

JOHN GODWIN

FOR CITY COUNCIL, DISTRICT 2

An Affordable Tampa

We will solidify the growth we've experienced and make sure it continues, while also making sure that growth benefits current Tampa residents, rather than displaces them.

Tampa is one of the most rapidly growing cities in the US, with our population predicted to more than double in the next 30 years. The greatest challenge rapidly advancing cities face is that the growth displaces residents, rather than boosts them. We will ensure Tampa remains a city that is affordable for our residents and is a city your children and grandchildren will be able to afford to live and buy a home. We will address our transportation system, housing, and nutrition availability.



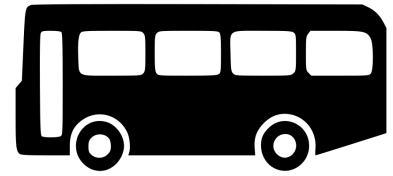
Being an affordable city will benefit everyone:

- 4 out of 5 Americans will live near poverty, without work, at least once in their lives. The vast majority of us will struggle with affordability at least once, or our children and family will.
- An economically diverse city is a city with a resilient and sustainable economy. Economic diversity will decrease our vulnerability to any future economic downturns.
- Affordability begets affordability. A city where lower-income workers are able to live is a city where services are more affordable for everyone.

It will require a complicated mix of programs to achieve affordability throughout the city; laid out here is a starting point our City Council can begin working on immediately that will have real affects in improving the affordability of our city.

A City with Affordable Transportation

Transportation is one of the greatest barriers to affordability in Tampa. With a personal vehicle costing the average owner \$10,000 a year, we must establish alternative means of transportation. We will work to vastly expand our mass transportation system and make our city more walkable and bikable.



- **Mass Transit:** *We will work to provide individuals on SNAP reduced fares on all local public transportation systems.*
 - **Buses:** We will work to triple the size of our HART fleet to make the service more frequent and dependable for individuals reliant upon it.
 - **Streetcar:** We will expand our streetcar line to create true transit corridors throughout our city.
 - **Rail Line:** We will work to leverage the existing CSX tracks—a major transit corridor that goes unused for the majority of the day—to establish an urban rail line that connects neighborhoods throughout Tampa.
- **Walkability & Bikability:** Mass transit alone will not be effective in getting residents everywhere they need to go—we will also increase the walkability and bikability of our city. We will connect our existing sidewalk systems and install new sidewalk systems in high-density areas. We will also take a landuse approach that incentivizes mixed-use developments so more residents are within walking distance to everyday needs, like grocery stores.

A City with Affordable Housing

- **The Current Situation**
 - The average home in Tampa is unattainable to someone with the average Tampa salary. Our disparity between home values and income levels makes housing in Tampa less affordable than in cities like Houston, Charlotte, Dallas, Phoenix, and Atlanta.
 - With Tampa's growth, housing prices will only continue to rise if the city does not take action.





- Disparities in the cost of housing in neighborhoods across Tampa has resulted in economic segregation, with homes in South Tampa averaging nearly \$300,000 and homes in East Tampa averaging \$56,000. This economic segregation corresponds with divides in quality of schools, access to grocery stores, receipt of services, etc.

- **Core Approaches to Increase Affordability**

- Increase the housing supply
- Enable modern construction approaches to develop housing more cheaply
- Increase the number of mixed-income developments
- Keep homeowners in their homes

- **Core Tools to Spur these Approaches**

- Density Bonus System: The density bonus system currently allows developers to build more units on a lot than the lot was initially zoned for if the developer meets 3 out of 10 criteria the city lays out.

- Encouraging Mixed-Income Developments: Currently, having 10% of the project's dwellings be affordable housing is 1 of the 10 criteria, but it is arguably the most difficult and expensive of the 10 to meet, so developers inevitably chose from the other 9.

We will revamp the density bonus system so that instead of meeting 3 out of 10 criteria, developers need to accrue a certain number of points. With this revision, we will allocate different amounts of points to items in accordance with how we want to prioritize them—increasing the points developers receive for including affordable housing in the development.

- Encouraging a Greater Housing Supply: Density bonus points will also be allocated to developments depending upon what part of the city they're located in, with developments along transit corridors, in mixed-use communities, and closer to our downtown core receiving higher numbers of points.

With this, we will be encouraging a greater housing supply targeted towards locations where the residents will have transit options.

- Parking Minimums: Tampa currently requires a minimum number of parking spots per unit in all new developments. This requirement makes developments more expensive and thus make those units more expensive; but isn't serving an existing need, as studies have shown that 30% of downtown's parking spots go unused every weekday (our parking problem is a lack of availability, it is a lack of assistive technology). Parking also makes developments more spread out, meaning they're less walkable.

We will waive parking minimums in our downtown core for any residential unit developments within 0.25 miles from a grocery store. This will enable lower-cost and higher density development and encourage it to be in walkable areas close to nutritional resources.

- Modernizing our Landuse Code: We will modernize our code to enable developments like tiny homes, container homes, and mother-in-law suites in certain parts of the city. These will lower the costs of construction, subsidize rent for homeowners, increase the supply of rental units.
- Leverage City-Owned Property: We will ensure that we have affordable housing in every neighborhood of Tampa by having properties that Tampa owns developed into affordable housing.
- Increase Code Enforcement
 - Address Vacated Investment Properties: Too many properties throughout our city are sitting unused, boarded up, and fenced off—increasing blight in their communities and holding housing supply off the market. We will have code enforcement focus on these properties to hopefully encouraging the owners to put the properties up for rent or sale—thus strengthening our neighborhoods and increasing our housing supply.
 - Keep Homeowners in their Homes: While addressing vacated properties, we need to ensure the process is not adversely affecting owner-occupied units. We will expand Tampa’s Owner Occupied Rehab Program so that existing homeowners are not saddled with fees they cannot afford and so that the city helps keep the homes in an occupiable condition.

A City with Affordable Nutrition

- **Grocery Stores in Every Neighborhood**: Groceries are one of the most disproportionately expensive items in Tampa and we suffer from food deserts throughout our city.
 - **Attract Grocery Stores**:
 - We will revamp our landuse code so that it allows greater density, waives parking minimums, and reduces mobility fees for developments that are close to grocery stores, incentivizing developers to include grocery stores in their mixed use developments
 - We need to actively work on recruiting grocery stores to locate in existing food deserts.
 - **Provide Neighborhood-Centric Solutions**: While trying to increase our supply of grocery stores, we will also provide small-scale neighborhood-centric solutions like incentivizing developers to include rooftop gardens and opening up sections of public parks for local residents to use for vegetable gardens.

