

Affordable Housing Task Force

Chair, Thomas Scott
Hillsborough County Commissioner, District 3

Recap of Meeting on September 20, 2005, 1:30 – 3:00 p.m.
County Center, 26B

The Affordable Housing Task Force meeting began at 1:30 p.m. The following were present:

Members	
Thomas Scott, Commissioner District 3, Chair Sylvia Alvarez, Appointee by Com. Castor Lloyd Boggio, The Carlisle Group* Jill Collins, Appointee by Com. Hagan Gladstone Cooper, Searchwell Thorne & Assoc. Darrell Daniels, Appointee by Com. Blair Joe DiDominico, HC Alliance for Citizens with Disabilities Leigh Dingle, Bay Area Apartment Association Joe Eastburn, Appointee by Com. Storms Roger Girson, Habitat for Humanity Debra Koehler, HC Housing Finance Authority Sheila Lopez, Catholic Charities 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* Jerome Ryans, Tampa Housing Authority Robert Samuels, Appointee by Com. Sharpe Kevin Tatreau, Neighborhood Lending Partners Desiree Valdes, Tampa City Council Appointee Glenda Venable, Temple Terrace Mayor Appointee Ben Wacksman, Appointee by Com. Scott Sharon West, Mayor of Tampa Appointee Karen Jackson-Sims, US HUD (Non-Voting member)*
*Not in attendance	
Staff and Commissioner Aides	
Bart Banks, Health and Social Services Dexter Barge, Housing & Code Enforcement Margaret Courtney, HC Attorney’s Office Otella Edwards, Aide to Com. Scott Lucia Garsys, HC Strategic Management Initiatives Gilbert Machin, Section 8, HSS	Sandra Pinol, HC Strategic Management Initiatives Michael Rowicki, HC HCCE Joy Smith-McCormick, HC Attorney’s Office Maggie Tagliarini, HC Housing Reginald Windham, HC Strategic Mgt. Initiatives
Interested Parties	
Donald Ball, Renaissance Steel Bill Bishop, A Better Place Group Ken Cunningham, ACORN Housing Mona Lashley, A Better Place Group Anne-Marie Lenton, A Better Place Group Mark Engelhardt, USF Becki Forsell, Yes! Of America United Joe Gibbons, Renaissance Housing Group	Rayme Knuckles, Homeless Coalition Diana Kyle, LISC Jesse Ornelas, Florida Home Partnership Mike Peterson, Tampa Realtors Association Jeff Rogo, Bay Area Apartment Association Christine Rovet, Gulf Coast Jewish Family Services Lenny Washington, Renaissance Steel

Commissioner Scott opened the meeting by asking for a motion to approve the minutes from the June 6, 2005 Community Meeting, the August 8, 2005 Community Meeting and the August 24, 2005 Regular Meeting. The minutes were approved unanimously.

Bruce McClendon, Director, Hillsborough County Planning and Growth Management Department briefed the Task Force about the upcoming initiatives the department is exploring. Some of those initiatives are as follows:

- The creation of a stand alone or Euclidean zoning district that will allow for smaller lots.
- Hiring more inspectors to make the permitting process more efficient which, in turn, will make more lots available.
- The creation of an expedited permitting system for all issues pertaining to affordable housing development.
- Supplementing code enforcement inspectors to help the Housing Rehabilitation program.
- Working with the Planning Commission to expand the Urban Service Area border and revise the Comprehensive Plan to establish affordable housing criteria for developers.

Commissioner Scott expressed to the Task Force his desire to submit a recommendation to the Board of County Commissioners in March 2006 that might include these and other recommendations.

Commissioner Scott read for the record members that could not be present. Karen Jackson-Sims, Field Director, US HUD and Julia Rettig, Appointee by Com. Norman. Other members not in attendance are listed with an asterisk by their name.

Commissioner Scott informed the Task Force about the appointment of Margaret Courtney to be a judge on the Hillsborough County bench. The Task Force congratulated her and Margaret thanked them.

Bill Bishop gave the Task Force a briefing on A Better Place Group, Renaissance Homes, Renaissance Housing Group, and Renaissance Steel. Mr. Bishop explained how the acquisition and merger of these companies make it possible to build affordable housing communities like those in Tampa Heights and Central Park. He then gave the members a presentation of the Tampa Heights and Central Park projects.

Bill Bishop introduced Jesse Givens, Program Manager for Central Park to the Task Force. Suggestions made by Mr. Bishop were as follows:

- The public sector should do the things that the private sector cannot do.
- Workforce or affordable housing should not be segregated but mixed in with the communities.
- Instead of focusing on density credits, focus on real density.

Ben Wacksman suggested the creation of recommendations that would include density credits, changing the zoning laws to reach the real density, and access to public transportation as a package.

Bill Bishop told the Task Force that the total acreage of the Central Park and Tampa Heights projects totaled about 60. It could increase to about 80. He also mentioned that extensive Tax Increment Financing (TIF) would be required.

Lucia Garsys gave the group an update on the mid-course review. Jill Collins suggested that an education component be added to the list.

There was no public comment.

The meeting adjourned at 3:00 p.m.

The next regular meeting will be Wednesday, October 26, 2005 from 9:00 – 11:00 a.m. at the County Center, Conference Room B.