



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

MINUTES OF THE MAY 1, 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 24, 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 two draft versions of new "Table 5.E.2.F-21 – AHP Density Bonus Multipliers." One version was prepared by Planning staff and the other by representatives of The Richmond Group and The Housing Trust Group. 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. Consensus among the attendees was reached with the four proposed proximity distance examples: >0 up to ¼ mile; >¼ up to ½ mile; >½ up to 1 mile; and, >1 up to 2 miles.

Each of the two draft versions contained seven similarly stated neighborhood serving amenity columns. Consensus was reached to utilize these seven amenities as they are consistent with the existing criteria used by the State's affordable housing funds programs. It was suggested to use amenity examples that are consistent with County Comprehensive Plan and ULDC terminology. In general the seven are: public transit; opportunities for employment and shopping; grocery store; public school; medical facilities; social services; and public recreation facilities.

Mr. Kolb suggested combining several amenity columns (public school/medical facilities and social services/public recreation facilities) and increasing the amount of bonus provided in each of the combined columns. He felt this would serve both types of affordable housing developments, as family oriented developments would benefit more from the proximity to public schools and public recreation facilities, and senior/elderly developments would benefit more from proximity to medical facilities and social services. Mr. Puzzitiello advised that it may be more beneficial to an applicant if each of the columns remain separate as there may be individual amenities that benefit each of these target groups. This could provide the potential for more bonus density. Consensus was reached to not combine the columns.

In addition, consensus was reached to eliminate a minimum square foot figure for the grocery store column as there are examples of smaller neighborhood markets that successfully serve their communities. (Note: It was previously determined to exclude convenience stores.)

Discussion ensued regarding the 150,000 square foot minimum figure for the opportunities for employment and shopping column. Consensus was reached to use that 150,000 square foot minimum figure as a guideline but not as a minimum number necessary for consideration.

The amount of density proposed for each of the four proposed proximity distance examples varied on each of the drafts. Discussion ensued. Planning staff will consider all of the comments provided by the attendees.

Mr. Wilson suggested Planning staff consult with Houston Tate, Manager of the County's Office of Community Revitalization regarding the neighborhood serving communities, to see if we are excluding any important or desired amenity. Staff agreed. Mr. Wilson also mentioned that it may be useful to have a factor as a guide to determine the employment (# of sq/ft) needed for a proposed residential unit. Staff will investigate this suggestion.

2. Items for Discussion

Mr. Howe will make additional revisions to the draft "Table 5.E.2.F-21 – AHP Density Bonus Multipliers" and these will be discussed at the next Sub-Committee meeting scheduled for 11:00 am on Friday, 5-15-09.

C. Adjourn

The meeting was adjourned at 12.00 am.