

Leon County
Affordable Housing Advisory Committee
April 7, 2021
Meeting Minutes

MEMBERS PRESENT: Chair Trina Rose Searcy
Vice Chair- Marthea Pitts
Commissioner Nick Maddox
Lawrence Tobe
Herschel Holloway
Oral Payne
Shawn Menchion
Ian Waldick
Madelon J. Horwich

MEMBERS ABSENT: Deborah Lloyd

STAFF PRESENT: Shington Lamy, Director of the Office of Human Services & Community Partnerships
Matthew Wyman, Housing Services Manager
Geraldine Green, Housing Services Specialist
Ryan Culpepper, Director of Development Services
Ryan Guffey, Concurrency Management Planner
Justin Poole, Building Plans Review Administrator
Catherine Jones, Commissioner Maddox's Aide

Item # I. Call to Order

With a quorum present, Chair Searcy called the meeting to order at 10:08 a.m.

Item # II. Roll Call

Mrs. Green proceeded with roll call.

Item #III. Approval of March 7, 2021 Agenda

Chair Searcy requested a motion from the floor for approval for today's agenda.

Ms. Horwich moved to approve the agenda, seconded by Mr. Waldick. The motion passed unanimously.

Chair Searcy received a request from Ms. Horwich to open the doors to increase airflow and inquired if there was any opposition. There was none.

Item #IV. Approval of March 3, 2021 Meeting Minutes (Tab 1)

Chair Searcy requested a motion to approve the March 3, 2021 Meeting Minutes.

Ms. Horwich moved to approve the agenda with edits to correct the spelling of Chair Searcy's name in the final italicized paragraph, seconded by Mr. Mención. The motion passed unanimously.

Item # V. Public Comments

No members of the public were present for the meeting.

Item # VI. Old Business

Presentation of Detailed 2021 Meeting Schedule (Tab 2)

Mr. Wyman presented the dates and topics of each meeting in 2021 for the development of the Committee's annual report as required by Florida Statutes. The Committee's three primary requirements are to review, recommend and report on the County's established policies as they pertain to the incentives found at Section 420.9076 (4) (a)-(k), F.S. Mr. Wyman continued that the detailed schedule also incorporates the joint county and city meetings. The next joint meeting will be held at the Smith-Williams Center on Pasco Street.

Presentation on Affordable Housing Incentives (Tab 3)

Mr. Wyman introduced the presentation on the County's current practices on the affordable housing incentives found at Section 420.9076 (4) (a)-(k), F.S. Incentive strategies that are adopted become County policy via the County's State Housing Initiatives Local Housing Assistance Plan.

Mr. Wyman first introduced Mr. Ryan Culpepper, Director of Development Services and Ryan Guffey, Concurrency Management Planner, in the Department of Development Services and Environmental Management (DSEM) who provided an overview of the development approval process, introduced an upcoming study on Mobility Fees and informed the Committee on the current County practices as established in the Land Development Code (LDC) regarding affordable housing incentives (b)-(h) and (k) which must be addressed in the Committee's annual report:

(b) Housing developers do not pay any County impact fees. Impact fees were eliminated in 1995.

(c) The LDC does not address this issue. It does, however, provide incentives for affordable housing with regard to the required review level. For example, projects with 50% or more affordable housing units can have their review threshold increased by 50%

thereby potentially allowing a lower review level and reducing permitting costs. [Section 10-7.402(4)(h) of the LDC] NOTE: Current LDC allows flexibility for County staff.

(d) The concurrency management system treats all projects the same and does not provide special provisions for affordable housing projects. (Article III of the LDC)

The LDC allows accessory dwelling units in conjunction with the following principal structures: single-family detached dwellings, retail establishments, offices, and principal industrial structures. [Section 10-6.803(b) of the LDC]

(e) The LDC does not address this specific issue. However, an applicant may file a request for reduction to the parking requirements to the Parking Standards Committee based upon data supporting such request for reduction. A deviation may also be requested for consideration of relaxing setbacks. [Article VII, Division 5, Subdivision III of the LDC – Parking and Loading Standards; Section 10-1.106 – Deviations] NOTE: There is a cap on size not a minimum requirement.

(g) Many zoning districts already provide for zero lot-line development patterns. Staff also looks to provide flexibility in design to reduce impervious surface area (consistent with the County's Low Impact Design ordinance) and to identify other efficiencies. [Section 10-7.502 and 10-4.308 of the LDC]

(h) According to Leon County Public Works, there are not currently any modification of street requirements for affordable housing.

(k) A couple of the County's zoning districts such as the Mahan Corridor and Lake Protection Node districts are designed to implement this by providing mixed use development patterns centered near major intersections. These nodes are intended to accomplish several goals including, but not limited to: providing convenience goods to area residents within a short distance of home, maximize infrastructure, minimize automobile dependency, promote transit and facilitate compatibility with nearby neighborhoods. There are a few others with similar aspects, but these two districts stand out the most. [Sections 10-6.654.1 and 10-6.660 of the LDC]

Chair Searcy asked if there were any questions or recommendations for the annual report. There were none.

Mr. Wyman then presented the County's current processes involving the incentives that are required to be implemented as established in Florida Statutes (a) and (i) as well as on the incentive involving County owned parcels suitable for affordable housing (j):

(a) Leon County expedites permitting of affordable housing projects by administrative direction, close coordination and teamwork.

(i) By administrative direction, all Local Comprehensive Plan and Land Development Regulations (LDR) with the potential to impact the cost of affordable housing are referred to the Leon County Division of Housing Services. Any of these Plan or LDR amendments potentially affecting affordable housing costs can be brought up to a meeting of the Department of Development Support and Environmental Management, the Planning Department, and the Division of Housing Services for modification and transmittal to the Board of County Commissioners or other appropriate review or approval entities.

(k) County staff (Real Estate Division) prepares, and makes available to the public, a printable inventory of County-owned lands suitable for affordable housing.

Justin Poole, Building Plans Review Administrator, presented an overview of the concurrent review process utilized by the DSEM to more efficiently process building permit applications process undertaken by the Development Services Division, Building Plans Review and Inspection Division as well as the Environmental Services Division that is tasked with ensuring managing the impacts of construction on the environment such as run-off and stormwaters. The DSEM issued 202 permits the first 3 months of this year which is more than double of last year this time. The average processing time for building permits is 19 days however, affordable housing permits average 9 days. Mr. Poole also discussed Building Code barriers to affordable housing such as the increase of product design standards causing higher building costs and lengthy and difficult approval processes for innovative building methods such as 3-D Automated Construction.

Chair Searcy asked for questions or recommendations for the annual report. There were none therefore, she gave the floor back to Mr. Wyman for the next presentation.

View of the Map of Households Served by County & City Programs

Mr. Wyman presented the online map requested by the Committee at the March 3rd meeting which shows the location of households that have participated in the County as well as the City's affordable housing programs over the last two years. Mr. Wyman highlighted that over 50% of households in the unincorporated areas of Leon County served through the Home Rehabilitation and Repair programs consist of at least one person 62 years of age or older compared to 31% in the City and that the average purchase price of homes assisted with down payment assistance is approximately \$123,000.

The Committee requested that the following be included in the agenda of upcoming meetings:

- A discussion on barriers to the construction of affordable housing with a local homebuilder;
- A presentation from CareerSource on actions being taken to increase skilled labor and any apprenticeship program opportunities; and
- Information from other local governments outside the region on effective affordable housing incentives that have been implemented.

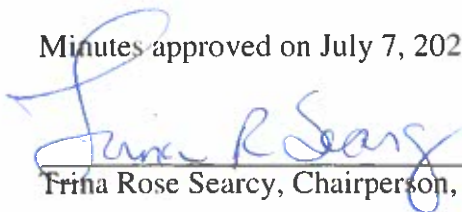
Mr. Wyman reminded the Committee that the next meeting will be May 5, 2021 while the next Joint City/County Meeting is scheduled for May 24, 2021.

Item #VII. Adjournment

There being no further business to come before the Committee, the meeting was adjourned at 11:41 a.m.

ATTEST:

Minutes approved on July 7, 2021



Trina Rose Searcy, Chairperson, Affordable Housing Advisory Committee