



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

MINUTES OF THE MAY 29, 2009 SUBCOMMITTEE MEETING

PREPARED BY MICHAEL HOWE, SENIOR PLANNER

Attendance

LDRAB Members: Ray Puzzitiello and Ron Last

Industry: Shannon Lee, Damon Kolb, Mike Nisenbaum, Lucy Carr, Suzanne Cabrera, Jennifer Vail and Shawn Wilson

County Staff: Ann DeVeaux and Michael Howe

A. Call to Order

Michael Howe called the meeting to order at 10:05 am. Sub-Committee Officers were selected as two LDRAB Sub-Committee members were in attendance. Raymond Puzzitiello was selected as Sub-Committee Chair and Ron Last was selected as Sub-Committee Vice-Chair.

Michael Howe asked the attendees to review the minutes of the May 15, 2009 subcommittee meeting. Two items were identified for revision.

- 1) Mike Nisenbaum requested the following revision to page 1, Item B.1., the third paragraph, the second sentence as follows: *“Mr. Nisenbaum stated that there are four amenities that ~~must be met~~ provide for maximum points for State funding consideration.”*
- 2) Lucy Carr requested the following revision to page 2, the third complete paragraph, the first sentence as follows: *“Ms. Carr added that this is a similar methodology ~~that banks and lenders use~~ used by bank examiners when evaluating the need for proposed housing when developers are seeking financing.”*

B. Discussion

1. Draft ULDC Article 5.G.2 Affordable Housing Program

The Attendees reviewed a revised draft of the proposed Unified Land Development Code (ULDC) Article 5.G.2 Affordable Housing Program (AHP). Discussion ensued on various revisions including the following:

On page 1 in Section 2. A. Purpose and Intent, add language to clarify the AHP is a voluntary program “to be used when seeking additional density.”

On page 1 in Section B.2, Limitations on Restrictions, add language to clarify the AHP units shall not be subject to restrictions beyond income qualifications “except those restrictions imposed by a governmental agency providing affordable housing funding.”

On page 4 in Section E.1., Sector Analysis, add language to clarify the “maximum AHP density bonus would be the total Step 1 plus Step 2, but not to exceed a 100% bonus, and shall be recommended by the Planning Director or designee.”

On page 4 in Table 5.G.2.F-21 – AHP Density Bonus Multiplier (Step 2), within the Employment & Shopping Opportunities column revise the percentage figures to “20%, 15%, 10% and 5%.”

On page 5, in Section F., Affordability Requirements, it was suggested that consideration should be given to include language that differentiates the for sale units from the rental units in the Master Covenant, Monitoring and Compliance and Enforcement sub-sections.”

Mr. Howe indicated that there were on-going discussions with other County staff regarding these subsections. The intent of the comments to differentiate between the for sale units from the rental units will be considered as this language is developed.

2. Recommendation

Mr. Last made a motion to recommend the draft ULDC Article 5.G.2 Affordable Housing Program including the revisions discussed at this meeting and including language that differentiates the for sale units from the rental units in the Master Covenant, Monitoring and Compliance and Enforcement sub-sections. The second to the motion was made by Mr. Puzzitiello. The motion passed 2-0.

3. The Next Step

Mr. Howe stated the revisions discussed today will be incorporated and the revised draft ULDC Article 5.G.2, Affordable Housing Program will be made available for review by County staff a final time. A copy of this document will also be provided to all attending this Sub-Committee meeting. The attendees will also receive a copy when all review is complete and when all draft text is final.

There are no additional Sub-Committee meetings scheduled. Mr. Howe stated that should the Sub-Committee feel the need to meet again he will be happy to meet again. The item is scheduled for the July 22, 2009, LDRAB meeting.

C. Adjourn

The meeting was adjourned at 12.15 am.

