

Affordable Housing Task Force

Chair, Thomas Scott
Hillsborough County Commissioner, District 3

Recap of Meeting on March 23, 2005

County Center, 26th Floor

9:00 – 11:00 a.m.

The Affordable Housing Task Force convened at 9:00 a.m. on Wednesday, March 23, 2005. The following were present:

Members Present	
Thomas Scott, Commissioner District 3, Chair Sylvia Alvarez, Appointee by Com. Castor Gladstone Cooper, Searchwell Thorne & Assoc. Leigh Dingle, Bay Area Apartment Assoc. Debra Koehloer, HC Housing Finance Authority Willie Mason, Greater Tampa Board of Realtors James McDaniel, Mayor of Plant City Appointee Joseph Narkiewicz, Tampa Bay Builders Assoc. Earl Pfeiffer, Homes for Hillsborough	Julia Rettig, Appointee by Com. Norman Kevin Tatreau, Neighborhood Lending Partners Jerome Ryans, Tampa Housing Authority Robert Samuels, Appointee by Com. Sharpe Linda Shattles, Mayor of Temple Terrace Appointee Desiree Valdes, Tampa City Council Appointee Ben Wacksman, Appointee by Com. Scott Sharon West, Mayor of Tampa Appointee Karen Jackson-Sims, US HUD (Non-Voting member)
Members Absent	
Lloyd Boggio, The Carlisle Group Jill Collins, Appointee by Com. Hagan Darrell Daniels, Appointee by Com. Blair	Joe DiDomenico, HC Alliance for Citizens w/ Dis. Liz Fields, Habitat for Humanity Sheila Lopez, Catholic Charities
Staff and Commissioner Aides	
Belinda Allen, Aide to Com. Scott Syl Farrell, Aide to Com. Scott Lucia Garsys, HC Quality Services Reginald Windham, HC Quality Services Sandra Pinol, HC Quality Services Margaret Courtney, HC Attorney's Office	Mary Helen Campbell, HC Attorney's Office Maggie Tagliarinni, Housing & Code Enforcement Diana Kyle, Local Initiatives Support Corp. Dave Rogoff, Health and Social Services Frank Turano, Housing & Code Enforcement Jim Hosler, Planning Commission
Interested Parties	
Elise Schreiner, Tampa Bay Builders Assoc. Mike Peterson, Greater Tampa Assoc. of Realtors Jim Dyal, Wendover Housing Partners Gerald White, Tampa Housing Authority James Cusack, Madison Property Corp. Christine Burdick, Tampa Downtown Partnership Jesse Ornelas, Homes for Hillsborough	Roger Tucker, Tampa Bay RPC Manny Pumariega, Tampa Bay RPC Mark Engelhardt, USF FL Mental Health Inst. Jeff Rogo, Bay Area Apartment Assoc. Eddie Serralles, Serralles Group, Inc. Gerald Smelt, Tampa Bay RPC Ellen Gedalius, Tampa Tribune

The Affordable Housing Task Force meeting was called to order at 9:10 a.m. by the Chair, Commissioner Thomas Scott.

Task force members introduced themselves and identified their affiliations. They identified their expectations and desired outcomes, and issues for consideration. The following list identifies those items.

- Consider using the Shimberg Center for Affordable Housing as a resource for statistical information.
- Look at existing programs in Hillsborough County and the cities.
- Look at the Sadowski Act.
- Identify barriers and tools.
- Use of maps will be helpful.
- Need to determine market, square footage, and number of units.
- Task force needs to have a strategic framework and goals.
- Consider transportation as a component of affordable housing.
- Bring in HARTline.
- Invite speakers with experience in affordable housing.
- Avoid getting bogged down in data and detail.
- Invite speakers with financial perspective.
- City has 3,000 on Section 8 waiting list. Hillsborough County has 1,000.
- Lack of units and vouchers has become a problem.
- Need to address problem first, then identify goal and identify how government can encourage affordable housing.
- Goal is to increase affordable housing.
- Address rental and homeownership issues.
- Recommendations will go to Board of County Commissioners and other jurisdictions.
- Set national example.
- Recommendations should be substantiated -- real and tangible.
- Consider a pilot approach.
- Philadelphia story inspiring. Take down barriers.
- Political courage is necessary to make tough decisions. Challenge is to leverage available funds.
- Bring back Section 8 voucher program.
- Section 8 is 58% of HUD budget. In coming years, Section 8 will be different than what it is today. This is not a federal issue but a local government issue.
- The scope of this discussion is broader than public housing.
- Create new jobs to create accessibility to housing. Link jobs to housing and transportation.
- Make people self-sufficient.
- Charlotte is an example of good mix of housing downtown. Hope 6 was used in Charlotte.
- H.U.D. is working with Mayor Iorio.
- Obtain best practices.
- Chamber of Commerce to schedule a benchmarking trip to Seattle in October. It is available to everyone.
- Request to obtain resources via email.
- Need to define problem.

- Define problem then identify tools by agency. Identify need and the availability of affordable housing.
- Government vote is key.
- Need to consider zoning, taxation, land planning. Plan for mixed use communities.
- Need to think outside the box.
- Average home price in Florida is \$182,000. Median income is \$40,000.
- Salaries are not increasing.
- Consider zoning, density bonuses and inclusionary zoning.
- Rethink approach to affordable housing. Include non-subsidy options. Need our own plan with our own resources.
- Bring real life practices (developers) to the next meeting. What are their realities? What does the private sector consider?
- Look at San Diego and Sarasota as examples. Sarasota requires affordable housing in downtown.
- Investors want to invest in well planned communities.
- Density bonuses and inclusionary zoning are hot buttons.
- Land is a problem.
- Developable parcels are not available.
- Look at Property Appraiser guidelines for lower income.
- Land downtown is most expensive. There is a saying “Drive till you qualify”.
- More regulations, such as inclusionary zoning, are not the answer.
- Look at land availability and absorption. Have Cushman/Wakefield data available.
- Delaney Creek houses were valued at \$69,900 three years ago. Now they are valued at \$120,000.
- Explore the impact of current regulations on affordable housing. Some regulations need to go away. Look at the impact of the land development code on affordable housing. Consider how new regulations impact affordable housing.
- California has a set aside requirement.
- Without creative ideas there will be more regulations.
- Density issues need to be considered.
- Define problem and evaluate tools.
- At the end of the day, it comes down to our elected officials having political courage to modify our rules and strengthen some to change.
- Provide an annual schedule of meetings.

Public Comments

Gerald White, Tampa Housing Authority

- Requested that waiting lists be evaluated to determine the number of women, children, and elderly.
- Suggested one housing agency for all of Hillsborough County.
- Suggested evening meetings in the community.

Jim Hosler, Planning Commission

- Planning Commission has information on 2, 5, and 10 acre parcels.

- Recommendations of task force will be considered for the update of the Comprehensive Plan.

Mark Englehert, USF - Louis De La Parte Florida Mental Health Institute

- Offered the Institute as a resource for information about person with disabilities.
- Suggested that the final report include all people.

The next Affordable Housing Task Force meeting will be held on Thursday, April 28, 2005 from 9:00 – 11:00 a.m. Location will be confirmed at a later date.

Meeting adjourned at 10:38 a.m.