



Community Redevelopment Agency Regular Meeting Minutes

January 24, 2024 at 2:00 PM

City Hall Commission Chambers
401 S. Park Avenue

Present

Hal George, Mayor Phil Anderson, Commissioner Sheila DeCiccio, Commissioner Kris Cruzada, Commissioner James Sullivan, Commissioner Todd Weaver, City Manager Randy Knight; Assistant City Manager Michelle del Valle and City Clerk Rene Cranis.

1. Call to Order

2. Discussion Item (s)

- a. Affordable and attainable housing. 2 hours

Mayor Anderson spoke about the extension/ expansion of the CRA and the affordable/attainable housing component. Mr. Knight staff is meeting tomorrow to discuss the timeline and steps. Kyle Dudgeon - outlined steps which will include presentations to city boards, CRA and ultimately to Orange County for approval May.

The plan, currently being developed, will be presented to several city boards for review. Mayor Anderson spoke about recent projects (former Patmos Chapel property) where residents expressed concern about density but more so about ownership opportunities.

Commissioner Sullivan other pieces...

City Planning Consultant Jeff Briggs explained income guidelines for determining eligibility for affordable and attainable housing and reviewed completed housing projects that include partnerships. He explained the terms of purchase of Habitat for Humanity housing and discussion followed on mortgages, financing, ability to sell, and restrictions that would continue affordability of the house. Mr. Moore stated the affordable housing fund received approximately \$100k annually, but is close to a zero balance due to the most recent \$200k contribution to Habitat.

Mr. Briggs explained the model of Hannibal Square Community Land Trust where the land is leased but the home is owned, which reduce homeowners' taxes since they pay tax only on the structure, and restricts resale to another qualified buyer and caps the profit from the sale. Winter Park Housing Authority manages three apartment projects in the Winter Park vicinity where rent is income-based. A senior project is based on the

Federal Tax Credit Program. He outlined the Affordable Housing link fees, but is only assessed on non-residential properties, and generates just of \$100k a year and is insufficient to purchase property in the current market. Future opportunities for affordable housing exist by amending the city code to allow some accessory dwelling units. The new Live Local Act allows the city to require housing fee in lieu of providing affordable housing in projects. He addressed the potential for condemnation to obtain properties for affordable housing.

Mayor Anderson asked how someone would begin the process of acquiring affordable housing. Mr. George explained the application and review process for participating in the Habitat for Humanity program. Mr. Briggs reviewed the process for Land Trust housing,

Mr. Briggs explained the basis for determining the square footage rate for the linkage fee. Cost of land in Winter Park has deterred purchasing land for any affordable properties. Mr. Moore identified existing projects in other Orange County areas and discussion followed on qualifying, considerations and prioritization of applicants, economic drivers, land cost.

Mayor Anderson -... might end up with a site plan with single-family and multi-family. Commissioner DeCiccio.- .. talk with them. Mayor Anderson - need to have ideas.

Mr. George responded to questions providing information on multi-family housing projects as a way to expand the Habitat model, although a rental model is not likely since they do to be property managers. Urged caution - still need to consider cost of land....

Commissioner DeCiccio - only way to work

Commissioner Weaver - Accessory dwelling units - issue raised offer a lot with a ADU under either model, would effectively get an R-2 zoning. ---cut the lot cost in half.

Mayor Anderson - have some opportunities with the expansion of CRA west of Fairbanks and could be used anywhere in the CRA. Should be community outreach and meetings.

Commissioner DeCiccio - what is Orange County looking for. Mr Dudgeon - must provide plans and strategies.

Mr. Dudgeon - scheduling for CRA - look at plan document and P&Z an goes back to Commission - CRA AGENCY and commission - first part of March

3. Adjournment

Mayor Phillip M. Anderson

ATTEST:

City Clerk Rene Cranis