

Housing Task Force
Regulatory Sub-Committee
Conference Room "R"

July 28, 2006
2:00 p.m.

Members Present: Wayne Rich, Chairperson
Tony Martin
Judith Kovisars

Staff Present: Joyce Sellen, Project Manager
Kevin Tyjeski, Chief Planner

Kevin Tyjeski was asked to explain information that was emailed to the sub-committee relating to the amount of vacant land by zoning district.

The sub-committee was reminded that their task is to look at the city's current regulations to determine how they affect affordable housing and determine changes that will encourage affordable housing in the City of Orlando.

Kevin Tyjeski provided an overview of current regulations as they relate to housing.

- The City allows the highest intensity and density in Central Florida.
- Residential development is allowed in almost all zoning categories.
- Densities in the City range from 12-200 dwelling units per acre. (for example: The Waverly is at 200 units per acre and in suburban projects the densities are approximately 16 units per acre).
- Recently projects have used the city's density bonus that requires at least two uses with higher quality of design.
- The City currently has a housing density bonus that is not being used. A suggestion was made that the committee might look at why it is not being used and create an environment where it would be attractive to use it for attainable housing.
- Current zoning is sufficient to accommodate projected future development.
- All projects that currently receive a density bonus are required to screen parking, have a mix of uses and have high quality design.

The sub-committee's discussion related to regulatory issues and affordable housing is as follows:

- Impact fees negatively impact housing affordability.
- There has never been a "voluntary" inclusionary zoning ordinance that has worked. In order for inclusionary zoning to work, it must be "cost" neutral to the developer. Part of the problem is that the affordable portion drives up the cost of the rest of the community to offset the costs, thus raising the prices of the non-affordable portion, eliminating a portion of those potential buyers.
- The hard cost of construction and city fees are increasing, which is a burden for housing affordability. Since we have no control over the cost of hard construction goods, we need to look at the regulatory costs.
- If development of affordable housing is cost neutral, then a developer would have no reason not to construct it.

- We need to evaluate numerous solutions.
- If an incentive is provided to encourage affordable rental housing, then that development should be restricted to rental housing for a specified period of time, before it can convert to condominiums.
- If impact fees were not assessed, homes would be more affordable, could recommend that affordable homes pay no or lower impact fees.
- If the impact fees are waived or reduced, that home should be required to remain affordable.
- An entire development should not be allowed to waive or reduce the fees, only a certain percentage of the units.
- Recommendations to encourage affordable housing should include a requirement and an incentive to offset the added cost.
- Consider a property tax waiver.
- There should be a job-housing and transportation balance.
- Consider identifying a target area for encouraging affordable housing and form a link with the employer in the target area.
- Regulations to encourage affordable housing may be targeted to certain areas, rather than citywide.
- Consider using a “community land trust” for multi-family housing.
- Kevin was requested to do an overlay of the City showing where projected new business might be going.
- Kevin was requested to do an overlay of any non-productive land with the City boundaries where, if properly zoned, attainable housing might be built.
- It was suggest the committee might look at the average income for a schoolteacher, fire fighter, and law enforcement officer and work backwards to figure out what cost a home might have to be to be able to be purchased.

The next Regulatory Sub-Committee meeting is scheduled for Monday, August 7, 2006 at 4:00 p.m. in Conference Room “R”.

There being no further business, the meeting was adjourned at 3:20p.m.

Respectfully Submitted,

Diana McCallister
Recording Secretary