

Housing Branch Meeting

Meeting Minutes

1:30 PM-3:00 PM | MARCH 21, 2023 | COLLABORATORY | OPEN MEETING

Call to Order

At 1:30 PM on March 21, 2023, Mr. Gary Griffin, Branch Lead, convened the Housing Branch meeting with the following members present:

- Gray Griffin – Lead
- Richard Durling
- Diana Giraldo
- Kevin Besserer
- Jan-Erik Hustrulid
- Marcia Davis
- Chris Simoneau
- Marion Briggs

Facilitators and Branch Support:

- Terry Mazany
- Tessa LeSage
- Jon Romine
- Harrison Newton
- Robbie Heere

Introductions

Branch Members went around the room introducing themselves before Jon Romine, the Branch facilitator, began the presentation. Mr. Romine began the conversation on how this group can brainstorm ideas on how they envision the community looking down the road.

Roles and Responsibilities

Mr. Romine thanked the Branch Members for their attendance. He reviewed the overall responsibilities and roles of the Branches and how the Branch will facilitate actions and deliverables with the Recovery Task Force (RTF). Mr. Romine went over the Housing and Urban Development (HUD) funding timeline. Mr. Romine went through the timeline and

frequency of meetings. Mr. Romine went over the requirements of the Sunshine Law, and Mr. Heere went into further detail on how the branch support staff can assist.

Initial Branch Priorities and Branch Member Discussion

Mr. Romine reviewed the focus and initial priorities of the Housing Branch. Ms. LeSage facilitated the discussion of initial priorities. The members discussed the following priorities:

- Deregulation to reduce costs of housing and consistency of codes and permitting for efficiency:
 - Permit applications and requirements;
 - Streamline process in permitting;
 - Land development regulations for development orders;
 - Taxes- impact on affordability;
 - Impact fees on development;
 - Attainable housing and innovative building methods;
 - Homeownership attainability; and
 - HOAs and impact on costs, fees and building materials.
- Zoning changes to comprehensive planning that increases density and redevelopment:
 - Workforce housing located near places of employment (From RTF Members);
 - Coastal areas development and redevelopment ;
 - Sustainable and resilient building;
 - Temporary housing solutions;
 - Elevations;
 - Lee Sustainability Plan;
 - Culture in rebuilding;
 - Repurposing areas for mixed use and increased density;
 - Walkability and multi-use; and
 - Key partners are Bright Community Trust, Counselors of Real Estate, UF College of Design/Construction/Planning FIBER.
- Address housing issues and development incentives for vulnerable populations and communities:
 - Down payments and closing cost assistance;
 - Incentives for attainable housing;
 - Addressing homelessness;
 - Senior living communities;
 - NIMBYism;
 - Number of rental units up to 140% AMI;

- Regional housing issues;
- Connectivity and transportation;
- Insurance;
- Investment in lower income areas;
- Effect of developments on flooding and natural resources;
- Rental including workforce, attainable;
- Transitional housing;
- Survey existing housing in development, available land and infrastructure, and financing; and
- Potential use of Buckingham property – 500 acres of land that could be utilized.

Ms. LeSage then concluded the discussion by grouping the priorities by overall theme.

Community Engagement Strategy and Member Discussion

At 2:45 PM, Mr. Romine reviewed the importance of community engagement in the planning process. He introduced the community engagement strategy of On the Table (OTT) community dialogue sessions and encouraged Branch Members to host and join the OTT effort on March 30th. He then discussed Town Halls and other public workshops that will be scheduled in the future and opened the floor for discussion. Ms. Diana Giraldo suggested that the branch engages Jamie Ross from the Florida Housing Coalition for her expertise on state resources and studies on housing solutions.

Public Comment

No public comment requested.

Concluding Remarks and Adjournment

Members agreed that the next scheduled meeting will be held at 12:30 PM on April 4th, 2023. Mr. Romine thanked the Branch Members for attending and adjourned the meeting at 2:56 PM on March 21, 2023.