

Housing Task Force
Agenda Conference Room

September 20, 2006
8:30 a.m.

Members Present: Wayne Rich, Chairperson
Sandy Hostetler
Joyce Savage-Gaston
Bob Ansley
Craig Ustler
Ed Carson
Tony Martin

Members Absent: Owen Beitsch
Judith Kovisars

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
Diana McCallister, Administrative Specialist

Guest: Frantz Dutes, Orange County Housing Division
W.D. Morris, Executive Director,
Orange County Housing Finance Authority
David Van Gelder
Will Ingraham, President GDC Properties
Rich DeMarco, Portfolio Manager

Wayne Rich called the meeting to order at 8:40 a.m.

Tony Martin made a motion to accept the minutes, Craig Ustler seconded the motion, motion passed.

Regulatory Subcommittee Report: Tony Martin asked Will Ingraham, President of GDC Properties to make a presentation at the Housing Task Force Meeting on September 20. This project includes market rate apartment homes, affordable and workforce housing all in one.

Will Ingraham made the presentation on VERDE (attached).

Sandy Hostetler asked who pays the taxes, Lelia Allen and Joyce Sellen explained that the developer would pay the taxes initially and a portion of the taxes would be rebated back to the developer. Mr. Ingraham said the affordable and workforce units would be spread out and would be undistinguishable from the market rate units.

Craig Ustler said that the GREEN design will be more expensive to build, but will also be higher quality and could raise the bar for future downtown development.

Tony Martin suggested creating a formula for other projects such as this one.

W. D. Morris said tax-exempt bonds would be available for the VERDE project from Orange County by November 16, 2006.

Wayne Rich suggested that this is the type of project that the City will be presented with in the future and the Task Force should begin to consider the type of criteria that will be recommended to the City Council. He also suggested that the Task Force might wish to consider some form of interim policy recommendation. He said he would ask the administration if it would be permissible for the Task Force to offer an interim policy and inform everyone of the response.

Development Subcommittee Report: Craig Ustler will prepare an outline of a sample model for the Developers Forum on Wednesday, September 27.

The committee wants to ensure that participation by developers who are going through the City's development approval process.

Mr. Rich said the Review of the Inclusionary Zoning and Bonus Density and the Linkage Fee reports were mailed to all committee members for their review.

Tony Martin and Frances DeJesus attended The "Florida Summit On Affordable Living: Attainable Housing" in Tampa on September 15, 2006.

At the Summit, Toni Jennings discussed the insurance crisis, which the state is working on. Various presenters also discussed Density & Design, Housing Preservation, Financing Mechanisms, and Regulatory Options. (attached).

Lelia Allen will prepare a matrix on employers of how they will be able to or are currently assisting with affordable housing.

Bob Ansley informed the committee that on the Florida Housing website, there is information on land use, geographic areas, etc.

David Van Gelder asked what the formula for the income is for someone to afford a \$178,000 unit and also what are the rental prices of the units are per month. Mr. Rich said there should be another package from the underwriters with the prices.

The next meeting is scheduled for October 4 at 4:00p.m.

There being no further business, the meeting was adjourned at 9:50 a.m.

Respectfully Submitted,

Diana McCallister
Recording Secretary