



Mayor Jerry L. Demings' **Housing for All** Task Force
April 12, 2019 | 9am | Meeting Notes

Attendees:

- Honorable Jerry L. Demings, Orange County Mayor

Co-Chairs/Subcommittee Chairs:

- Allan Keen, Chairman and Founder, The Keewin Real Property Co. and Chairman, Board of Trustees, Rollins College
- Terry Prather, Chief Operating Officer, LIFT Orlando and Retired President of SeaWorld Orlando
- Frankie Elliot, Vice President of Government Affairs, Orlando Regional REALTOR Association, Subcommittee Chair
- Paul Roldan, Principal and CEO, Allgen Financial Advisors, Inc., Subcommittee Chair
- Dan Kirby, FAIA, FAICP, Principal Architect, Jacobs, Subcommittee Chair

Members:

- Lelia W. Allen, President, Community-Ideas, LLC
- Oscar Anderson, Partner, Southern Strategy Group
- Mark Brewer, President and CEO, Central Florida Foundation
- Sam Choi, Emerging Technologies and Renewables Manager, Orlando Utilities Commission
- Sarah Elbadri, Special Projects Manager, West Lakes Partnership
- Ignacio Esteban, CEO, Florida Community Loan Fund
- Lynette Fields, Orange County Representative, District 1
- Kathy Hattaway, AICP, Planning Group Leader, Poulos & Bennett
- Coy Jones, Director of Programs SEIU – Florida Public Service Union
- Rachael Kobb, MPA, Government Relations Manager, Orlando Health
- Rena Langley, Senior Vice President of Public Affairs, Walt Disney World Resort
- Tina Lee, Land Entitlement Manager, Starlight Homes
- Amaris Leon, Orange County Representative District 5
- Adela Marie Lopez, Orange County Representative District 3
- Catherine McManus, President and CEO, Habitat for Humanity Greater Orlando & Osceola County
- Jill A. McReynolds, Executive Director, HANDS of Central Florida
- Kelly Miller Levine, Real Estate Professional and Residential Contractor, LemonTree Realty; Owner, Mikel Construction, LLC
- Lyndell Mims, Orange County Representative District 6
- Gerard Moss, Orange County Representative District 2
- Lydia Pisano, Broker Associate, Hampton & Hampton Property Management
- Ann Reinert, Vice President, Market Leadership Team Program, JPMorgan Chase & Co.
- Camille Reynolds, Executive Director, Hannibal Square Community Land Trust

- Rhonda Rhodes, Vice President, Employee Relations, Universal Orlando
- Kran Riley, Manager, Wayne Densch Charities; 4th Vice President for the Florida State Conference of the NAACP
- Hernan Rivera, AIA, NCARB, Associate, Design Architect, HuntonBrady Architects
- Candice Simmons, Vice President and Community Relations Senior Consultant, Wells Fargo
- Chip Tatum, CEO, Apartment Association of Greater Orlando
- Beth Thibodaux, Regional Director of Government Relations, AdventHealth Central Florida Division
- Rebecca “Becky” Wilson, District Council Chair, Urban Land Institute Central Florida
- Mildred Wright, Orange County Representative District 4
- Alexander Kiss on behalf of Scott Zimmerman
- Ricardo Rodriguez on behalf of Lee Steinhauer, Esq.

Welcome and Introductions:

Allan Keen, Co-Chair began the meeting with a welcome address followed by Terry Prather, Co-Chair. The Chairs discussed the important work that the Task Force will embark to address the affordable housing crisis in our community. The Task Force members were asked to provide a brief introduction. Allan Keen reviewed the materials in the binder and the Task Force calendar. Terry Prather, Co-Chair introduced Orange County Mayor Jerry L. Demings for opening remarks.

Mayor Demings – Opening Remarks:

Mayor Demings thanked the co-chairs for taking on the responsibility of chairing the task force and the subcommittee chairs who will be meeting frequently over the course of the task force. Mayor Demings talked about “What’s at stake, “a shortage of affordable and available rental homes for individuals and families, especially, low-income housing. Households are spending more than 30% of income on housing which is a cost burden. Mayor Demings mentioned Seattle’s median housing costs is \$850,000. The goal of the Housing for All task force is to promote a transparent system that encourages community engagement and provides practical and lasting solutions for the affordable housing crisis in Orange County. As discussed in the Regional Affordable Housing Initiative Report, we need to encourage diversity of housing types and energy-efficient housing; preserve existing affordable housing stock; promote social and economic integration; and improve financial literacy.

Public Comment:

- Citizen asked the Task Force to look at accessory dwelling units. He talked about ADU’s as a great resource for current homeowners; Denver and Los Angeles have put programs in place with Habitat for Humanity. The citizen suggested looking into a program that provides new housing stock without having to rely on developers and to look at small scale incremental solutions.

Sunshine Law and Public Records Orientation – Kat Latorre, Orange County Attorney’s Office

- Kat Latorre provided the Task Force members with a presentation on Florida’s Sunshine Law and Public Records. The presentation included sunshine law meeting requirements; meetings must be open to the public and record of meeting minutes. The Public Record Law section reviewed the right to access public records, defined a public records and the penalties.

Regional Affordable Housing Initiative Report Presentation - Alberto Vargas, Manager, Planning Division and Mitchell Glasser, Manager, Housing and Community Development

- The Regional Affordable Housing Initiative investigated supply and demand
- Identified areas of opportunities, suitable for implementation for affordable housing
- Housing affordability is a major concern across most regions of the U.S.
- Housing affordability for whom:
 - School teacher
 - Restaurant server
 - School bus driver
 - Retailer person
- County lines; 90% stay within Orange County
- Regional population is growing very quickly, fairly consistent with Orange County growth. By 2040, we will have over 3 million residents.
- Good design determines success of affordable housing
- Purpose to increase housing options
- 30% of households are cost burdened
- 50% of households are severely cost burdened
- 110,000 households in Orange County are cost burdened
- Orange County's average home sale price is \$295,000
- Construction has been down across the nation
- Last year, there was an incredible growth in townhome developments in Orange County
- State Housing Initiative Partnership (SHIP) Allocation:
 - Dedicated funding source for affordable housing
 - Established Housing Trust Fund
 - Administered by Orange County
 - Monitoring and oversight – by the Florida Housing Finance Corporation
- FL Legislature swept the Sadowski Trust Fund (70% SHIP and 30% State Housing Trust Fund) for other priorities; legislature is allocating less money
- Implementation Framework:
 - Create - increase the housing supply to meet the needs of all current and future residents
 - Diversify - encourage diversity of housing types and energy-efficient housing
 - Preserve - preserve and protect existing and affordable housing stock
 - Integrate – promote social and economic integration
 - Educate - improve financial literacy and education of future homeowners and buyers
 - Reviewed the tools – transformative, progressive and basic tools and their impact

Members of the Task Force:

- A member of the Task Force brought up a shipping container feasibility study that was conducted in 2016 and asked whether that would be included in Orange County's plan. Co-Chair suggested the subcommittee on Design and Infrastructure take a look at this as an option.
- A member of the Task Force asked if the meeting minutes can be published in Spanish. Mayor Demings said that could be done.

Closing Comments:

Terry Prather, Co-Chair said to stay focused on innovation and collaboration; the real work starts on the subcommittee level. Allan Keen and Terry Prater, Co-Chairs, thanked the Task Force members for their service and participation.

The meeting ended at 10:40am