

**Affordable Housing Advisory Committee
November 2, 2011, 9:00 a.m.
Clark Building Conference Room, 3rd Floor**

Call to Order:

First Meeting: 9:07 am

Roll Call:

Name	Present?
Commissioner Wilson	Yes
Crystal Paoloemilio	Yes
David Lambert	Yes
David Wheatley	No
Greg Armstrong	No
Katherine Britton	Yes
Lisa Rose-Mann	No
Michael Pennings	Yes
Stephen Farrell	Yes
Susannah Caum	Yes
Wendi Herzman	No

Introduction of Members:

Crystal Paoloemilio -Habitat for Humanity - wants to get involved in logistics of Pasco County

Kathy Britton - Britton Associates - Interested in how to continue providing affordable homes to the community.

Michael Pennings - Peggy Schott recommended him. Deals with POP homes.

Steve Farrell - Farrell Roofing - Help out any way he can.

David Lambert - WREC - Chair of Pasco Housing Authority - Helps Lacoochee

Susannah Caum. - Resident

Commissioner Wilson - Introduction

Affordable Housing Advisory Committee Roles and Responsibilities

Michelle Miller:

Rule 420.9076 - Adoption of Affordable Housing Incentives, Strategies and Committees

- Shows specific requirements for the committee
- Will look at LDC re-rewrite

Committee to read **Michelle's** handout.

Sunshine Law:

Attorney Steinsnyder to highlight the Sunshine Law:

- The Committee is under the Sunshine Law
- Meetings have to be publically noted; minutes must be promptly recorded, and must be opened to the general public.
- **Can't talk among each other if it includes matters that would come before the Committee.** Applies to verbal conversations, emails, phone calls, and any written form.
- Any concerns or questions are to be brought to the Committee for discussion
- Notes to yourselves are not public record
- Memos are a public record and are to be preserved
- **Shouldn't send emails among each other**
- If receive an email from public, must be forwarded to all committee members. It is public record and must be preserved.
- It is a misdemeanor if you do not follow/comply with Sunshine Law
- Guide on Sunshine Law handed out to each committee member with a Cheat Sheet

Review project schedule, agendas, timeframes

Michelle:

- Emailed to committee members previously
- **Next week: Current housing element - part of Comprehensive Plan - Quanlin to talk about at another time**
- Will look at Counties overall policy on housing and determine if Committee wants to change or improve
- Will be provided key elements of the Department of Community Affairs Report versus 150 pages
- Bringing in members of Growth Management/Zoning Staff to talk about LDC re-write.
 - October 18
 - 2nd round scope of work
 - Nitty Gritty work will be taking place
 - Will be looking at zoning guidelines, requirements for development
 - How does the county approach development?
- **Other recommendations - open forum. Open guideline as to what other ideas that committee has.**
- **In 2008 - recommendations that the committee made were things that we could do.**
- What recommendations based on what they see in their career can we use?

Commissioner Wilson

- Asked if questions.

- **None - moved on to discussing 2008 recommendations**

Michelle:

- Giving George the floor as to how the committee came into existence, and why this is important

Welcome and History of the Affordable Housing Advisory Committee

George Romagnoli:

- In 1980s, the state leg allowed Dade county to charge surtax for affordable housing
- Other cities and counties wanted to do the same.
- **In early 1990s - multiple groups got together and created consortium, and went to state legislature and created Sadowski Affordable Housing Act of 1992**
- **That act raised the documentary stamp tax by \$.20 - permanent trust fund for affordable housing**
- **1993 - Affordable Housing Advisory Committee first met to create Local Housing Incentive Plan**
 - Nothing worth remembering
 - Defined affordable housing and said it should be expedited
- Builders and realtors around 10 years later said that plans need more teeth
- Requested that committees meet every 3 years to evaluate policies and procedures
- **2008 - committee met again to discuss affordable housing**
 - Before LDC was rewritten and before development services re-organized
 - **Yes - you can make development easier, less expensive, but the plan needs to be on affordable housing.**
 - What can you do to make housing easier to develop and quicker to develop for the under 80% income level?
 - **Housing boom will come back - developers will look northward for development**
 - **Can't forget housing for people living in our communities that are in our service industries**

- **No comments**

2008 AHAC recommendations and current status of all recommendations

Michelle:

- Sent out the 2011 update to the 2008 report.
- Want to go over a couple of things to let everyone know what the status is of a lot of the incentives and recommendations by the 2008 committee.
- This was done prior to a lot of the changes that went into effect on the LDC and the reorganization
- By virtue of the reorganization, we have achieved a lot of the goals set out by the committee.
- Doing things parallel to each other
- **1st issue - one of the questions that comes up quite a bit is multifamily plans. When plans come in through plan review, they are reviewed as commercial.**
 - Not really clear as to why this is considered commercial
 - **Townhouses are foreign term from a permitting perspective - are they multifamily, single family, how do we approach them?**
 - Staff wants to look at and provide clarity
 - Great source of workforce and affordable housing

- **Expedited review for affordable housing - not just for individual permits but for larger scale affordable housing projects.**
- Just completed plat review for Habitat for Humanity through expedited review process.
- **Community development had a part in the review - notified survey. Nice to experience this on a small level so hopefully we can achieve the same results on a larger level.**
- **Predictability - created one stop shop for permitting and site development.**
 - Meet with team to discuss stormwater, utilities, ADA compliance, growth management for building capacity, open space, etc. You can do this all at the same time now.
 - Trying to make things more predictable.
 - Get responses significantly faster.
 - **Still is outstanding question - fee reduction.**
 - 2008 recommendation was to reduce fees for affordable housing.
 - **Has not happened yet - need to chew on further.**
 - Does it make sense to cut fees or to **do a refund or credit - to ensure that affordable housing that is viable instead of having someone build affordable housing simply because it is cheaper.**
- Michelle will have to send out language on mobility fee ordinance. New mobility fee **ordinance - there has been a revision to traditional transportation impact fee and moved toward mobility fee.** Different assessments for mobility fee based on location in the county.
 - Reduced fee for affordable housing.
 - **Form to central permitting - reduces impact fee. Procedure already in place.**
- **Page 9 - As of right now, the way the LDC is written, as of the first round of edits,** there is a lot more flexibility for staff to be able to coordinate with developers for alternative design standards for development.
 - None of the flexibility is specifically geared toward affordable housing.
 - Unfortunately, even though we have done some great things, we still need to see if we can do more for affordable housing specifically.
 - Either affordability from the financial end, or soft costs
- **Community Development - been having this discussion with planning too - would like to work with USF's geography department for public lands inventory.**
 - Started doing this a little bit in our target areas, i.e. Laccochee
 - **Started transferring properties to Habitat - give them more of an opportunity for affordable housing**
 - **Need to do an entire analysis of the lands in Pasco County - i.e., treatment plants, "paper roads" that we can use for affordable housing.**
 - Need to prioritize properties and use them for affordable housing.
 - **Over 7000 parcels that Pasco County owns - but no inventory of what we own.**
 - Do have that information for the properties acquired over the past 15 years or so, but nothing for the older properties.
 - **Now when the County buys property - it says what for on the deed.**
 - **Have had discussions with real estate and USF's planning department**
 - Will have to do perfunctory list of lands that can be used for affordable housing - **required by state law.**
 - Commissioner Wilson has been asking for 10 months
 - USF willing to do as class project
 - Property Appraiser put Pasco County facilities on a lot of properties that the county doesn't even own - **for things like roads that they didn't want to come**

- up for tax sale, so the easy answer was to put them under the County. Now we need to go back and pull out those as well.
 - **Target areas - phrase we use as an area identified for intensive redevelopment.** Largest is Tommytown. More comprehensive list is needed.
- If we have time, would like to introduce some of the corridor planning efforts to the committee.
 - One of the things that would be interesting to do would be to talk about how the planning efforts help to achieve the connection between transportation and housing.
 - **Started out at federal level - makes sense for HUD and DOT to work together.**
 - **If we have time - introduce to the committee.**
 - Some of the things that are being discussed fit very well into the planning efforts being undertaken by the County.
 - **West Market Plan - in the process of the 2nd round of community workshops.**
 - PGM went out to community in April and got a lot of input. Developed strategies.
 - For that effort, look at transportation, economic development, affordable housing, neighborhood revitalization
 - Going back to the community to present draft strategies
 - **2 additional meetings being held - Quanlin will send out information to the committee members.**
 - **TOD - transit corridor along 54. Transit stations - will want to look at affordable housing**
 - **Interesting index - housing/transportation affordable index. In the past - only looked at housing price for housing affordability (under 30% of income considered affordable). New index looks at housing price and transportation cost to determine affordability.**
 - **Pasco County - if you look at transportation and housing costs combined, Pasco is not affordable.**
 - **45% or lower - considered affordable.**
 - What is true affordability? If you have a low housing cost but are not close to anything, is that truly affordable?
 - **Can bring draft strategies to the committee - a chance to see what friends and neighbors have recommended.**
- **Relationship building - one of the things that the committee came to us on in 2008 - making contacts with people to make sure that community members and agencies are included in affordable housing recommendations.**
 - **POP program to a new level - quite a few people on the committee are involved in the POP program.**
 - **Meet every quarter - discuss problems related to program implementation and welcome realtors and agencies involved in our programs.**
 - Is program effective for the County as well as the agencies?
 - Comprehensive marketing strategy in place.
 - **Created brand new website - www.pascohouse.com - no longer have to give people the 10 step process to find our houses for sale.**
 - **The Pasco House website - all of the links on the side work - can still access all of the information about our programs**
 - Homebuyer fairs; Peggy does trainings for different agencies that are trying to promote our programs
 - Tree Fund - we committed \$300,000 dollars of leveraged funds for the NSP program.
 - Need to send information to committee members.

- Any person who purchased a property through the NSP-2 program - they can have trees planted for free.
- Gave them short list of trees based on our tree ordinance.
- **As long as it meets requirements of LDC - the trees can be planted and they will have a one-year warranty on the tree.**
- **Trees are native, non-invasive, short list from landscape code - trying to make it easier for average homeowner to maintain.**
- Something not yet done in the LDC but being considered is moving all of the affordable housing incentives into one location in the LDC.
 - **Right now - easier to find information if you are applying for a particular type of permit**
 - **Still considering making affordable housing incentives into one section - something that is being discussed.**
- **Lenders and realtors participating in the Pasco Opportunity Program - do go through homebuyer education classes - required to take every year**
- **Homebuyers who purchase a property through our program - have to take course prior to signing purchase contract. Good for one year.**

Action Items:

- Make sure that we look over roles and responsibilities, sunshine law
- **If there is particular item in current development rules - please let us know.**
- Welcome to send anything to Michelle to distribute to everyone.

Meeting Adjourned.