

## **Affordable Housing Task Force Land and Regulations Subcommittee Meeting**

Recap of Meeting on Friday, January 20, 2006  
Tampa Bay Builders Association Conference Room  
1:30-3:00 p.m.

The Affordable Housing Task Force Land and Regulations Subcommittee convened at 1:30 p.m. on Friday, January 20, 2006. The following were present:

| <b>MEMBERS</b>   |
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| Joseph Narkiewicz, Tampa Bay Builders Association (Co-Chair)<br>Willie Mason, Greater Tampa Board of Realtors (Co-Chair)<br>Earl Pfeiffer, Florida Home Partnership, Inc. formerly Homes for Hillsborough<br>Jill Collins, HC Commissioner Ken Hagan Appointee*  |
| <b>STAFF</b>   |
| Lucia Garsys, HC Strategic Management Initiatives<br>Reginald Windham, HC Strategic Management Initiatives<br>Edwin Estevez, USF Jim Walter Partnership<br>Manny Rivero, USF Jim Walter Partnership<br>Michael Rowicki, HC Housing and Community Code Enforcement<br>Margaret Tagliarini, HC Housing and Community Code Enforcement<br>Bruce McClendon, Director, Planning and Growth Management |
| <b>INTERESTED PARTIES</b>  |
| Sylvia Alvarez, HC Commissioner Kathy Castor Appointee<br>Jeff Hills, Citizen<br>Mike Peterson, Greater Tampa Association of Realtors<br>Richard Rolfes, Hillsborough County Criminal Justice<br>Austin Curry, Elder Care<br>Mike Brecheen, Pinellas County Habitat for Humanity<br>Jennifer Motsinger, Tampa Bay Builders Association<br>Jeff Rogo, Bay Area Apartment Association              |

The meeting began with introductions. After the introductions, Earl Pfeiffer distributed a list of suggestions to be used as talking points.

The group then began discussing land issues, which is what it believes are the biggest impediment to affordable housing. Points of the discussion were as follows.

- Find ways of acquiring affordable land
- The price of land is driven by supply and demand
- The Urban Service Area may need to be expanded
- Expansion of the Urban Service Area is a long-term solution

- There needs to be an inventory of publicly owned land. Some of this land could possibly be used for affordable housing
- The Real Estate Department has a charge to sell land at market rates. Selling it at less than market rate could incur legal issues
- The Government should demonstrate its commitment to affordable housing by creating a land trust
- Hillsborough County will not grow economically if housing is not affordable
- The need for townhouses and other more vertical structures

The group then began discussing issues that were on Earl Pfeiffer's list of suggestions. Bruce McClendon suggested that the list be shortened to have more impact. The list and subsequent discussions (in italics) are listed below.

## Land and Regulations Committee

### Suggestions for Affordable Land Use

January 20, 2006

**Scope:** These comments are offered to provide a springboard into meaningful dialog that will help shape affordable land use policy.

1. Allow 50 x 100 lots in all districts for affordable housing.
  - *Bruce McClendon wants to propose the development of a new zoning district that will allow for 40 x 100 lots. He believes that this is a more reasonable proposal that would get the buy in of the board. He advocates seeking a revision to the comprehensive plan that would guarantee to developers of affordable housing the right to obtain a zoning district designation that would enable the development to achieve the maximum density permitted for the property in the comprehensive plan.*
2. Develop an affordable housing land use policy that encourages private sector builders and developers partner with non profit (or for profit) builders of affordable workforce housing in exchange for meaningful incentives.
3. The incentives for affordable housing should increase with larger percentages of affordable housing. Developers should be able to get incentives for their entire project, if the percentage of affordable housing is high enough.
  - *Community based plans should demonstrate how they will accommodate affordable housing.*
4. There needs to be one person in the County, at PGM, for assuring all affordable housing projects receive the incentives and processing assistance they are entitled to. All staff/agencies involved in the site review process, should have a working knowledge of affordable housing incentives. This person should be a planner, or of similar knowledge.
  - *Bruce McClendon informed the group that the County already has a person and process in place to provide assistance and support to developers when they seek it out. The Ombudsman for PGM, who fills this role, is Maricela Medrano, 272-5852.*
5. Those applying for affordable housing incentives should receive them as a matter of entitlement along with administrative approval.
6. Affordable housing should be exempt from concurrency issues.
7. Affordable housing should have impact fees waived.
  - *Housing and Community Code Enforcement (HCCED) has funds available for this as part of the affordable housing impact fee program.*

8. Affordable housing should get AGRF deposits waived.
9. Density “bumps” to the next land use category should not take an act of rezoning. This includes R2 and RP2.
10. Expedited plan and permit review and approval should be that, expedited. Also, it should be an entitlement to affordable housing projects, not a favor.
11. Waive performance bond requirements for affordable projects developed by non profit agencies when the Hillsborough County HCCED is providing a substantial amount of infrastructure funding.
12. Affordable housing developmental guidelines should override community plans.
13. Community design standards (i.e. r.o.w. width, landscape & sidewalk requirements, etc.) should not be waived for affordable housing communities. In fact, landscape items from the city/county tree farms should be given to these communities to enhance aesthetic appeal.
14. Continue fee waivers for the site development process.
15. City/County should provide incentives to integrate affordable/workforce housing into large master planned communities, possibly in separate pods.

The next meetings are scheduled for:

Friday, February 3, 9:00 – 11:30 a.m., Bayou Pass (See attached map)

Friday February 10, 10:00 a.m.-12:00 p.m., County Center, Conference Room B

The group adjourned at 4:00 p.m.

Attachment 1

