

AFFORDABLE HOUSING ADVISORY COMMITTEE

There was a meeting of the Indian River County Affordable Housing Advisory Committee (AHAC) on Thursday, July 17th, 2008 at 2:00 p.m. in the Conference Room B1-501 at the County Administration Building B, 1800 27th Street, Vero Beach, Florida.

Present were;

Julianne Price, Advocate for Low Income Persons;

William Ahrens, Town of Indian River Shores;

Donald R. Hart, Citizen Who Represents Essential Services Personnel;

Pete Clements, Residential Home Building Industry;

Andy Bowler, Non-Profit Provider of Affordable Housing;

Penny Chandler, Citizen Who Represents Employers within the County;

Deb Branwell, Town of Orchid Appointee

Mark Seeberg, Real Estate Professional in Connection with Affordable Housing;

Allen Green, For-Profit Provider of Affordable Housing;

Joel Tyson, City of Fellsmere Appointee;

Joseph Flescher, Board of County Commission Non-Voting Liaison

Rev. Sylvester McIntosh, Citizen Who Resides within the County;

Absent were:

Greg Amaral, Representative of Labor Engaged in Home Building;

Gerard Weick, County Planning and Zoning Commission;

Ken Daige, City of Vero Beach Appointee;

Bill Fish, City of Vero Beach Appointee;

Al Minner, City of Sebastian Appointee

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Mary Cone, Banking or Mortgage Industry;

Also present was IRC staff:

Sasan Rohani, Chief Economic Development Planner;

Maria Resto, Commissioner Assistant;

Bob Keating, Community Development Director;

Others present were:

Ruth Meyers, Coalition for Attainable Homes

John Purdy, Interested Citizen

Call to Order

Chairman Bowler called the meeting to order at 2:04 p.m. followed by the pledge of allegiance.

Approval of the minutes

2:05 p.m. **ON A MOTION BY Penny Chandler, SECONDED BY Julianne Price, the members voted unanimously (9-0), to approve the meeting minutes from June 5th as presented.**

Discussion of Meeting Schedule

2:11 p.m. **ON A MOTION BY Julianne Price, SECONDED BY Donald Hart, the members voted unanimously (9-0), to move the committee meetings to the third Wednesday of the month at 9:30 am.**

Review of draft of the Housing Element EAR

Mr. Bob Keating, IRC Community Development Director, provided a brief explanation of the importance of planning and the main components the Comprehensive Plan. Mr. Keating introduced Mr. Sasan Rohani, Community Development Chief Planner. Mr. Rohani recapped the discussion from the June 5, 2008 AHAC meeting and came

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forward with a PowerPoint presentation of the Housing Element Evaluation and Appraisal Report, a copy of which is on file at the Commission Office.

Mr. Rohani explained the Comprehensive Plan, first completed in 1996, was up for review, and needed to be presented to the Department of Community Affairs by December of 2008. He advised that during the review process, committee members should keep in mind the Housing Element was part of a bigger plan and changes to one section could impact other parts of the plan. Mr. Rohani encouraged the committee members to review the vast amount of data contained in the appendixes section of the plan.

Committee members reviewed the information contained in the Housing Element including: the IRC 2005 Cost Burden, the Housing Affordability Rating; the Housing Price Balancing Act; the Current Affordable Housing Strategies; Policies for expediting permitting; Density Bonuses; Housing Cost Impact Review; the Surplus County Owned Lands; and the Housing Programs-Assisted Units. Mr. Rohani said staff was working on creating a full one-stop permitting to eliminate delay of review for affordable housing project.

Mr. Rohani continued with the presentation of the New Housing Strategies. He provided a brief explanation of the Community Land Trust and stated it was a nonprofit organization that preserved housing affordability by selling homes to low or moderate income families while retaining ownership of the land.

A lengthy discussion ensued regarding the Community Land Trust and its functionality.

Committee members continued with the review of the New Housing Strategies. Mr. Rohani explained some of the housing strategies staff did not support were: the Inclusionary Zoning; Linkage Fees; General Density Increase; Reduction or Waiver of Impact Fees; and the Urban Service Area Expansion.

Mr. Rohani distributed a copy of an article titled: Housing Supply and Affordability: Do Affordable Housing Mandates Work?, a copy of which is on file at the Commission Office. The article discussed the effects of inclusionary zoning in the San Francisco Bay area and examined if inclusionary zoning was an effective public policy for creating affordable housing. Mr. Rohani explained inclusionary zoning was used to make developers sell a percentage of homes at below market prices.

A long discussion ensued regarding the use of inclusionary zoning and other new housing strategies.

Adjournment

There being no further business the meeting was adjourned at 3:55 p.m.

Next meeting

The next meeting will be on Wednesday, August 20th, at 9:30 a.m.

Mr. Rohani recommended reading pages 40-56 (Goal, Objectives, and Policies) and 57-65 (Evaluation of Elements) of the plan.