

Finding and Using Data

Presentation Notes

Introduction

Data/Information

What data is needed to prepare the amendment to our comprehensive plans? We also need to have an idea of where we are going.

How do we get from the Evaluation and Appraisal Reports to the amendment of the Comprehensive Plan?

Part of the plan amendment process is preparing data and analysis that will support the plan amendment.

*The next best thing to knowing something is knowing where to find it.
Samuel Johnson*

Know What is Required

The Florida Statutes, Chapter 163.3177, has several points to make regarding data.:

1. Chapter 163, Part II is the legislation enacted in 1985 that established the requirements for local government comprehensive planning
2. The Statutes does not usually require “specific” data, but states several important things about it:
 - ◆ we are to use data that is “appropriate”
 - ◆ The data can be the “best available”
 - ◆ original data is not required
 - ◆ the data must be available for review
 - ◆ Data is NOT part of the compliance review
 - ◆ 9J-5, *Florida Administrative Code implements the statute by describing particular requirements for the plan, for data, for analysis, and for goals, objectives and policies*
3. The data and analysis should be appropriate to the amendment.
4. Use your Comprehensive Plan to determine what you already have that is still correct
5. If there are no changes to the data, you may continue to rely on that information. It does not have to be restated for the EAR-based amendment

Know Where to Find Data

Sources of data:

1. **Pinellas Planning Council** – the common data sets to be provided;
 - ◆ You have a partial list of data that will be available on the Pinellas Planning council web site.
 - ◆ This information will be posted as it becomes available.

2. **Pinellas County and Pinellas County Property Appraiser**
 - ◆ Data may include
3. Surveys to determine information that is not otherwise available.
 - ◆ You are not required to do any surveys; no original data is required
4. Land use data – PPC and County Property Appraiser
 - ◆ Parcel information (many details relate to the use of land; request specific information that is needed)
 - ◆ Land use (what is existing on the ground)
 - ◆ Jurisdictional boundaries, if you have annexed and need new boundary maps
5. Water and sewer data – Pinellas County
 - ◆ As the provider of water and sewer for most of the municipalities, the county has data on amounts used, reclaimed water volumes, capacity of treatment plants
 - ◆ Solid waste—again, county data will provide the names and locations of waste recovery facilities, landfills, capacity,
 - ◆ If you have private waste haulers, that company will have the tonnage of waste collected for your city or town
6. Department of Community Affairs web page
 - ◆ Flow charts, statutes, rules
 - ◆ Questions and answers about current topics

Examples of original data that may be needed:

1. Some original data may be desirable. If so, you may decide, based on available time and money (resources) what information would be most useful in helping to reach a decision.
2. Examples of Original Data
 - ◆ Substandard housing and buildings – windshield survey
 - ◆ Parks and recreation facilities – inventory; survey of citizen needs
 - ◆ Beach access – municipal records if additional access was added since your last plan adoption or amendment
 - ◆ Infrastructure, when provided by the municipality – municipal records
 - ◆ Local transportation system – local roads, sidewalks, bicycle ways, public parking
 - ◆ City-owned land – municipal records
 - ◆ Verify land uses – windshield survey
 - ◆ Financial information for CIE – municipal records

Know What to do with Data once we have it

1. It is helpful to keep the 9j-5 requirements handy;
2. There are some topics that we each must address; knowing those tells us what to do with the data after we get it

Analysis of data:

1. Quantity measures – ratios and percentages; trends; actual amounts
2. Descriptive text, including assessment of quality--- it tells a story
3. Drawing conclusions; comparing current data to forecasts in the adopted plan; comparing current data to desired results identified in the plan
 - ◆ Persons per housing unit – pph. Effect on population or number of housing units
 - ◆ Water - volume expressed by gallons per person per day

Know what issue you want to address to achieve an End Result

1. Developing the plan amendment

- ◆ Using data and analysis to form the comprehensive plan:
- 2. Develop objectives and policies From data and analysis
 - ◆ For the plan amendment, the data & analysis should be relevant to the specific changes needed
 - ◆ EAR issues
 - ◆ Changes in state law
 - ◆ Additional issues that may come up in the data or during the public workshop and hearing process
- 3. Compare the vision with the data and analysis
 - ◆ The vision is what you think you want to be; it is the “desired end result”
 - ◆ The data and analysis may show that all of your parcels are built-out
 - ◆ Requires creative thinking to achieve a plan that may move you in the direction of your vision
 - ◆ A 5 year or 10 year period may not be sufficient to achieve the vision – may look further out and design a plan that has increments
 - ◆ With the vision, you have a focus for your analysis, beyond what is required by law
- 4. References and bibliographies – summaries in the support document
 - ◆ Data should be available for review
 - ◆ Does not have to be included in total; can be a summary or included by reference

Examples of data and analysis

1. Future Land use Map -- Hand-out

How has the land use changed since the Plan was adopted?

- ❖ Were there any FLUM amendments

- ❖ If Yes, list the changes by land use type, create a new land use table with the acreage. Change the FLUM.

In terms of analysis, you might want to think about

- ❖ Additional questions might be:

- ❖ Were the changes all in one area?

- ❖ Do they increase the need for public facilities: roads, water, sewer, parks & recreation land or facilities, schools, solid waste

- ❖ Is there evidence to indicate whether more land use changes may be needed and where?

2. Affordable Housing – Flow Chart Hand-out

What is affordable housing?

Affordable housing is defined in s. 420.0004 (3), *Florida Statutes*

It means:

- ◆ Monthly rents or mortgage [plus taxes, insurance, and utilities]
- ◆ Not exceed 30 percent of the median adjusted gross annual household income
- ◆ For households with income defined as
 - Extremely low,
 - Low,
 - Moderate, or
 - Very low income

Why are we required to assess affordable housing?

1. Based on the needs in your community as well as the county and the region
2. See also, s. 420.0004 (2), Florida Statutes, The State Housing Strategy
GOAL.—By the year 2010, this state shall ensure that decent and affordable housing is available for all of its residents.
3. The *Strategic Regional Policy Plan* includes a Goal Area for Affordable Housing. This includes:
 - A. Coordinate the location and provision of affordable housing with respect to the delivery and availability of community services.
 - B. Increase the availability of new and improve the condition of existing affordable housing and neighborhoods within the region.
 - C. Improve the equity of the location and distribution of affordable housing for all residents throughout the Tampa Bay region.
 - D. Increase the availability and improve the condition of affordable, adequate, and sanitary housing for farmworkers, special needs groups, and homeless persons.

What kind of data is needed?

1st – look at the requirements for affordable housing in Chapter 163, F.S., and 9J-5, F.A.C.

1. Look at your plan to see if anything is still useable. That might be limited, if your plan has not been updated since 1989
2. if you have a more recent EAR-based amendment, it may be that you have more data that is relevant
3. Although original data collection is not required, the Plan is to be based on appropriate, available data

4. For affordable housing, use the Affordable housing needs assessment, if available, prepared by the University of Florida, and referred to as the Shimberg Housing Data

2nd – Where will the data come from?

- Shimberg Housing Data, available on the Florida Housing Data Clearinghouse web page www.flhousingdata.shimberg.ufl.edu/

3rd – What will we do once we have the data?

1. Look at the Analysis requirements in 9J-5 as well as what outcome may be desired in the Goals, Objectives and Policies
2. The Analysis section tells us that when we project the housing needs by number, type, cost, etc., based on the projected population, we also need to include an *affordable housing needs assessment*, when available
 - ◆ This is best available data
 - ◆ Can be supplemented but does not have to be
 - Show how many acres of land will be needed
 - How is the housing need going to be met
 - The housing analysis is directed toward creating
 - ◆ a housing program to create or preserve affordable housing
 - ◆ this shows up in the analysis requirements, and in the requirements for goals, objectives and policies.
3. The requirements do acknowledge that property values may prevent the establishment of truly affordable housing; also recognizes that if you are located in a coastal high hazard area, additional residential density isn't an option to create affordable housing
4. If you have a community that has very high land values; limited land area; and located in the coastal high hazard area, these factors should be acknowledged in the data analysis.
5. The requirement then is that "a local government may satisfy the affordable housing criteria by entering into an interlocal agreement with a nearby local government"
6. Much of Pinellas County and the municipalities within it are challenged by both high land and housing values and by the presence of the coastal high hazard area; a multi-jurisdictional approach may be the most reasonable approach.