

## **AFFORDABLE HOUSING ADVISORY COMMITTEE**

There was a meeting of the Indian River County Affordable Housing Advisory Committee (AHAC) on Thursday, June 5<sup>th</sup>, 2008 at 2:00 p.m. in the Conference Room B1-501 at the County Administration Building B, 1800 27<sup>th</sup> Street, Vero Beach, Florida.

Present were;

**Pete Clements**, Residential Home Building Industry;  
**Mary Cone**, Banking or Mortgage Industry;  
**Greg Amaral**, Representative of Labor Engaged in Home Building;  
**Julianne Price**, Advocate for Low Income Persons;  
**Allen Green**, For-Profit Provider of Affordable Housing;  
**Mark Seeberg**, Real Estate Professional in Connection with Affordable Housing;  
**Gerard Weick**, County Planning and Zoning Commission;  
**Rev. Sylvester McIntosh**, Citizen Who Resides within the County;  
**Penny Chandler**, Citizen Who Represents Employers within the County;  
**Donald R. Hart**, Citizen Who Represents Essential Services Personnel;  
**Joel Tyson**, City of Fellsmere Appointee;  
**Ken Daige**, City of Vero Beach Appointee;  
**Bill Fish**, City of Vero Beach Appointee;  
**Deb Branwell**, Town of Orchid Appointee  
**Joseph Flescher**, Board of County Commission Non-Voting Liaison

Absent were:

**William Ahrens**, Town of Indian River Shores;  
**Andy Bowler**, Non-Profit Provider of Affordable Housing;  
**Al Minner**, City of Sebastian Appointee

Also present was IRC staff:

**Sasan Rohani**, Chief Economic Development Planner;  
**Terri Collins-Lister**, Commissioner Assistant;  
**William DeBaal**, Deputy County Attorney;  
**Bob Keating**, Community Development Director;  
**Diane Pickhardt**, Housing (SHIP) Planning Assistant  
**Det. Teddy Floyd**, Sheriff Office Crime Prevention Unit;

Others present were:

**Kelly Brown**, Habitat for Humanity  
**Ruth Meyers**, Coalition for Attainable Homes  
**Bev Harrison**, Charlotte Terry Real Estate  
**Gaye A. King**, The Source  
**Billie Minnis**, Interested Citizen  
**Gina Melton**, Riverside National Bank

AHAC Approved

June 5<sup>th</sup>, 2008

## **Call to Order**

The meeting was called to order at 2:05 p.m. followed by the pledge of allegiance.

## 00:02:36 **Welcome and Introduction**

Commissioner Flescher welcomed those in attendance and provided a brief explanation of the purpose of the meeting.

## **Review of Sunshine Law and other Committee Requirements**

Commissioner Flescher introduced William DeBaal, Deputy County Attorney, who provided brief overview of the Sunshine Law and other committee requirements.

Highlights from the overview were as follows:

- The Sunshine Law mandates that all meeting of any board or commission of any state or county agency must be open to the public.
- If two or more committee members meet to discuss some matter which may come to the committee: the meeting must be open to the public, prior notice of the meeting must be posted within reasonable time, and minutes of the meeting must be taken.
- Public Records Law states all items maintained or produced in connection with the committee and governmental agency are public record and subject to inspection and examination upon request.

## 00:06:00 **Election of Officers**

**A Motion was made by Mr. Tyson, Seconded by Mr. Weick, to nominate Mr. Andy Bowler as Chairman to the Affordable Housing Committee.**

**A Motion was made by Ms. Price, Seconded by Ms. Chandler, to nominate Rev. McIntosh as Chairman to the Affordable Housing Committee.**

**A Motion was made by Mr. Daige, Seconded by Mr. Clements, to nominate Ms. Cone as Chairman to the Affordable Housing Advisory Committee.**

**A Motion was made by Mr. Hart, seconded by Rev. McIntosh to nominate Ms. Price as Chairman to the Affordable Housing Advisory Committee.**

**On a Motion by Mr. Weick, Seconded by Mr. Tyson, the nominations for the Affordable Housing Advisory Committee Chairman were closed.**

**On a majority vote (9-4), Mr. Andy Bowler was elected Chairman of the Affordable Housing Advisory Committee.**

**A motion was made BY Mr. Hart , seconded by Mr. Daige , to nominate Ms. Price as Vice-Chairman of the Affordable Housing Advisory Committee.**

**On a motion by Mr. Weick, seconded by Mr. Daige, the nominations for the Affordable Housing Advisory Committee were closed.**

**On a unanimous vote (13-0) Ms. Price was elected as Vice-Chairman of the Affordable Housing Advisory Committee.**

### **Review of AHAC History and AHAC Responsibilities**

Sasan Rohani, Community Development Department Chief Planner, provided a PowerPoint presentation, a copy of which is on file at the Commission Office. Mr. Rohani provided a brief summary of the history of the Affordable Housing Advisory Committee from the requirements by law. He explained the responsibilities of the committee for the Affordable Housing projects included: expediting approvals of development orders or permits; modifications of impact fee requirements and allowance of flexibility in densities for affordable housing.

## **Review of Indian River County Local Housing Assistance Plan and Indian River County Comprehensive Plan Housing Element Evaluation and Appraisal Report.**

Mr. Rohani provided a PowerPoint presentation of the SHIP Program Assistance Strategies. He stated some of the assistance strategies included Down-payment/Closing Cost Loans; Rehabilitation Loans; Rehabilitation Grant (ELI and VLI); Impact Fee Loan; Impact Fee Grant; and Combination Loans. Mr. Rohani discussed the maximum income levels and income classification for the LHA Program and explained the different categories of loans the program offered. He added the State required 30% of the funds for very low income (VLI) households; 30% of the funds for low income (LI) households; and at least 65% of the funds for homeownership. Mr. Rohani provided a summary report of the SHIP program and stated a total of 873 loans had been approved with; 343 loans in the Very Low Income Category, 399 in the Low Income Category, and 131 in the Medium Income Category.

Mr. Rohani continued with the review of the County Comprehensive Plan Housing Element Evaluation and Appraisal Report. He explained the report consisted of 15 elements and sub-elements and provided a brief summary of the main housing changes from the year 2000 to 2006. Mr. Rohani pointed out that in the 6 year period the median housing cost increased by 230%, while the median income increased by 16%. He explained some of the factors that contributed to the increase in housing price were:

- Artificially inflated demand
- Construction costs
- High property insurance
- High property taxes
- Government regulations (quality of life related requirements such as low density/low rise, enhanced buffer, and landscaping, etc.)

Long discussion ensued regarding the Housing Evaluation and Appraisal Report.

### **Next Meeting**

Scheduled for July 17, 2008 at 2:00 p.m.

### **Adjournment**

There being no further business, the meeting adjourned at 3:51 p.m.