September 15, 2022, 2:00PM  
City Council Chambers, 2nd Floor

Members Present:
Gregory Allen-Anderson [6/0], Juan Hollingsworth [4/0], Nathan Ritter [6/1], Antoinette Giles [2/0 (via Zoom)], Jason Sena [6/1], Justin Hannah [1/0], Gregory Jackson [4/4 (via Zoom)]

Members Absent:
Commissioner Jim Gray [6/1], Imar DaCunha [3/5], Becki Douglas [4/2]

Others Present:
Recording Secretary Donna Fuller, Executive Secretary Kassi Bernard, Housing Initiative Manager Jessica Frye, Chief Planning Manager Paul Lewis

1. **Call to Order**  
   Vice Chair Juan Hollingsworth called the meeting to order at 2:06pm. All members present except Imar DaCunha, Commissioner Jim Gray, and Becki Douglas.

2. **Consideration of the Minutes**  
   Approval of the Minutes from the Affordable Housing Advisory Committee on August 18, 2022. Vice Chair Juan Hollingsworth asked if everyone reviewed the minutes, Nate Ritter made a motion to approve the minutes, which was seconded by Greg Allen-Anderson and unanimously approved.

3. **Public Comment**  
   Vice Chair Juan Hollingsworth invited comments from the public, but no member of the public was present.

4. **New Business**
   a. **SHIP Annual Report Update:**  
      Kassi Bernard began her update of the SHIP Annual Report reviewing the amounts received and spent for fiscal year 2019/2020. Ms. Bernard stated the total revenue of the State’s annual distribution equaled $594,244.24. She explained there were a total of 24 projects which included Down Payment Assistance, Owner Occupied Rehabilitation and Emergency Repair. Ms. Bernard described how the grant allocation is required to be distributed and income set asides. Vice Chair Juan Hollingsworth opened the floor for questions. Gregory Allen-Anderson asked Ms. Bernard to confirm budget amount and if any additional funding is expected. She advised the distribution for fiscal year 2021-2022 was more than expected and anticipates receiving over $3M for the next fiscal year. Ms. Bernard stated the City will use the funds to help citizens with housing rehabilitation and down payment assistance and we should continue to receive funds regularly. Vice Chair Juan Hollingsworth asked the reason for not receiving regular funding to which Ms. Bernard responded the State legislature had been sweeping the fund for many years for other uses such as disaster relief. The Sadowski Coalition and its affiliates never gave up lobbying for the cause and in 2021 SB 2512 was successfully passed to end the sweeps of the Sadowski Trust Fund. Vice Chair Juan Hollingsworth asked if there is an application process. Ms. Bernard responded that the Housing and Community Development department has someone designated to handle intake for rehabilitation projects and one for down payment.
assistance. She also stated both are online services. Justin Hannah asked where 10% of the funding goes and Ms. Bernard explained they are allocated to administrative fees and a small portion is rolled over to the following year. Ms. Bernard will send the report electronically to the committee. The presentation ended at 2:22pm

b. Review of Development Incentives/Strategies – Part 2:
Jessica Frye began her review of Development Incentives/Strategies 5-11:

Incentive #5 – Flexible Densities
Previous recommendation was for staff to review ways to further incentivize the generation of on-site affordable units without discouraging developers and if the in-lieu fee is kept as an option to find a more appropriate cost to off-set the cost of generating an affordable unit. Ms. Frye explained staff is in the process of drafting revisions to the density bonus provisions of the Land Development Code (LDC) which would expand the number of zoning districts where density bonuses are allowed. She also stated staff is researching methods for monitoring affordable housing units generated by recently approved planned developments in addition to reviewing the Affordable Housing Certification for potential amendments to further incentivize projects using the bonus program. Ms. Frye stated staff is working to present the bonus program in a workshop format at a future AHAC meeting.

Incentive #6 – Reservation of Infrastructure
Jessica Frye advised the City does not currently employ this incentive strategy for affordable housing. There were no previous recommendations or recent activity.

Incentive #7 – Accessory Dwellings
There were no previous recommendations or recent activity for this strategy.

Incentive #8 – Alternative Development Standards
There were no previous recommendations. Ms. Frye explained that Staff is reviewing chapter 67 in the LDC which only includes a few types of residential units and is rarely used. The review is to amend this section to better reflect the relief provided by state and to expand relief to additional project types. She advised more information will be forthcoming. Jessica Frye then reviewed statute 166.04151 (6).

Incentive #9 – Flexible Lot Configurations
There were no previous recommendations or recent activity for this strategy.

Incentive #10 – Alternative Transportation Standards
There were no previous recommendations or recent activity for this strategy.

Incentive #11 – Support Accessible Development
There were no previous recommendations, Staff continues to support ongoing accessible development patterns. The presentation ended at 2:35
Vice Chair Juan Hollingsworth opened the floor for any questions. Nathan Ritter asked if there were any affordable projects in the past year with entitlement bonuses? Ms. Frye responded about a negotiated project known as Rose Arts that voluntarily offered 10% of their units to affordable housing per phase. She also cited the Lake Nona development and Mercy Drive projects.

Justin Hannah asked about infrastructure capacity reservation. Ms. Frye advised that staff has reviewed options. Offering an example that currently the City is in a Transportation Concurrency Exemption area, so they no longer levee fees for reservation and no longer needed that previous incentive but do have impact fee waivers. Sewer impact fees will be discussed in the future but infrastructure and making sure developments for affordable housing can be supported and have capacity is very important. Justin Hannah requested Ms. Frye to expand on Incentive Strategy #10, to which she responded that currently, the incentive under Chapter 67 offers relief but in practice the relief cannot always be applied depending on the project and staff needs to make sure the relief provided is appropriate. Vice Chair Juan Hollingsworth inquired the differences in applying incentives rental vs. smaller for-sale products. Ms. Frye responded that affordable housing developers can apply regardless of the product provided. There were no further questions. Jessica Frye stressed the importance of the next couple meetings as we will be pursuing recommendations at the next meeting, voting in November and presenting to Council in December. The presentation ended at 2:45pm.

Vice Chair Juan Hollingsworth introduced and welcomed Justin Hannah as the newest member of the Affordable Housing Advisory Committee and invited Mr. Hannah to briefly introduce himself. Mr. Hannah thanked the Committee and gave a brief introduction of his background in transportation as a planner. Kassi Bernard stated we have a few new members and offered to send the new members the link for AHAC Orientation Parts 1 and 2. Next meeting is October 20, 2022.

5. **Adjourn**

Gregory Allen-Anderson motioned to end the meeting, which was seconded by Nathan Ritter. Vice Chair Juan Hollingsworth adjourned the meeting at 2:50pm