

Affordable Housing Advisory Committee
 Meeting Agenda
 November 9, 2011
 1:00 p.m.
 Clark Building Conference Room, 3rd Floor

Facilitators: Michelle Miller, Pasco County Community Development Division
 Quanlin Hu, Pasco County Planning and Growth Management Department

- Call to Order
 - Called to order by Commissioner Henry Wilson
- Roll Call

Name	Present?
Commissioner Wilson	Yes
Crystal Paoloemilio	No
David Lambert	Yes
David Wheatley	No
Greg Armstrong	Yes
Katherine Britton	Yes
Lisa Rose-Mann	No
Michael Pennings	Yes
Stephen Farrell	Confirmed not attending
Susannah Caum	Yes
Wendi Herzman	No

(Note: Others in attendance were George Romagnoli, Community Development Manager, Kim Thorne, Community Development Specialist, Jeff Steinsnyder, County Attorney)

- Introduction of Members not present at last meeting
 - **Greg Armstrong - Real Estate Broker, NPR**
 - Kim Thorne introduced herself as guest
- Approval of Meeting Minutes
 - Motion by David Lambert to approve minutes
 - 2nd by Susannah Caum
 - No discussion
 - **All in favor - minutes approved**
- 2008 Recommendations - Additional Discussion
 - In the document with the agenda and additional documents - some recommendations to

get into further later on in the meeting - nexus study, inclusionary zoning as way to improve access to affordable housing

- How to approach fees - today's discussion to bridge that gap
- Handed out tree fund information to everyone - was sent via email previously, but wanted to send out in hard copy as well. Will add as old business item to next meeting after committee has had a chance to review
 - Will be implemented this week
 - Retroactive to beginning of NSP-2 - will be pulling a listing and sent to all of the agencies
- Now that committee has had a chance to review - any discussion?
 - Greg stated that there was a lot to consider - a lot to take in.
 - Michelle noted that we might even want to look at it again at the end of the committee after we've had a chance to review.
 - No further discussion.
- Ranking of Affordable Housing Regulatory Obstacles
 - Affordable Housing Barriers - came from FDCA report. Online survey - these were the most common obstacles identified by proponents for affordable housing.
 - It would make sense to prioritize them - what are the most substantial and which ones have the least impact?
 - Michelle will contact the committee members that did not attend the meeting as well.
 - Rank from most to least in terms of impact.
 - Modular/Mobile as referenced from the report in the survey - legally inconsistent. Per County Attorney guidance, had committee consider it manufactured/mobile as those two are legally consistent.

Committee Member Rankings -

Name	Rankings
Commissioner Wilson	Admin, building height, fee structure, street width, rehab
David Lambert	Min lot, setback, modular/mobile, street width, open space
Greg Armstrong	Min lot, rehab, open, setback, fee
Katherine Britton	Rehab, fees, admin, open, setback
Michael Pennings	Rehab, open, min, setback, building,
Susannah Caum	Setback, open space, min lot size, fee, parking

- By looking generally, seems that minimum lot size, setbacks, open space, pretty consistent in terms of being the highest impact
- **Administrative/processing, parking, building height - low**
- Less about the administrative and more about the policies that we have in place that seem to be the issue.
- Might give us a chance to look at things.
- **Difficult to make recommendations for everything - by looking at priorities of the committee, might give us a chance to guide recommendations and to give recommendations to the BCC, the LDC re-write committee, etc.**
- Recommendations from DCA on Affordable Housing Incentives and Approaches
 - **Total report was 124 pages - when you drill it down, main themes that exist**
 - Some things we can consider outside of the Comprehensive Plan or the Land Development Code
 - On the 3rd page of the packet - linkage fees and inclusionary zoning, and accessory dwelling units
 - **Had included conditions of approval for Starkey DRI - this was one of the large scale developments that we had identified multiple ways to meet affordable housing requirements**
 - Had a chance to develop conditions to have one of these large scale developments make sure they were providing for affordable housing
 - Starkey had both fees as well as ability to build accessory units
 - **If you've never read a development order - complicated. But wanted to bring up some main themes that we could discuss.**
 - **Linkage fee is an impact fee - can be assessed for affordable housing, on both residential and commercial uses.**
 - **Justification - if someone comes in, if they build a Walgreens - you want people that work there to have access to affordable housing. Even if they build a R&D facility - even if people that work there don't need affordable housing, that facility will lend itself to having other businesses built around it that will hire lower wage workers. Will ensure that the larger scale developments provide housing for all levels of wage-earners**
 - One of the things for the committee to consider is whether we want to expand this County-wide. Not doing this on a County-wide basis.
 - **Right now - Wiregrass is the only place that this is implemented. One of the requirements of Wiregrass is that at some time the County would consider a county-wide ordinance.**
 - **Conditions make reference to "unless the County affordable housing ordinance" -**

this phraseology references the County-wide impact fee ordinance

- Starkey can pay into this fund based on the size of the residence or the square footage of the non-residential unit.
- **Did not include inclusionary zoning in Starkey - but this is another way to approach affordable housing.** Requires developers to dedicate a certain number or percentage of units to affordable housing in their development plan.
 - Something for the committee to consider
- Any discussion/thoughts by the committee? Need feedback.
- **Greg - involved with homeless - any time in the last 30 years, we're having people go homeless daily. Agents come all the time - need to do short sale, but need services. Nothing in refrigerator. Affordable housing can stop that from happening. Can't transition them up to \$600.00 a month. Have a need, exponential to 5-6 years ago.**
- **David - have about 7000 disconnect accounts right now. First to see it go, last to see it recover. Operating at 2007 levels in 2011. More houses on the market that are vacant - can afford to pay for a house but can't afford utilities. People are underemployed. Can't rent a home, can't do anything. 1000 people on waiting list to get into public housing. 62 units that are available. What do you do? How are you going to stretch social services that far?**
- **Kathy - how many people that are temporarily homeless - in transition. If we don't help those people out, they'll become permanently homeless.**
- **David - federal programs will be cut, looking at cutting administrative fees for the housing authority. Will have to be a new way of thinking.**
- **Greg - said our problem wasn't "that bad" for a long time. Enough children that are homeless now to fill our largest high school.**
- **George - working with the school district to transition people from the hotels/motels where they are paying by the day/week into transitional housing. Actually paying more when living in these hotels than in affordable housing units.**
- **Michelle - the reason why a lot of the developers include this fee in their development orders. They don't know affordable housing, so they can defer to agencies that do. Pasco can work with partner agencies to provide the right types of affordable housing - we are the experts. They would rather pay into the fund and have it used properly to build affordable housing and combat specific social needs.**
- **George - Starkey had wanted to build affordable housing units. Put on hold due to the economy.**
- **David - don't necessarily need to build affordable housing units, need to buy housing that**

we have and rehab it and put people into housing. So much stock out there.

- **George - the future for funding is a question.** The funding the County will receive for affordable housing has peaked. Building will step up again. Development will start again - that's what this committee is looking at. The only thing on the list of obstacles related to existing buildings was rehab. Anyone that does rehab properly knows that the rules are **destructive - especially the FEMA rules.** A lot of housing, yes, but also a lot of housing mismatch. Also, if you are talking about a rental situation - how many rental units are made for low income people? Also a danger in destabilizing neighborhoods if you have too many rentals.
- **David - we don't need more rentals - need more people to be able to afford housing on a budget.** You're not going to be able to tackle that when people have zero income. With the housing authority - working with people with zero income, not bringing in people with larger incomes to help balance. NIMBY - no one wants to live near them. Not getting on time payments, big issue.
- **George - one of the missions is to consider when development does occur, how do we make development easier for affordable housing?** How do we get around imagined or real roadblocks? Do we have development rules that impact affordable housing?
- **Greg - put in perspective - but what we're trying to do is help set a policy that there's not a continual feed into this program.** Haven't heard mention, but what about bus line? Needs to be near bus line.
 - **Quanlin - will cover that in comp plan**
- **Susannah - unemployed are hidden factors.**
- **Kathy - builders in Wiregrass selling homes at affordable housing prices - will that conversation come up that they've covered affordable housing in their community? Who would have thought that Meadow Pointe and Country Walk would be considered affordable housing?**
- **George - linkage fees mostly for nonresidential. Commercial/Industrial - most focus on this for linkage fees.**
- **George - Wiregrass funds went to build new affordable housing complex in Dade City.** Low income tax credit housing apartment. Needed local match.
- **Jeff - when George talks about "Wiregrass" - it's the boundaries of the Development of Regional Impact. DRI process has affordable housing as a consideration - to check off the box about affordable housing, the County negotiated these conditions.** That's why it is not an ordinance of county application. State review process opened the door to look into these conditions.

- Michelle - in terms of inclusionary zoning - do you think it would make sense to include certain % requirements for affordable housing?
- George - need to define what affordable housing is. State definition - housing that is affordable to people that make 80% median income or less. Around \$46,000 for a family of 4. In 2000, 48% of the population of Pasco was under that. 2010 is probably higher. Workforce housing is another term. Homeless is extreme case - people are building houses for families within these income parameters.
 - 120% is used in some programs - some programs allow us to help us to that income level, but affordable housing is identified as 80% or lower
- Greg - Research that was done by the National Association of Realtors - first time in 46 years that the average house is affordable by loan standards by the average income.
- Michelle - back to question that was posed earlier - concept of inclusionary zoning - will require developer to dedicate a certain # of units.
- Greg - what about choices? A lot easier to sell a plan to a builder or developer.
- Michelle - that is how Starkey did it - multiple ways to achieve an affordable housing goal. Starkey was allowed to build some, mitigate for others, and/or build accessory dwelling units (so-called Mother In Law Suites) as well.
- Greg - talking about Starkey - is fee on residential or commercial?
- Michelle - on both.
- George - Starkey has the option to build affordable housing or pay into a fund.
- Kathy - have to keep the option. Most communities because of HOA fees, the house may be affordable but with the fees, is it still affordable?
- Michael (I think?)- how do the developers feel? Are they of the opinion to let the experts be the experts?
- George - with Starkey, they stopped what they were doing because of the economy - in discussion of how to ensure affordability of accessory dwelling units instead of just becoming mother in law suites. Never got past that discussion. Wiregrass never had intention of building affordable housing. Some communities in California require inclusionary zoning. 2 philosophical issues - do you want to do this at all? Do you want to give them a choice? Can bring back more information on this if this is something that you want.
- Susannah - can you incentivize it to make it cheaper to build it instead of paying?
- George - yes, if you build it, it is cheaper than paying for the mitigation.
- George - do you want to discuss this further at another meeting? Or disregard as an option?

- Greg -wanted confirmation as to what the AHAC's response should be.
- Michelle - want feedback from the committee if this is something that they want to consider as a tool to overcome the obstacles that we discussed. Any of the alternative methods for building affordable housing
- Kathy - thinks it would be a good idea to discuss further. Wants direction from Community Development as to what we prefer.
- Commissioner Wilson - prefers to take the government out of it.
- Greg - would like to see the developer do it, but how can they do it with the HOA's, etc.
- Jeff - does not recommend excluding units from the HOA. Whatever is subject to the deed restriction is subject to the HOA. Doesn't see when any developer would do it. Recommends explaining benefits and/or detriments of these fees/inclusionary zoning. One of the reasons behind doing the inclusionary zoning is to not build 'slums' - if you set aside 25% of a project that are affordable, studies have shown that the affordable product is kept pretty much to the same level as the regular product. Socially, it becomes a better community than if you have all of the affordable in one pod. What sort of a community are you building if this is the type of thing you'd like to proceed with.
- Michelle - There are many levels of detail, and this is something we will discuss further, and possibly even discuss in even further detail, after the timing of the initial committee has ended.
- George - why don't we bring this back in more detail?
- Kathy - Do you see it as a conversation where a developer comes to you and volunteers to build affordable housing in a separate location from the project in question?
- George - possibly. One of the discussions with Wiregrass - what if we give money to Habitat to build? Again, that becomes a linkage fee if you are building someplace else.
- Quanlin - in terms of location, we don't want affordable housing so far away from other activities. Want closer - should be some kind of standard.
- Greg - close to employment, close to transit.
- Michael - at the \$46,000.00 income level, mortgage payment is still around \$1150 a month or something significant. We're not asking them to put something not accessible.
- Kim - looking at around \$90,000.00
- Greg - assuming that they owe nothing on anything.
- Michael - at a \$1200/month payment, still a nice home.
- Kim - still struggling as a family of 4
- Michael - if we're asking developers to build within that price range, it's still a pretty nice home.

- Greg - 36% total debt ratio - iron clad number.
- Kathy - in the center of the County, consistently teachers, firemen, policemen purchasing those homes. Using NSP funds. On the edges - those numbers change.
- Michelle - total cost of living is different there, too. Closer to employment, etc. Still no east-west bus line, changes everything. A lot of the things that the committee is bringing up are things we can discuss further.
- Housing Element - Quanlin
 - Passed out overall strategy sheet.
 - Highlighted a couple of key things that we already have in our housing element that we can improve.
 1. Number of housing units needed by income and for affordable housing:
 - Currently don't have this data in the comp plan. Don't have projections.
 - This is something we can consider including into our technical support document.
 2. Adequate site for affordable housing:
 - Once study is done, we can incorporate into the Comp Plan.
 - Supply of affordable housing
 - We have some policies in the Housing Element that talk about the supply of affordable housing. Page 6-1 - first goal of the Housing Element is discussing adequate supply.
 - Haven't cross referenced enough in our comprehensive plan. We have policies for employment centers and transit oriented design, as well as policies for large developments and area plans. We definitely encourage mixed use, compact use, and employment opportunities. For those uses, affordable housing would be necessary.
 - De-concentration of affordable housing
 - State recommended de-concentration. Wanted to know if there are any recommendations.
 - David - USDA doesn't consider Pasco County in need of farm worker housing. Don't necessarily know if we need any more.
 - George - Florida Housing doesn't consider Pasco as needing family housing. Doesn't necessarily mean we don't need any more family housing.
 - David - need senior apartments.
 - George - is there a standard for what is considered concentration?
 - Quanlin - no. No definition.
 - David - one of the things that we'll have to consider - if you have a DRI, if a developer can opt out of building affordable housing and just pay a fee - you still need

- affordable housing in that area. Can we put a mileage rate around that DRI where affordable housing has to be built? If you have a DRI in wiregrass but put affordable housing in Dade City, it's nowhere near to where people need to work. You don't have the bus service to get people there. There has to be a linkage. That is a decision that the committee will have to make. Developers don't want the stigma of having affordable housing in their development. Take a look at it - big issue.
- Kathy - if you require affordable housing to be built around these large developments - this is where the land is most expensive.
 - George - land is the biggest variable in the cost of affordable housing.
 - Kathy - the more upscale the development, the higher the land cost is going to go.
 - Greg - On West Side - all kinds of possibilities for infill development, but see more affordable housing down Rowan Road. In plan for multifamily and affordable housing would be an upgrade to what is on the street now. Would be by bus line, etc. Don't know if developers want it built in their project but I agree - people have to get to those jobs.
 - David - in employment centers where they have to build affordable housing, it's great. They have to have mixed use. Balance of families. Proximity if they're going to write the check. Can't build housing in obscure place.
 - Greg - East and West sides not a problem - problem is Wesley Chapel
 - Michelle - and George's question on proximity - in Jacksonville, they were under a de-concentration order because of the obvious concentration of affordable housing in one area in the city. Layers of issues - segregation. Had to make sure that they mixed housing. Things that they are talking about - we have to make sure that we're not pushing people to move into areas that are least likely for market rate apartments to be built.
- Create and Preserve Affordable Housing
- Quanlin - policies that talk about incentives for affordable housing, accessory units, expedited process. No policies on how to preserve or maintain affordable housing. Any recommendations on preservation? Density and intensity bonus - in addition to that, we can look at other code requirements - parking, setbacks, open space. Any recommendations on additional incentives or bonuses - would like input.
 - Greg - Creating and Preserving - 2 different definitions.
 - George - affordable housing is usually defined as housing that has some sort of subsidy to maintain affordability. How do you guarantee affordability? Summer Trace in NPR - originally built with bonds, but now you can rent to anyone. Nothing

- guaranteeing the affordability now. Our subsidized units - housing authority has most subsidized units - but probably another 1000-1500 subsidized units in the county.
- Greg - similar to how they're building the schools, building for no maintenance. A lot of affordable housing will need to be built with similar construction to last 50 years.
 - George - is there something we can do in the regulatory framework to maintain long term affordability?
 - David - not sure what we can do...can we put a cap on what the property can be sold for?
 - George - is anything that can be reduced in terms of our permitting requirements? Time and money.
 - David - but you're talking about long-term affordability...
 - George - would have to have a land use restriction or some other way to ensure long term affordability.
 - David - sounds like we already have it covered. Do we want to add any additional restrictions?
 - George - That is the question - if you want to redevelop Dade Oaks and you went to County permitting - is there something that can be done to cut the review time, or something that the County requires that is frivolous?
 - David - how will that make it affordable?
 - Michelle - let's ask the committee to consider this and come back with some recommendations. Any situations before you can guarantee a loan, etc. Anything you run into in your day to day job on the County level that we can consider.
 - George - again, this is County programs... what can be done from a County standpoint through its policies and procedures to help assist in maintaining affordability?
 - Kathy - for example - assigning an inspector to come out immediately to review an affordable housing complex.
 - Michelle - for example, what we do with Habitat for Humanity - if there is any kind of coordination that needs to happen with permitting, I handle all of that. Unfortunately, there would be no way for one person to handle all of the affordable housing permits if hundreds came in at the same time. We do have plans on a small level - something we can review on a larger level. How can we take some of these ideas and convert them to a larger scale development.
 - Greg - something to consider for the next meeting. Have we considered what things we need to consider for new affordable housing? We don't want to do this and create

- a new expense for the County? We need the highway and the bus line, water and sewer so we're not creating an expansion need. Also - have an imbalance of schools. Want to make sure that they're in schools with capacity.
- Quanlin - Page 6-4 Housing Element Siting Criteria - a lot of things are in this policy. I don't know in addition to that, do you think that there are other criteria that we should add. Close to retail shopping, within walking distance? Day Care? Any recommendations we should consider when we select a site.
 - David - If you want to ensure that someone is building affordable housing next to emergency facilities, we're going to have shopping near that. The state won't allow you to build the hospital unless there's a need.
 - Susannah - does this need to be an emergency room, or can it be a walk-in clinic?
 - George - everything in Pasco County is proximate to a hospital.
 - Quanlin - you can come back with suggestions on this at our next meeting. No specific standards in our land development code.
 - David - what is the recommendation of the staff? Can you put something out for us?
 - George - first step is information gathering.
 - Quanlin - what we need is information from committee and we can figure out how to reorganize it into the right structure in the element. Completely unorganized.
 - David - What has worked elsewhere?
 - Michelle - We can take, based on initial thoughts from the committee, can bring case studies as to what has worked. A lot of places try things but they don't necessarily go through the growing pains. We can bring case studies to the committee.
 - Greg - is there anything that we can put in the recommendations that can help us with west of 19? Like we said - stuck between a rock and a hard place.
 - George - how we interpret the flood zone rules makes it hard for us to rehabilitate homes in that area.
 - Greg - what if the committee came back and made recommendations on how we interpret the flood zone rules?
 - George - hard to ask anyone in the building department if there's another interpretation of the rule. All building departments look at the flood rules differently. County can opt out of flood zone rules, but then no one can get flood insurance in the county. Different levels of toughness - by being the toughest, the premiums for the citizens are lowest. Building Department people can talk about what the thresholds are for flood review, and what the impacts would be if we diminished our review? Will have to balance. Causing people to do repairs without permits.

- David - with Citizens now, if you can't replace the roof, Citizens will cancel homeowners insurance. Have to have the insurance because they're only insurer. Only option is to tear the house down.
- Greg - West of 19 - no place to put affordable housing close to the bus line. What do we do? Still jobs out in that area.
- George - highest density area in all of Tampa Bay is in Holiday.
- Kathy - but with the flood insurance, is it really affordable?
- Greg - with the elderly - they don't carry flood insurance. One disaster away from losing it.
- Role for Public/Private Sector
 - Quanlin - housing element only has 2 policies that talk about this partnership. One is that the County should support the housing authority; the other is energy partnership with the Florida Solar Center. These policies should be strengthened to enhance partnership. Would like recommendations on how to enhance these partnerships. Can talk about this next meeting.
- Reduce substandard units
 - In our policy - Page 6-5, the goal is to reduce the number of substandard units and ensure high standard of housing quality. Relevant to what we talked about earlier. **Need good design and architectural standards that doesn't have a good social impact.** Need to incorporate design standards for a minimum for character to give a higher quality for affordable housing. If we can build housing that is more green and sustainable - less cost for water and utility. Ensure long term affordability. Consider incentives.
 - David - Florida next year will have the toughest building code in the Country next year. Every house that is built must be built energy-efficient. Now building houses so well that we need exhaust vents to bring air inside for air exchange. People getting sick because of building requirements. It's there - might not need to include through this committee. Problem is that we're building houses so much larger than we need to live.
 - Greg - need low maintenance homes for lower-income population. Goal should not be to built as cheaply as possible. Needs to be built as sustainably as possible.
- Open Discussion
 - George - Discussion of Government Acquisition Impact Fee Credits. Apartments in Dade City funded through GAIC and Wiregrass Funding
 - Michelle - let's have you think about the inclusionary zoning as well as the affordable

housing fees. Will bring to you case studies and further information. Also, look into accessory units/mother in law suites.

- Quanlin - take a look at the housing element and additional recommendations in addition to today's discussion.
- Confirm Next Meeting
 - Thursday, November 17, 1:00 p.m.
- Call to Adjourn