

Affordable Housing Task Force

Chair, Thomas Scott

Hillsborough County Commissioner, District 3

Recap of Meeting on April 28, 2005

County Center, 26th Floor

9:00 – 11:00 a.m.

The Affordable Housing Task Force meeting was called to order at 9:11 a.m. by the Chair, Commissioner Thomas Scott, District 3. The following were present:

Members Present	
Thomas Scott, Commissioner District 3, Chair Sylvia Alvarez, Appointee by Com. Castor Jill Collins, Appointee by Com. Hagan Gladstone Cooper, Searchwell Thorne & Assoc. Joe DiDomenico, HC Alliance for Citizens with Disabilities Joe Eastburn, Appointee by Com. Storms Liz Fields, Habitat for Humanity 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 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 Darrell Daniels, Appointee by Com. Blair Leigh Dingle, Bay Area Apartment Association	Sheila Lopez, Catholic Charities Glenda Venable, Temple Terrace Mayor Appointee
Staff and Commissioner Aides	
Belinda Allen, Aide to Com. Scott Bart Banks, Health and Social Services Mary Helen Campbell, HC Attorney's Office Margaret Courtney, HC Attorney's Office Syl Farrell, Aide to Com. Scott Lucia Garsys, HC Quality Services Sandra Pinol, HC Quality Services	Dave Rogoff, Health and Social Services Joy Smith-McCormick, HC Attorney's Office Michael Stover, Planning Commission Maggie Tagliarinni, Housing & Code Enforcement Frank Turano, Housing & Code Enforcement Reginald Windham, HC Quality Services
Interested Parties	
James Cusack, Madison Property Corp. Helen Feinberg, Affordable Housing Study Commission Fassil Gabremarim, US-Africa Education Foundation Mark Holan, Tampa Tribune Charles Madison, Madison Property Corp. Hung T. Mai, H.T. Mai, Inc. William O'Dell, Shimberg Center, UF	Jesse Ornelas, Homes for Hillsborough Mike Peterson, Greater Tampa Assoc. of Realtors Jeff Rogo, Bay Area Apartment Assoc. Elise Schreiner, Tampa Bay Builders Assoc. Eddie Serralles, Serralles Group, Inc. Gerald Smelt, Tampa Bay RPC

Commissioner Scott asked the new members, not present at the first meeting, to introduce themselves and identify their affiliations. Those new members are as follows: Joe Eastburn, Liz Fields, Joe DiDominico, and Jill Collins.

Commissioner Scott asked if the March 23 meeting recap was satisfactory. The members concurred. There were no dissents.

Mary Helen Campbell from the Hillsborough County Attorney's Office advised the members on Conflict of Interest and the State Ethics Statute. For more information, she can be reached at campbellm@hillsboroughcounty.org.

Commissioner Scott read for the record members that could not be present. Listed were Glenda Venable, Sheila Lopez, and Darrell Daniels.

Helen Feinberg Chair of the State of Florida Affordable Housing Study Commission gave her presentation to the task force. She provided background on the Commission, their initiatives, and findings. (Her PowerPoint presentation is attached to the recap). She also referenced previous studies of the Commission, for reference. These are in short supply, but can be accessed through the following link: <http://www.floridahousing.org/ahsc/AnnualReports/>

The following are questions and comments raised by the task force.

- When will tax credits be expiring?
- Are there tax exempt bond properties?
- What is the impact on limiting SHIP Trust Funds

William O'Dell of the Shimberg Center at University of Florida gave his presentation to the task force. He provided background on the Center, defined affordable housing and identified the shortages for various occupations. (His PowerPoint presentation is attached to this recap).

The following questions and comments were raised by the task force:

- Is affordable housing a crisis and why should the average citizen be concerned?
 - Mr. O'Dell's answer was "yes" that it is considered a crisis because affordable housing affects approximately 40 percent of the State's population. All the average citizen has to do is look at his or her neighbor.
- Consider bringing in real life examples of fire fighters, police, and teachers that have faced affordable housing situations.
- A comment was made that issues exist in defining affordable housing. Affordable housing affects most of the workers in the County Center.
- A comment was made that an individual that has a FHA mortgage is probably a victim of affordable housing.
- How does the Shimberg Center keep up with innovative ideas?
 - Mr. O'Dell stated that this was a policy issue
- Consider mixing affordable housing with market rate housing

Lucia Garsys described a proposed structure for the task force. The group concurred with it. She offered that the next meeting(s) would include presentations by the local jurisdictions.

The following are comments raised by the task force:

- Stakeholders need to be part of a panel, not necessarily the task force.
- The Chamber of Commerce should be involved. They have an affordable housing committee of some type.
- Town hall meetings need to be included.
- The Office of Quality Services along with Belinda Allen will take care of the logistics.
- Consider rescheduling the August 25 and September 22 dates to avoid conflict with the City Council meetings.
- Keep Shimberg Center and the Florida Housing Coalition involved. Important to tap into the state resources.
- The Task Force should be observant of regulatory actions as it deliberates on this topic.
- Consider changing the term from “Affordable Housing” to “Work Force Housing”. Such a change has significant applications on the groups that are addressed. For example, the elderly may not be a part of Work Force Housing, but are in need of Affordable Housing.
- Do not ignore populations such as Tampa Housing Authority customers.
- Bridge gap between cost and need (i.e. market rate housing demand can be met).
- *Creating Inclusive Communities In Florida (A Guidebook For Local Elected Officials and Staff On Avoiding and Overcoming The Not In My Backyard Syndrome)* is a good reference manual for this group.
- Need to make proper use of programs and resources.

Lucia Garsys offered that at the next task force meeting, local jurisdictions such as the Tampa Housing Authority, Code Enforcement, and the cities make their presentations. Commissioner Scott moved in that direction.

Commissioner Scott thanked Helen Feinberg and William O’Dell for their presentations.

Public Comments

Hung Mai, H.T. Mai, Inc.

- Consider additional no impact fee zones be targeted.
- Recommend that affordable housing to urban service zone.
- Spoke on limitations of the Land Development Code as it relates to affordable housing.

The next Affordable Housing Task Force meeting will be held on Thursday, May 19, 2005 from 1:30 – 3:30 p.m. Location will be confirmed at a later date.

The meeting adjourned at 10:50 a.m.