



Planning & Zoning Board Work Session Minutes

October 24, 2023 at 12:00 PM

City Hall Commission Chambers
401 S. Park Avenue

Present

David Bornstein, Alex Stringfellow, Vashon Sarkisian, Warren Lindsey

Absent

Michael Spencer, Jim Fitch, Melissa Vickers

Staff Present

Planning Consultant Jeff Briggs; Senior Planner & Zoning Official John Harbilas; Planner II Nicholas Lewis; Planner I Corinna Lundgren; Recording Secretary Mary Bush

1. Meeting Called to Order

Chairman David Bornstein called the meeting to order at 12:08 p.m.

2. Discussion Item (WS)

- a. Update on the City's Affordable Housing programs and the Live Local Act.

Mr. Briggs noted that the focus of the discussion was to provide the Board with an update on the City's Affordable Housing programs and the Live Local Act. He began by explaining the meaning of affordable housing, what qualifies as such, and the categories of people it would serve. He then discussed how the city has made efforts towards ethnic and economic diversity over the past 30 plus years. He highlighted the City's partnership with Habitat for Humanity resulting in the building of 40 Habitat for Humanity homes in the city. He then noted the Hannibal Square Community Land Trust that the city financially partnered with through donations of property and the building of 20 homes in the city. He also noted the Winter Park Housing Authority, which has 528 apartments for income-challenged residents. Mr. Briggs went on to explain that the city has a five-year agreement with Habitat for Humanity to provide them with \$200,000 per year towards lot acquisitions. He then explained how the Habitat for Humanity program works for the volunteers that participate in building the homes and the people that qualify to purchase the homes. He then discussed how the Hannibal Square Community Land Trust worked, pointing out its differences from the Habitat for Humanity program. He indicated that the main difference is that the Hannibal Square Community Land Trust helps reduce the homeowner's property tax burden because the

land is leased to the homeowner from the Trust and so the homeowner is only taxed on the value of the house. Mr. Briggs went on to explain how the Winter Park Housing Authority worked and provided a brief background of it. He noted some of the complexes that are owned by the Winter Park Housing Authority. He also explained that they were below market rentals where the rental rate was based on the renter's income. He then indicated that the private sector occasionally takes advantage of the Federal Tax Credit program where they can buy tax credits that will reduce the value of the land and construction to make affordable housing.

Mr. Briggs continued discussion on the ways that the city comes up with funding for these programs. He noted that some of the funding comes from the city's Community Redevelopment Agency (CRA). He then indicated that the city's affordable housing linkage fee had once applied to both residential and commercial properties and produced a significant amount of funding each year. He further explained that it had been revised to only apply to commercial properties due to a change in State statute banning the provision for residential properties, leading to a substantial decrease in funding. He then mentioned that staff and the City Commission are interested in exploring the accessory dwelling unit concept within the city, which could provide more opportunities for affordable housing. Mr. Briggs continued discussion and spoke about how the Live Local Act had led to the express permission for cities and counties to adopt inclusionary housing regulations. He indicated that the city intends to explore any applications for inclusionary housing in the city, which could provide for more affordable housing as well as funding. He went on to discuss short-term rentals and their effects on affordable housing.

The Board inquired about the following:

- who keeps an eye out for properties that could be used for the Habitat for Humanity program or other affordable housing,
- opportunities to create a land trust with existing low income neighborhoods to encourage people to stay in their homes as opposed to selling or gentrifying them,
- how to encourage neighborhoods to remain historic and affordable neighborhoods,
- affordable housing policies for multifamily properties,
- examples of affordable housing where the city does not have to incentivize,
- and if non-profits like Rollins College have been approached to voluntarily aid their communities financially.

Mr. Briggs continued the discussion, explaining the Live Local Act. He explained that under the Live Local Act, if someone commits to making 40% of their units affordable housing, then they would be allowed to build to the highest density currently in the city and to the highest height of any zoning allowed within a mile of their site. He also

explained that the decision to allow the project would be strictly administrative, and the applicant would not be required to demonstrate how they would provide the affordable housing nor would there be any penalties for non-compliance. Mr. Briggs then indicated that there are certain terms in the Act that are not defined as to their meaning, as well as other local zoning over-rides that are of concern in the Act. He went on to express that the purpose of staff's proposed Ordinance, that would be included on the Board's next regular meeting agenda, is to provide definitions as to the terms used in the Act to avoid legal debates between developers and the City as to the meaning of such terms. He added that the purpose is also to provide an application and certification process with submittal requirements in order to certify that the proposed housing development does provide such affordable housing as required, submits a commitment to doing such, and provides such information or reporting requirements during the operation of the housing development. The Board inquired if the city would have staff that would handle reviewing the reporting requirements for projects to ensure their conformance with the Live Local Act, and for penalties for non-compliance.

Brief discussion ensued regarding policies and restrictions for accessory dwelling units (ADU). Further discussion ensued regarding meeting life safety, ADA turnaround, and fair housing requirements for ADUs.

3. Adjournment

The meeting adjourned at 1:01 p.m.

ATTEST:

/s/ Mary Bush, Recording Secretary