



Mayor Jerry L. Demings' Housing for All Task Force

April 29, 2019 | 1pm | 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 Elliott, 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:
 - Sam Choi, Emerging Technologies and Renewables Manager, Orlando Utilities Commission
 - Ignacio Esteban, CEO, Florida Community Loan Fund
 - 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, Organize Florida, 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, Mims Construction, Orange County Representative District 6
 - Brock Nicholas, Division President for Orlando, Lennar Homes
 - Lydia Pisano, Hampton & Hampton Management & Leasing

- 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
- Lee Steinhauer, Esq., Greater Orlando Builders Association
- Chip Tatum, CEO, Apartment Association of Greater Orlando
- Beth Thibodaux, Regional Director of Government Relations, AdventHealth Central Florida Division
- Frank Wells, Bright Community Trust, Representing Mark Brewer
- Rebecca “Becky” Wilson, District Council Chair, Urban Land Institute Central Florida
- Mildred Wright, Orange County Representative District 4
- Chia-Yuan Yu, Ph.D., Assistant Professor at the Urban & Regional Planning Program, School of Public Administration, University of Central Florida
- Scott Zimmerman, Banyan/AGPM

Welcome and Introductions:

Allan Keen, Co-Chair began the meeting with a welcome address followed by Terry Prather, Co-Chair. Mr. Prather discussed a very productive meeting held with the Subcommittee Chairs regarding getting more clarity for the subcommittees. The Task Force members were asked to provide a brief introduction.

Mayor Demings – Opening Remarks:

Mayor Demings addressed the task force members by recognizing the all-star cast of individuals who provide their time and represent the broad interest of the community. Mayor Demings indicated that he wants the initiative to be a very transparent process, one grown from the foundation of our community and to strive for something that will work for all in the community. Mayor Demings thanked the task force members and excused himself for not being able to remain for the entire meeting due to a scheduled meeting with the Undersecretary of the US Army.

Terry Prather:

Mr. Prather asked Task Force Members to direct their attention to their packets, which included the minutes for the first meeting. He asked for any comments and approval of the minutes. A motion was presented in favor to accept the meeting minutes, seconded by a Task Force member. All task force members unanimously accepted the meeting minutes.

Public Comment:

- Erica Gomez Tejada – Ms. Tejada is the Director for Organize Florida, an entity that works to organize solutions that impact lives and communities. For Orange County resident's, lack of affordable housing is an issue. Erica summarized what community participants were going to discuss with the Task Force and asked for support to stop HB 7103 and SB 1730 and to protect the county's ability to protect the need of residents.
- Translated Spanish comments – Lisandra Martinez: Mrs. Martinez stated she is from Puerto Rico and that she lives with her son, husband and sister-in-law. She arrived after Hurricane Maria looking for opportunities for her son and the marriage to continue with their business plans. With FEMA's assistance, she lived for 8 months in a hotel. She looked for a place to live where her Section 8 voucher would be accepted and expressed that it was difficult to find housing. She lost her voucher as the amount of the voucher was not sufficient to cover rent and she did not have enough time to find housing. She did receive help from FEMA with hotels but she ended up paying for hotels herself after using all FEMA's extension. She found an apartment but right now she is unable to make ends meet as she brings in \$1,600 and housing is \$1,593.
- Rosa Lee Branch – in 2005 Mrs. Branch relocated to Orlando after Hurricane Katrina and has been in the area for the past 14 years. Mrs. Branch expressed Orlando gave her hope to start all over again after losing everything but her hope is now threatened as she and another 1,000 residents in public housing have been told they will be given vouchers to relocate from the housing complex they live. Mrs. Branch loves where she lives, as it is affordable and is now very worried for those, herself included, who do not have the money to afford what property owners are asking for when it comes to a decent place to live. Mrs. Branch ask the Task Force to imagine what the crisis would be with another 1,000 families looking for a place to live.
- Father Jose Rodriguez – Father Rodriguez is a priest in Azalea Park. Father Rodriguez expressed that he is product of Orange County, a first-time homeowner, and has lived through many of the things families are experiencing, from church families losing housing vouchers due to discrimination, displaced families on the street, etc. Father Rodriguez stated Puerto Ricans have been displaced two to three times and pleaded before the group not to allow them to be displaced again. Father Rodriguez asked the Task Force to request the State Legislature to fully fund the affordable trust fund and stop HB 7103 and SB 1730.
- Kim Porteous – Ms. Porteous is the President of the Florida National Organization for Women. The organization passed a resolution to join the families affected by the crisis. She thanked the taskforce members for being there. Mrs. Porteous asked the Task Force members to consider removing crime free leasing standards and nuisance standards that are harmful to families.
- Charlotte Davis – Ms. Davis has been homeless for three months. She was evicted out of her home for not being able to pay the rent because as she asked for things to be done in the home. Feces was coming out of her tub; she had complained about these issues and then she received an eviction notice on her door. Other residents

complained about mold; she indicted there is not structure to help people through the complaint process.

- Vanessa Cambridge – yielded her time
- Cynthia Harris – Mrs. Harris is a resident of Orange County and City of Orlando. Mrs. Harris expressed housing is a basic human requirement. She asked what is affordable for people who make minimum wage. We need to regulate private rental sector, private property owners where rent is four times the market rate value. She asked the county to relinquish vacant properties and create rent to own programs for the working class who want an opportunity at homeownership. Mrs. Harris encouraged the group to think outside of the box when it comes to housing.
- Luana Gelcer – Mrs. Gelcer suggested the task force put in place some type of accountability for affordable housing programs. She asked the group that if someone reports a concern, could they be removed from the property? Could there be retaliation? Mrs. Gelcer mentioned that others do abuse the system; others utilize affordable housing when they do not qualify but they get it any way and suggested an anonymous reporting system. She challenged the group to come up with a solution to report abuse so that people are held accountable.

Affordable Housing Legislative Update – Kelly Teague, Legislative Affairs Director for Orange County

- Budget Issue – Governor and Senate budget proposal for the Sadowski Affordable Housing Trust Fund included 338 million while the House proposal was 123 million. However, a bulk of the funding was reserved for Hurricane recovery efforts in the Panhandle. Final numbers for affordable housing and SHIP is approximately 77.6 million, 115 million directed at the panhandle for Hurricane Michael, and 8 million for a Jacksonville project for a total of 200 million, which is more than in previous years. SB 70 and HB 1103 were introduced to eliminate the ability of the legislature to divert funding. Neither the bills were heard.
- Policy Issue – HB 7103 and companion bill SB 1730 - HB 7103 did pass 72-37. The bill restricts counties and municipalities to impose certain mandatory affordable housing ordinances, authorizes local government to exempt or waive impact fees for affordable housing projects and provides legislative findings for the need to develop affordable workforce housing. Allows counties and municipalities to create or implement a voluntary density bonus program when it comes to types of outlays and tools (they have to be offset and voluntary). SB 1730 will go on the calendar to be discussed by the full Senate. SB 1730 is a little less restrictive, it does include local inclusionary housing ordinances that require developers to make affordable housing contributions, but counties and municipalities must provide incentives to offset the cost for developers for affordable house contributions. When it comes to advocacy, Mrs. Teague encouraged the group to contact Senator Lee or Senate Leadership, President Galvano.
- A member of the taskforce asked for guidance as to how to support the efforts of Father Jose and those impacted by the proposed legislation and whether or not taskforce members were allowed to sign a petition to support them. Mayor Demings

added a reminder that the taskforce was a governmental body, and they cannot advocate for political reason. However, in an individual capacity, they may be able to sign the petition. As previously mentioned, the Task Force body itself cannot take action.

- A member of the taskforce asked to quantify how much of the Sadowski funds came to Orange County last year vs. this year. The total allocation is 200,000 million for the state, and 77.6 million is for all counties in Florida. In 2018, 44.5 million were disbursed as part of the affordable housing trust fund and Orange County received 1.387 million, and in 2017, the affordable housing trust fund had 89 million, and Orange County received 4.3 million.
- A member of the taskforce mentioned that the Reeves closure and other closures occurring in the City of Orlando are not related to the house or senate bill but to a HUD decision. Any advocacy about those bills will not be an advocacy effort for HUD decisions that have been made.

2018 ALICE (Asset Limited Income Constrained Employed) Report, Jeff Hayward, CEO, Hearth of Florida United Way

- President and CEO Jeff Hayward provided the Task Force with an overview of the 2018 ALICE (Asset Limited Income Constrained Employed) Report. ALICE population was referred to in the past as the working poor.
- Who is "ALICE?" ALICE is a hardworking community member who sometimes works two or more jobs. ALICE earns above the Federal poverty level but lives with the constant fear of financial ruin. Some top occupations that will qualify as ALICE are retail sale persons, cashiers, customer services representatives, waiters, secretaries, among others.
- In Central Florida, 350,000 households are struggling to make ends meet. In Orange County, 31 percent of households can be classified as ALICE.
- The ALICE population turns down a promotion or wage increase as an extra dollar an hour will make them hit the fiscal cliff and lose benefits for the school readiness program, for example.
- Cost of living in Orange County is getting more expensive. To be able to afford basics needs, a person needs to make \$58,000 gross.
- Affordable housing inventory for ALICE population is small, and affordability is challenging.

Presentations from Alberto Vargas, Manager of Planning Division, Mitchell Glasser, Manager of Housing and Community Development and Jason Reynolds, Administrator of Neighborhood Services

- Design and Infrastructure Subcommittee facilitated by Alberto Vargas, Manager of Planning Division
- Accessibility and Opportunity Subcommittee facilitated by Jason Reynolds, Administrator of Neighborhood Services
- Innovation and Sustainability Subcommittee facilitated Mitchell Glasser, Manager of Housing and Community Development

- Purpose:
 - Develop Housing for All action plan and implement recommendations from the Regional Affordable Housing Initiative.
- Mission
 - Expand housing options and empower Orange County residents with access to safe and decent housing they can afford.
- Goal:
 - Develop practical and lasting solutions to the housing crisis by addressing existing barriers and challenges.
- Subcommittees are led by the Task Force Subcommittee Chairs and supported by Orange County Staff.
- Staff discussed the formula for the Task Force success.
- The Housing for all timeline was reviewed with the Task Force, and the final action plan will be presented in October 2019.
- The focus, strategies, and tools for each subcommittee was presented:
 - Design & Infrastructure: Policy and land development code changes, stress test development scenarios of housing prototypes, incentivize mixed-use and mixed-income development.
 - Accessibility and Opportunity: looking at recommendations from the Regional Housing Initiative concerning where housing is provided. Looking at affordable housing near employment centers, transit, and essential services, as well as opportunities for adaptive reuse of existing buildings.
 - Innovation and Sustainability: looking at creative partnerships and innovative funding to jump-start the supply of housing. Looking at incentives and resources needed for the preservation of affordable housing as well as energy efficient practices for owners and tenants thereby helping with affordability.

Closing Comments:

Allan Keen asked the Task Force members for any questions. He stated that the real work would be done at the subcommittee level. He talked about issues of concern to include the 1,000 public housing units that are being vacated. Mr. Keen asked staff if there is anything that can be done to prevent this closure; the closure will produce a deficit of 1,000 affordable units. Mr. Keen challenged the staff to look at programs that are working in other states and other communities. A member restated the need to have the minutes in Spanish.

The meeting ended at approximately 2:20 p.m.