

AFFORDABLE HOUSING ADVISORY COMMITTEE

There was a meeting of the Indian River County Affordable Housing Advisory Committee (AHAC) on November 19, 2014 at 9:30 a.m., in the Conference Room B1-501, at the County Administration Building B, 1800 27th Street, Vero Beach, Florida.

Present were: **Julianne Price**, Chairperson, Advocate for Low Income Persons; **David Myers**, Mortgage Industry; **Linda Morgan**, Progressive Civic League, small business owner; **Jerry Weick**, Town of Indian River Shores; **Deb Branwell**, Town of Orchid; **Marie Calderone**, member of Planning & Zoning Committee; **James McAlhany**, Building Contractor, SHIP; **Mark Seeberg**, Real Estate Professional in Connection with Affordable Housing; **Mark Mathes**, City of Fellsmere; **Andy Bowler**, Indian River Habitat for Humanity; and **Bob McPartlan**, City of Sebastian.

Absent were: **Mary Cone**, Banking or Mortgage Industry; **Dick Winger**, City of Vero Beach Appointee; **Bob Solari**, Board of County Commission Non-Voting Liaison; and **David Washington**, Essential Services.

Also present was IRC staff: **Sasan Rohani**, Chief Long-Range Planning; **Bill Schutt**, Senior Economic Planner; **Stan Boling**, Community Development Director; **Diane Pickhardt**, Housing (SHIP) Planning Assistant; and **Misty Pursel**, Commissioner Assistant, Recording Secretary. Others present were **Joe Pritchett** and **Lakeisha Erwin**, Habitat for Humanity.

Call to Order

Chairman Price called the meeting to order at 9:30 a.m. and noted there was a quorum.

Election of Chairman – Action Required

ON MOTION BY Mr. Mathias, SECONDED BY Mrs. Price, the members voted unanimously (10-0) to elect Mr. Bowler as Chairman of the Affordable Housing Advisory Committee for 2014.

Election of Vice-Chairman – Action Required

ON MOTION BY Mr. Mathias, SECONDED BY Mr. Bowler, the members voted unanimously (10-0) to elect Mrs. Price as Vice Chairman of the Affordable Housing Advisory Committee for 2014.

Approval of Minutes – Action Required

ON MOTION BY Mr. Weick, SECONDED BY Mrs. Price, the members voted unanimously (10-0) to approve the minutes of November 16, 2011 as presented.

Review of County Affordable Housing Programs – Informational, No Action Required

Mr. Sasan Rohani, Chief, Long-Range Planning, summarized his memorandum dated October 27, 2014, with Attachment 1, providing brief update on the affordable housing programs, including State Housing Initiatives Partnership Program (SHIP), Hurricane Housing Recovery Program (HHR), Hurricane Wilma CDBG Program, HOME Program, and Neighborhood Stabilization Program. A copy of the memorandum with attachment is on file in the Commission Office.

Mr. Bob McPartlan arrived at 9:53 a.m.

Review of the AHAC 2014 Incentives Review & Recommendations Report (Public Hearing) – Action Required

Chairman Bowler opened the Public Hearing.

Mr. Rohani summarized his memorandum dated October 28, 2014, with attached 2014 AHAC Report, providing overview and analysis regarding recommendations on affordable housing incentives in the following areas:

- A. The processing of approvals of development orders or permits, as defined in Section 163.3164(7) and (8), for affordable housing projects is expedited to a greater degree than other projects.
- B. The modification of impact fee requirements, including reduction or waiver of fees and alternative methods of fee payment for affordable housing.
- C. The allowance of flexibility in densities for affordable housing.
- D. The reservation of infrastructure capacity for housing for very low income persons, low income persons, and moderate income persons.
- E. The allowance of affordable accessory residential units in residential zoning districts.
- F. The reduction of parking and setback requirements for affordable housing.
- G. The allowance of flexible lot configuration, including zero-lot-line configurations for affordable housing.
- H. The modification of street requirements for affordable housing.
- I. The establishment of a process by which a local government considers, before adoption, policies, procedures, ordinances, regulations, or plan provisions that increase the cost of housing.
- J. The preparation of a printed inventory of locally owned public lands suitable for affordable housing.

- K. The support of development near transportation hubs and major employment centers and mixed use developments.

A brief questions and answers session ensued.

Ms. Deb Branwell left the meeting at 10:15 a.m.

There was no comments from the public and the Public Hearing was closed.

ON MOTION BY Mr. Weick, SECONDED BY Mr. McPartlan, the members voted unanimously (10-0) to recommend the Board of County Commissioners approve the 2014 AHAC Report and maintain the current housing incentives.

Consideration of Revised IRC Local Housing Assistance Plan for F/Y 2015-16 and 2017-2018 – Action Required

Mr. Sasan Rohani, Chief, Long-Range Planning, summarized his memorandum dated October 27, 2014, with Attachment 1; The SHIP Program Funds and Applicants Information Summary and the Indian River County Local Housing Assistance Plan for Fiscal Year 2015-2016, Fiscal Year 2016-2017, and Fiscal Year 2017-2018. A copy of the memorandum with attachments are on file in the Commission Office.

ON MOTION BY Mrs. Price, SECONDED BY Mr. McPartlan, the members voted unanimously (10-0) to recommend the Board of County Commissioners approve the new Indian River County Local Housing Assistance Plan.

Reports from Non-Profit Housing Organizations – Informational, No Action Required

Chairman Bowler summarized a handed out entitled “Indian River Habitat for Humanity Fast Facts 11-19-14”; a copy of the handout is on file in the Commission Office.

Mr. Mark Seeberg left the meeting at 10:50 a.m.

Vice Chairperson Price reported on Every Dream Has a Price.

Other Matters

Mr. Rohani provided a portion of Gifford Neighborhood Plan 2014. Vice Chairman Price advised the Committee a copy of the plan was available on the County’s website in its entirety.

Adjournment

There being no further business the meeting was adjourned at 11:12 a.m.