



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

MINUTES OF THE APRIL 24, 2009 SUBCOMMITTEE MEETING

PREPARED BY MICHAEL HOWE, SENIOR PLANNER

Attendance

LDRAB Members: Ray Puzzitiello

Industry: Shawn Wilson, Shannon Lee, Damon Kolb and Jennifer Vail

County Staff: Patrick Rutter, Ann DeVeaux and Michael Howe

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.

Michael Howe asked the attendees to review the minutes of the April 17, 2009 subcommittee meeting. Following the review, no items were identified to be added or deleted from the minutes.

B. Discussion

1. Density Bonus

Discussion focused on a document provided by Mike Nisenbaum that included the draft "Table 5.E.2.F-20 – AHP Density Bonus Guide" and a new draft "Table 5.E.2.F-21 – AHP Density Bonus Multipliers."

The draft "Table 5.E.2.F-21 – AHP Density Bonus Multipliers" is intended to assist in determining additional bonus density based on a proposed developments proximity to neighborhood serving amenities.

Discussion on revisions to the draft Table 5.E.2.F-21 ensued. It was suggested that both the density increase percentage and the distance to an amenity may need additional revision by item. Mr. Howe suggested the distance to public transit should not exceed ½ mile in order to receive consideration for additional density. Additionally items such as health care facility or employment opportunities should receive consideration if the distance does not exceed 2 miles.

Mr. Wilson suggested combining the columns for employment opportunities with commercial office and retail center. Mr. Puzzitiello suggested the addition of industrial uses to that column.

Mr. Wilson suggested that the “+35,000 sf” limit be removed from the large grocery store column. He mentioned that many ethnic neighborhoods in our community have smaller grocery stores (less than 35,000 sf) that neighborhood residents frequently use. Mr. Kolb suggested adding language specifically to exclude convenience stores from this column.

It was suggested to expand the “hospital and health care facility” column to include urgent care centers and medical offices.

Mr. Wilson suggested the full service community center be added to the “social services” column.

Another suggestion was to specify public parks in the “recreational services” column.

Mr. Wilson asked staff to consider revisions be made to the draft ULDC text in the following areas: Limitations on Restrictions; Sector Boundaries; and, the Master Covenant that would be more suited for affordable and rental housing.

2. Items for Discussion

Additional revisions to the draft “Table 5.E.2.F-21 – AHP Density Bonus Multipliers” of the Affordable Housing Program will be worked by Mr. Wilson, Ms. Lee and Mr. Kolb and Mr. Howe and Mr. Rutter will also prepare revisions and these will be discussed at the next Sub-Committee meeting scheduled for 11:00 am on Friday, 5-1-09.

C. Adjourn

The meeting was adjourned at 12.00 am.

