

Housing Task Force  
Agenda Conference Room

August 24, 2006  
8:00 a.m.

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

Members Absent: Tony Martin  
Craig Ustler  
Judith Kovichars

Staff Present: Lelia Allen, Housing Director  
Marsha Segal-George, Interim Deputy Chief Administrative Officer  
Kevin Tyjeski, Chief Planner  
Joyce Sellen, Project Manager  
Lisa Pearson, Chief Assistant City Attorney  
Frances DeJesus, Housing Coordinator  
Paulette Edwards, Division Manager  
Diana McCallister, Administrative Specialist

Guest: Frantz Dutes, Orange County Housing Division

Wayne Rich called the meeting to order at 8:15 a.m.

Adoption of minutes with corrections was approved.

The "Florida Summit On Affordable Living: Attainable Housing" flyer was distributed to the members. Please let the Housing Department know by Friday, August 25, if you are interested in attending. Mr. Rich suggested having a round table discussion regarding the Summit for the next meeting.

Mr. Rich distributed the BEBR report prepared by the University of Florida; it covers a seven county region. The prediction is that by the year 2050 there will be a population of 7.259 million with Orange County's population at 2.269 million. (attached).

Kevin Tyjeski presented a map depicting vacant land throughout the City. He explained that substantial amounts of vacant land are located throughout the City. However, after subtracting approved Developments of Regional Impact and Planned Developments, few large vacant sites remain. The lack of large vacant sites may affect the City's strategy for planning attainable housing projects on previously undeveloped property. Nevertheless, there are numerous infill sites that could accommodate smaller projects and, like most cities, there are properties throughout the City that are underutilized and could be redeveloped at higher densities under existing zoning. Mr. Rich asked Mr. Tyjeski to provide a written summary of his comments and a map for the Committee's records.

Lelia Allen made a presentation on the proposed Mission, Goal and Potential Strategies for the Housing Task Force. These are simply suggestions from staff to provide the Task Force a starting point on framing their work. According to the 2006 Income Guidelines, the Median Income for this area is \$57,400 for a family of four. The current income guidelines go up to 120% of Median. Ms. Allen proposed annual household income limits of 60% to 140% of the area median income as the beneficiaries of the attainable housing recommendations from this Task Force. The proposed goal is to encourage the development community to supply 13,364 housing units in the City of Orlando by the 2011. (attached).

Owen Beitsch said according to Palm Beach and Dade Counties, there are compelling reasons to move away from the low-income household, as there are programs in place for the low and very low-income households. He suggested using the middle to high-income range.

Sandy Hostetter said the range of 60% to 140% would be a good range for attainable housing. The Task Force may want to look at creating programs for each sector. Ms. Hostetter said the median price of homes and income is becoming a larger gap.

#### Subcommittees Reports:

Finance-Sandy Hostetter, stated that 6.7 million dollars was projected for the City of Orlando from the State and Local Housing Trust Fund for 2006/2007, but the City of Orlando only received 1.9 million dollars. She suggested officials for the City of Orlando and Orange County go together to the Florida Legislature to ask for the full amount to support attainable housing.

Steve Auger, Florida Housing Finance Corporation, will be invited to attend a meeting to discuss solutions such as linkage fees, smaller units, etc. to make housing more cost effective. The subcommittee would like to set up a separate meeting with Steve Auger, Florida Housing Finance Corporation, Charles Rowe, Florida Community Partners, and W.D. Morris, Orange County Housing Finance Authority, to identify other sources of capital.

Development-Owen Beitsch, presented the suggestion from the subcommittee that the Chairman of the Task Force solicit suggestions from local architects, landscape architects and urban planners to provide examples of efficient single and multi-family housing units. Discussion by that committee has focused on the size of housing units as a factor of cost. Smaller housing units are more affordable. Mr. Beitsch also said developers need to focus on intensity and not just density. It's going to be difficult to offer affordable housing in the suburbs but not in the city

core. Incentives to developers for the costs only of developing affordable housing are not going to be attractive enough. The City of Orlando may need to increase its support in landscaping, streetscaping, stormwater, transportation, etc. as added amenities. The developer will view these amenities as increased value of the development.

Mr. Rich said the goal of 13,364 by the year 2011 might be too high. He asked that the City Planning Division go back five years to find the average number of residential building permits issued per year, to see if this goal is feasible.

The next meeting will be after the Summit, which is scheduled for September 15. The meeting will focus on the mission statement and committee reports.

There being no further business, the meeting was adjourned at 9:15 a.m.

Respectfully Submitted.

Diana McCallister  
Recording Secretary