

Housing Task Force
Harvard Room

October 11, 2006
8:30 a.m.

Members Present: Wayne Rich, Chairperson
Joyce Savage-Gaston
Tony Martin
Sandy Hostetler
Bob Ansley
Ed Carson
Owen Beitsch
Judith Kovisars

Members Absent:
Craig Ustler

Staff Present: Lelia Allen, Housing Director
Frances DeJesus, Housing Coordinator
Diana McCallister, Administrative Specialist
Karen Consalo, City Attorney

Guest: David Van Gelder, Van Gelder Studios

Wayne Rich called the meeting to order with a quorum at 8:45 a.m.

Tony Martin made a motion to adopt the minutes of the Housing Task Force Minutes of September 20 and October 4, Finance Subcommittee minutes of October 4, and Developers' Forum minutes of September 27, Judith Kovisars seconded the motion. Motion passed.

Finance Subcommittee:

Bob Ansley said they discussed the Housing Trust Fund. At the present time there is a cap of \$243,000,000. Discussed the advantage of having Mayor Dyer and Mayor Crotty doing a presentation for the legislative delegation. We need to be more involved in educating local legislators.

Ms. Allen sent information to Kathy Russell, the City of Orlando's Director of Intergovernmental Relations regarding the cap on the Housing Trust Fund.

Mr. Rich said Senator Pruitt will become the Senate president and he will be a very good advocate for affordable housing.

Judith Kovisars said that each municipality uses different documentation, which adds extra points and costs on mortgages. If all municipalities would use the same guidelines, this would

decrease costs and more companies would be involved in affordable housing programs. There is also a limited market for tax credits.

Developer's Forum

Joyce Savage-Gaston said there were three to four developers present. They discussed inclusionary zoning, linkage fees and density bonus. Rich DeMarco, GDC suggested they should use mixed use architectural for attainable housing so it is not labeled "bad projects". The linkage fees are a disadvantage for developers along with impact fees. The developers do not know how the impact fees are being used. There are some partnerships with multiple developers and Orange County that collect impact fees and they make sure the developers know how the fees are being used. (Developer's Forum minutes attached). Discussion ensued about many of the factors that increase housing costs.

Judith Kovisars suggested that employers (i.e. schools, hospitals) help employees with some of the fees by partnering with the developers.

Tony Martin said studies show that if there were fewer penalties more developers would be on board.

Bob Ansley asked how Raleigh, North Carolina can build similar homes and sell them for less than the housing prices in Orlando? The costs in Orlando are higher because of building codes, impact fees, and limited land.

Wayne Rich said the "Myregion.org" would be addressing these issues.

Owen Beitsch said it costs \$15,000 more in costs to comply with hurricane building codes. Mr. Rich said the legislature would have a special session after the November election to address these and other costs.

Lelia Allen said after Housing rehabs a home; the owner's property taxes are going up as well. The concern is that homeowners may not be able to afford the taxes after rehab.

City's Incentive Report

Frances DeJesus distributed the "Implementation of the Local Housing Incentive Plan or Incentive Strategy adopted by the Local Affordable Housing Assistance Plan." This plan was developed in the early 1990s when the SHIP program was established.(attached). New state legislation requires local governments to adopt many of the eleven issues.

The City of Orlando has reviewed and revised those incentives over the years. The incentive strategy shows the current status.

What's Next

Ms. DeJesus distributed a copy of the "City of Orlando Tool Kit for Attainable Housing. This was divided into topics for each subcommittee to use as background for discussion and to help come up with policy recommendations. (attached).

Judith Kovisars suggested linking incentives to affordability of mixed income and density bonus.

Wayne Rich suggested adding Currency Waiver to the Regulatory Subcommittee and Publicly owned land donated to the Development Subcommittee.

All committee members agreed to work until the middle of December on the policy recommendations.

Wayne Rich will introduce the interim policy approved by the Task Force at their October meeting at the City Council workshop on Monday, October 16 for their consideration and bring them up to date on what the committee has been doing.

Wayne Rich said Karen Consalo raised a legitimate point that the interim policy would need to be process through the ordinary course of the Growth Management policy update. This committee is a recommending body and they are recommending to city council that they take a look at this interim policy and if they want to take on the challenge of implementation.

Mr. Rich said as part of the presentation, he'd just go through the highlights of where the committee is to date and also ask them to permit the committee to extend the timeframe to December and propose to have the report to them in January for their consideration. Mr. Rich will also ask the Mayor to consider requesting that he makes a strong statement before the legislative delegation with respect to the cap on the trust funds.

David Van Gelder, suggested the following: 1) allow for increased deposits in CRA, 2) Tool Kit-better for land to be sold to developers.

There being no further business, the meeting was adjourned at 9:40 a.m.

Respectfully Submitted,

Diana McCallister
Recording Secretary