



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

**MINUTES OF THE APRIL 17, 2009 SUBCOMMITTEE MEETING**

**PREPARED BY MICHAEL HOWE, SENIOR PLANNER & ANN DEVEAUX, PLANNER I**

**Attendance**

**LDRAB Members:** Ray Puzzitiello

**Industry:** Mike Nisenbaum, Todd Fabbri, Shawn Wilson, Jennifer Vail and Christopher Roog

**County Staff:** Michael Howe, 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.

As most of the attendees were new in this meeting, Michael Howe reviewed the minutes of the April 10, 2009 subcommittee meeting and gave a brief summary of the Affordable Housing Program (AHP) background information of which staff was directed by the Board of County Commissioners to create an AHP. To comply with the BCC request, the AHP would mirror the Workforce Housing Program (WHP).

**B. Discussion**

**1. Sector Analysis**

Mr. Howe provided members with Draft revisions for the Affordable Housing Program. He explained that Florida Administrative Rule 9.J.5 provides guidance for all Comprehensive Plan Elements including the Housing Element. Rule 9.J.5 discourages the undue concentration of low and very low income housing in a given area. Thus there is a need for a mechanism to look at the concentration of low and very low income housing in particular. The Sector Analysis is the existing mechanism used in the Workforce Housing Program. The use of data such as census data within census tracts currently allows staff to determine the concentration currently. Staff has proposed to leave the Sector Analysis in tact but to allow others factors to also be considered. These factors include the distance to public transportation, schools, medical facilities, a grocery store and other civic uses. The intent is to allow some additional flexibility to the Sector Analysis process.

Mr. Wilson asked if it would be possible to establish a unit number threshold which could be granted for any property for affordable housing. He continued with an example of up to 50 units for affordable housing. Any property owner could add up to 50 units as long as the 50 unit increase was not more than a 100 % density increase. This method would not require a sector analysis or a pre-application. This would provide more certainty to owners and developers and would encourage smaller parcels be used for the provision of affordable housing.

## **2. Density Bonus**

The draft AHP Article 5.G.2.E., “Additional Requirements for Density Bonus” language was discussed with particular attention given to draft “Table 5.E.2.F-20 – AHP Density Bonus Guide.” The percentages shown reflect the existing WHP. Mr. Wilson and Mr. Nisenbaum indicated the Table did not adequately reflect what’s needed for the Affordable Housing Program. Since quantifying a density bonus becomes a challenge, it was suggested that establishing some eligibility criteria in the form of a list using the location factors. The applicant may choose from the list to determine their extra density. It was also suggested that the concentration should examine household incomes from 0-60% of area median income, not 0-80% as is done now, since the AHP is targeting incomes from 0-60%.

## **3. Data for Density Bonus Analysis**

Discussion continued regarding the household income data currently used to determine the concentration of very low and low incomes.

Mr. Nisenbaum suggested another method that would examine housing units versus households to be used for rental developments. He continued that this method would use the census data as a base, examine the number of rental units and the rents being paid on those units. The method would identify the number of households who pay rents at or below 30% of their household income. Mr. Nisenbaum stated his would more accurately reflect the concentration of very low and low income units in a sector. He will provide staff with more information regarding this method.

Mr. Nisenbaum, Mr. Wilson and Mr. Roog volunteered to work together to draft revisions to the AHP Density Bonus Guide

## **4. Items for Discussion**

The draft revisions for Table 5.E.2.F-20 – AHP Density Bonus Guide of the Affordable Housing Program will be discussed at the next Sub-Committee meeting scheduled for 11:00 am on Friday, 4-24-09.

## **C. Adjourn**

The meeting was adjourned at 12.00 A.M.