq. ft. Hotel \$2.42 per sq. ft. Limited service hotel \$0.70 per sq. ft.	Collected at the time of issuance of new building permit.	A developer of non-residential project or mixed-use project may construct affordable housing units, upon approval of developer's agreement by city commission.		

¹⁰ Municode, Coconut Creek, Florida. Ord. No. 2006-005, § 2, 3-9-06.

https://library.municode.com/fl/coconut_creek/codes/code_of_ordinances?nodeId=CD_ORD_CH13LADECO_ARTIADREPR_DIV5IMFE_S13-112AFHOLIFE. Accessed on June 14, 2018.

Entity	Pop.	Year	Type of Fee	Amount	Fee Collection and Administration	Fee Alternatives	Added Incentive	Exemptions
Arlington County, VA ¹¹	229,164	2006	Commercial only	\$1.77 per sq. ft. indexed to Consumer Price Index (CPI) and adjusted annually		May build units if preferred.		
Boston, MA ¹²	673,184	1987	Large scale Commercial, Retail, Hotel or Institutional seeking zoning relief	\$10.01 per square foot after the first 100,000 square feet, with \$8.34 per square foot designated for housing and \$1.67 for job training; indexed to CPI and increased every three years.	Linkage payments are split into two trust funds. Fees are paid on either a 7-year (downtown) or 12-year (neighborhood) schedule, usually beginning at issuance of a building permit. To address concerns over concentrations of poverty, Boston requires at least half of its fee revenues to be invested in neighborhoods that have less than the citywide average of affordable housing or have a demonstrated need for producing or preserving affordable housing.	May build units if preferred.		

¹¹ ArlingtonVA.us. *Housing*. <https://housing.arlingtonva.us/development/land-use-zoning-tools/>. Accessed on June 14, 2018.

¹² Boston Municipal Research Bureau (2015). *City's Linkage Program under Review*. <http://bmr.org/citys-linkage-program-under-review/>. Accessed June 14, 2018.

Entity	Pop.	Year	Type of Fee	Amount	Fee Collection and Administration	Fee Alternatives	Added Incentive	Exemptions
Denver, CO ¹³	693,060	2017	All new development and new additions	Multi-unit dwellings, \$1.55 Single-unit, two-unit or any primary residential use other than multi-unit Dwellings, \$0.62 Commercial sales, services and repair, \$1.76 Civic, public or institutional, \$1.76 Industrial, manufacturing and wholesale, \$0.41 Agricultural, \$0.41 Indexed to CPI and adjusted annually.	Due in full before building permits will be issued. The fund will support permanent housing and supportive services for at-risk residents, low- and moderate-income workforce rental housing, and moderate-income for-sale housing.	An applicant for a building permit has the option of including affordable housing units either on, or within a quarter-mile radius of, the subject property, according to a set formula.		*ADUs *Charitable or religious organization with deed restriction or commercial project that provides social services *Lack of employment impact *Reconstruction of building destroyed by disaster *Affordable housing project *Government building

¹³ City and County of Denver. *Affordable Housing Fee*. http://www.denvergov.org/content/denvergov/en/denver-development-services/help-me-find-/Development-Services-updates/affordable_housing_fee.html. Accessed on June 14, 2018.

Entity	Pop.	Year	Type of Fee	Amount	Fee Collection and Administration	Fee Alternatives	Added Incentive	Exemptions
Boulder, CO ¹⁴	108,090	2018 (2021)	All Non-Residential	Retail/restaurant: \$20 Office: \$30 Hospital: \$20 Institutional: \$10 Warehousing: \$10 Light Industrial: \$17.50 (Phased in over three years)				Non-profit/government uses provided relief.
Seattle, WA ^{15,16}	704,352	2015	Commercial only	\$8.00 to \$17.50 per square foot in the Downtown and South Lake Union urban centers, depending on the zone their project is in. Elsewhere, they will pay \$5 to \$10. Linked to upzones. Paid on all sq. footage in the building, included added FAR.	The fees will go into a fund managed the Seattle Office of Housing for both preserving and building affordable housing. Some money will be competitively awarded to developers who build units with rent restrictions based on the tenants' income. Developments favorable for funding will be located in urban villages, near frequent transit service, and in communities threatened by economic displacement.	Commercial developers could choose to include affordable units in their commercial building as a mixed-use project or commit to building affordable units elsewhere within	Amount of commercial development allowed increased by one Floor Area Ratio (FAR)	Exemptions for the first 4,000 square feet of required commercial space where buildings front designated pedestrian streets.

¹⁴ City of Boulder. *Council Agenda Item: meeting date on April 17, 2018.* https://www-static.bouldercolorado.gov/docs/Commercial_Linkage_Fee_4172018-1-201804151102.pdf?_ga=2.73024403.1243729710.1528900838-1583373531.1528900838. Accessed on June 14, 2018.

¹⁵ The Urbanist (2015). *How Seattle's Mandatory Affordable Housing Program Will Work.* <https://www.theurbanist.org/2015/10/01/how-seattles-mandatory-affordable-housing-program-will-work>. Accessed on June 14, 2018.

¹⁶ Seattle.gov. *Housing Affordability and Livability.* [http://www.seattle.gov/hala/about/mandatory-housing-affordability-\(mha\)](http://www.seattle.gov/hala/about/mandatory-housing-affordability-(mha)). Accessed on June 14, 2018.

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