

Housing Task Force  
Agenda Conference Room

August 9, 2006  
8:30 a.m.

Members Present: Wayne Rich, Chairperson  
Sandy Hostetler  
Craig Ustler  
Judith Kovisars  
Joyce Savage-Gaston  
Bob Ansley

Members Absent: Owen Beitsch  
Ed Carson  
Tony Martin

Staff Present: Lelia Allen, Housing Director  
Deborah Girard, Deputy Chief Administrative Officer  
Marsha Segal-George, Interim Deputy Chief Administrative  
Officer

Michelle Brennan, Communications Director  
Kevin Tyjeski, Chief Planner  
Joyce Sellen, Project Manager  
Lisa Pearson, Chief Assistant City Attorney  
Frances DeJesus, Housing Coordinator  
Diana McCallister, Administrative Specialist

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

Mr. Rich recognized and welcomed Franz Dukes from Orange County Housing Division. The county also has a Housing Task Force and we'll be participating in their meetings as well.

Mr. Rich introduced Mayor Dyer to give special comments to the committee. Mayor Dyer thanked Mr. Rich and the task force members for giving their time to an issue that is so important to the City and to the region. The city has had a lot of growth in the housing market and the population. The region will be doubling in size in 10-15 years and will go from two million to seven million over the next thirty years. They're working on diversifying the economy and bringing in high paying jobs. With the wages being flat in the community and the escalation of the residential housing prices and apartment costs, the ability of someone to own their own home or rent is becoming increasingly more difficult. It's not just the City. Orange County and the Chamber of Commerce has recognized the need of affordable housing. The Mayor asked Lelia Allen to check with other communities regarding Best Practices. Ms. Allen presented some of these ideas to council and it became clear that the city needed more information and guidance from the

private sector. The City of Orlando and Orange County would like to work in partnership on these issues. The Mayor said the committee is charged to think out of the box and there are no constraints on the recommendations. He suggested the committee feel very free not to be constrained by what has been done in the past. The Mayor said the downtown area is a very unique area and people are being priced out. The downtown is having a great revitalization but it's very difficult for people in the service sector to live and work in the downtown area. Ideas on how to provide affordable housing in the downtown areas are very important to the city.

Mr. Rich reminded the committee of the November deadline for their recommendations.

Judith Kojisars made a motion to accept the July 19, 2006 minutes and Craig Ustler seconded the motion. Motion passed.

Deborah Girard gave an Administrative Briefing. She briefed the Committee on the financial status of the City at the time Mayor Dyer took office and the actions taken under his direction to improve that situation.

Due to financial constraints, the City has not historically been able to set aside funds from the General Fund for certain initiatives, including affordable housing. However, Deborah stated that the City is able to utilize selected funds in the Housing Department for affordable housing programs. She explained the data on 2 handouts distributed to Committee: 2006-2007 Funding Allocations and Housing Activities Fiscal Year 2006-2007. The identified funds are grant funds that the Housing Department has earmarked for affordable housing purposes. In addition, the CRA has designated a tentative allocation of \$150,000-\$200,000 annually (projected to be set aside for the next 10-15 years) for affordable housing purposes.

The housing problem cannot be solved with these limited funds; accordingly, City management is hoping the Committee will study additional revenue opportunities. Ms. Girard suggested the Committee contact other governmental entities to determine what strategies those entities are utilizing to generate new or additional revenues. Also, she asked the Committee to look at how the City can leverage existing assets to boost the affordable housing program. She gave several examples, including density bonuses, tax rebates, and discounted fees.

Ms. Girard stated that Frank Billingsly, Economic Development Director, indicated that the CRA would entertain new programs for affordable housing. For example, the Committee could recommend affordable housing tax incentive rebates at higher percentages than utilized for the prior market rate housing program. She stated that the CRA was also willing to discuss increased density bonuses in the downtown core. She noted that the problem with only looking at the CRA is that it does not address other neighborhoods in our community and how the City can stabilize those neighborhoods. The Committee needs to look at how to expand affordable housing outside of the downtown area.

Mr. Rich said, “the reality is, there is not a pot of money sitting to be distributed and they cannot rely on the CRA”. Deborah Girard is another resource person in addition to Lelia Allen, the committee can turn to for more detailed information.

Judith Kovich asked if there is a publication for information shared by the Florida League of Cities about what is being done in other cities. Ms. Allen has requested their Best Practices booklet for the State of Florida. Ms. Kovich suggested inviting someone from the Chamber of Commerce to attend a meeting. Ms. Allen informed the committee that the Florida Chamber is having a “Florida Summit On Affordable Living: Attainable Housing in Tampa, on Sept. 15, 2006. The flyer was distributed to the committee. \*(flyer attached). \*(Please contact City Housing Department for copy of flyer)

Subcommittees Reports:

### Development

Craig Ustler reported on the committee’s meeting of August 8, 2006. Construction costs are high, production is a concern on how to produce affordable housing. They would like to see thousands of multi-family units in the downtown area. The out-lying neighborhoods may be more difficult, probably would not be able to do as many multi-family units.

The committee suggested having a developer’s forum for a future meeting. (August 8, 2006 Development Subcommittee minutes attached).

### Finance

Bob Ansley reported on the committee’s meeting of July 26, 2006. Frances DeJesus provided an overview of the state and federal housing programs administered by the City. The committee asked if the City could prepare a multi-family housing study. Suggested asking WD Morris and Charles Rowe from Orange County to talk about their program. Joyce Sellen said the CRA could target developers that could produce affordable housing. (July 26, 2006 Finance Subcommittee minutes attached).

### Regulatory

Mr. Rich said Kevin Tyjeski provided an overview of the current regulations relating to housing. Mr. Rich asked Mr. Tyjeski to see what the City of Orlando has in vacant land and where the vacant land is located. The committee needs to identify zoning and vacant land and will bring a map back to the Task Force. The City's share of the County's total population has been declining because most of the development is occurring in Orange County. The City of Orlando, barring any significant annexation, will actually shrink in terms of the percentage in population from about 21% to 18% over the next 25 years. The numbers that were utilized were from the University of Florida Bureau of Economic Research. The committee will get information on where the people are, income brackets and what land is available to support those people. The next step is what other regulations

currently exist, building codes, zoning, etc. that may impact how a builder can encounter the regulatory environment.

Paul Lewis gave a presentation on growth management at the August 7, 2006 meeting. (attached).

Good of the Order

Mr. Rich said the legislature passed an Act that calls for all elements that go into a DRI, transportation, schools, parks, etc. to come up with a program for a proportionate of Fair Share of the costs for that development and it will be implemented by 2008.

The staff will poll the committee members for a date for the next Housing Task Force meeting. It was agreed to keep the time at 8:30 a.m.

There being no further business, the meeting was adjourned at 10:00 a.m.

Respectfully Submitted,

Diana McCallister  
Recording Secretary