



AFFORDABLE HOUSING
A SUBCOMMITTEE OF THE LAND DEVELOPMENT REGULATION ADVISORY BOARD
(LDRAB)

MINUTES OF THE APRIL 10, 2009 SUBCOMMITTEE MEETING

**PREPARED BY MICHAEL HOWE, SENIOR PLANNER & BARBARA PINKSTON-NAU, PRINCIPAL
SITE PLANNER**

Attendance

LDRAB Members: Ray Puzzitiello

Industry: Jack Weir, Leslie Murrell

County Staff: Edward Lowery, Patrick Rutter, Michael Howe, Barbara Pinkston-Nau, Ann DeVeaux

A. Call to Order

Michael Howe called the meeting to order at 11:05 am.

As only one LDRAB Member, Raymond Puzzitiello, was in attendance, the selection of a Sub-Committee Chair and Vice Chair was delayed until the next meeting.

B. Background

Michael Howe explained that the Board of County Commissioners at a Workshop on January 27, 2009, directed staff to create an Affordable Housing Program (AHP) for households with incomes at 60% of area median income (AMI) and below.

C. Discussion

Michael Howe briefly stated that the AHP would mirror the Workforce Housing Program (WHP) in many ways and explained the Draft Code revisions for the AHP reflect the WHP Code with specific revisions indicated in red text.

Mr. Howe also referenced the "sector analysis" process and some of the history that led to the development of this mechanism that is used to determine the density bonus for each development proposal. Michael also explained the history of affordable housing in the unincorporated area and some of the related challenges.

Ed Lowery questioned why the concentration of affordable housing in has been deemed undesirable by the State.

Jack Weir, Eastwind Development, suggested staff consider including some of the location to existing uses (e.g., schools, grocery store, medical facility and bus stop) requirements found in the State's affordable housing funding applications as part of the "sector analysis" process. He also brought up some of the tax credits that are available to developers of affordable housing.

The draft revisions for the Affordable Housing Program will be discussed at the next Sub-Committee meeting scheduled for 11:00 am on Friday, 4-17-09.

C. Adjourn

The meeting was adjourned at 11:35 A.M.