



MINUTES OF APRIL 27, 2022

AFFORDABLE HOUSING ADVISORY COMMITTEE

Minutes of the Affordable Housing Advisory Committee held in the Indian River County Administration Building B, Conference Room B1-501 Vero Beach, FL at
9:00 AM ON APRIL 27, 2022

1. CALL TO ORDER

Vice Chair David Myers called the April 27, 2022 meeting of the Affordable Housing Advisory Committee to order at 9:02 AM.

2. ROLL CALL

Members Present

Jeff Francisco, Non-Profit Affordable Housing
Julianne Price, Advocate for Low Income
Mark Mathes, City of Fellsmere
Linda Morgan, Member at Large
David Myers II, Vice Chair
Mark Mucher, Planning & Zoning Appointee
Commissioner Susan Adams, Voting Member
Chip Landers, Real Estate Professional

Members Absent

Christopher Nunn, City of Sebastian
John Cotugno, City of Vero Beach
Sam Carroll, Town of Indian River Shores

QUORUM WAS MET.

4. APPROVAL OF MINUTES

- a. Minutes of February 23, 2022 –

Mark Mathes made a motion, seconded by Susan Adams to approve the Minutes of the February 23, 2022 Regular Meeting. The motion passed unanimously.

5. DISCUSSION ITEMS:

- a. Gifford Gardens RFP Workshop – John Stoll

John Stoll, Chief of Long-Range Planning provided an update on the Gifford Gardens Request for Proposal (RFP). Mr. Stoll provided a historical snapshot of this RFP to bring the committee up to date followed by a power point presentation. Only one bid was received for the RFP which was rejected by staff and the AHAC. The Board of County Commissioners (BCC) formally rejected the bid at their meeting on April 12, 2022. At the AHAC meeting on April 27, it was discussed by the committee that the project perimeters should be reviewed and further defined. Staff recognizes that within the perimeters, a single-family style home is the preferred option and that rentals are not an option.

Under the previous RFP, developers' incentives included free land, multi-family impact fee credits, \$350,000.00 of American Rescue Plan money for site design, development and infrastructure costs, expedited development permit review offered by County Staff, and possible SHIP assistance for income eligible homebuyers.

Mr. Stoll asked the committee if there were any other items which may have been missed to be included with the incentives. Mark Mathes inquired if staff considered making the road a county owned and maintained road vs. having an HOA. Phil Matson, Director of Community Development said it does not sound unreasonable and that he would discuss the option with Public Works. Jason Brown, County Administrator agreed that this may be a good option, that ongoing maintenance was a concern.

Some questions from the audience came up which were addressed. John Stoll continued his presentation which included specific requirements on the previous RFP:

- Architectural Style Consistent
- Concrete block/durable materials
- Pitched Roofs
- Variety of home design styles
- Security features
- 3br and 2 bathrooms

- HOA required
- Garage not required
- Impact Windows, R-Value Insulation, Energy efficient appliances
- Inset 1st floor windows with sill and matching trim.
- Universal Design/Access
- No-step front door entrance
- 32" wide doorways to common areas/bathrooms.
- Accessible 1st floor bathroom.

The committee discussed which requirements could be negotiated. The point was raised that the Florida Building Code will allow for options that have different cost options. A home cannot be built that is not energy efficient under the Florida Building Code. Julianne Price inquired if there is flexibility on the three-bedroom, two-bathroom options. A suggestion of minimum criteria be set, but beyond that, let the developer set their criteria.

Phil Matson suggested less requirements gives builders more options to be creative in proposing the highest quality home for the lowest cost.

John Stoll discussed options for home sizes. The community was hoping for homes in the size range of 1800 sq. ft to 2000 sq. ft in size. John Stoll suggested that there are options for smaller sized homes which would allow more homes at approximately 1100 sq. ft. Tiny homes are set at approximately 600 sq. ft. or less. Discussions continued about home sizes, and whether or not an HOA should be in place and if Habitat for Humanity could be involved in this process.

The consensus is that the following are important:

- single family
- county maintained public road incentive & infrastructure (water, sewer, lift)
- no square footage requirement
- no HOA requirement
- Garage/Carport requirement
- no requirement on construction materials
- no requirement on security features
- policy recommendation of trading square footage for price to ensure affordability
- community with mixed single-family options and emphasis on three-bedroom homes.

Julianne Price made a motion, seconded by Susan Adams that the aforementioned revised recommendations for the RFP be approved.

Discussion Continued: A question was raised regarding the income requirement. It was suggested that to serve more people in this community, include more people from this area.

Hearing no more discussion a vote was called with amended motion.

Julianne Price amended the motion as follows: that the aforementioned revised recommendations for the RFP be approved and to also include serving families whose annual income does not exceed 120% of the median family income with no floor. The motion passed with one opposed.

b. Visioning Update – Phil Matson

Phil Matson provided an update on the Indian River County Land Use Visioning Study. Multiple workshops have been scheduled on various days and times to try to accommodate all schedules. Phil Matson provided a power point presentation to summarize the Visioning Study. This is the time when the land development regulations, codes, maps are reviewed. This is done in conjunction with our partner cities.

The main principals include the conservation of sensitive environmental lands; diversity of housing types that include affordable options; infrastructure improvements that provide mobility and multimodal transportation options; promote a healthy economy; maintain agriculture; and, maintain rural character.

Simple strategies include allowing solar farms; compatible activities as a permitted use in Ag allowing accessory dwelling units up to 50% of principal dwelling unit size capped at 1,000 sf.; more flexibility in splitting parcels; and encouragement of infill/redevelopment.

Phil Matson also discussed some complex strategies which include allowing more uses in Ag Zoning Districts (with protections for existing farms and ranches); increase Ag density; amend new town ordinances; and urban service boundary adjustments.

The next steps are additional public outreach, simple strategy adoption over the summer and in the fall, incorporate into the Comprehensive Plan Update.

Workshops will be held at Fellsmere City Hall, Sebastian Community Center, Vero Beach Community Center, Gifford Community Center, iG Center, and the IRSC Richardson Center both daytime and evening presentations.

6. ADJOURNMENT

Being no further business or discussion, Julianne Price adjourned the meeting at 10:45 AM.

Respectfully submitted,
Maura Stokes
Recording Secretary