

INDIAN RIVER COUNTY, FLORIDA

MEMORANDUM

TO: Jason Brown
County Administrator

THROUGH: Stan Boling, AICP
Community Development Director

FROM: Sasan Rohani, AICP *S.A.*
Chief, Long-Range Planning

DATE: February 28, 2019

SUBJECT: Request for Board Authorization to continue Affordable Housing Advisory Committee (AHAC) Meetings to Review Affordable Housing Issues and Make Recommendations to the Board

It is requested that the following information be given formal consideration by the Board of County Commissioners at its regular meeting on March 12, 2019.

DESCRIPTION AND CONDITIONS

On December 4, 2018 the Board of County Commissioners (Board) directed staff to schedule a meeting of the Affordable Housing Advisory Committee (AHAC) to discuss, study, and review affordable housing issues within the county. Based on discussion at the December 4th meeting, the Board's desire is that the AHAC identify problems and opportunities related to affordable housing and provide recommendations to the Board (see attachment #1).

Per the Board's direction, an AHAC meeting was held on February 14, 2019. The meeting was conducted similar to a workshop, with many interested parties providing input and participating in discussions (see attachment #2). During the February 14th meeting, the AHAC reviewed existing affordable housing efforts and various aspects of housing affordability such as unit size, location, land cost, cost of construction materials, zoning regulations, and challenges encountered by developers and non-profits that provide affordable housing. In addition, the AHAC reviewed local government policies and procedures, ordinances, and land development regulations that encourage or facilitate affordable housing, especially County policies and provisions. The AHAC also reviewed information on local wages and income for very low, low, and moderate income workforce residents.

Because the issue of affordable housing is complex and includes many factors involving the county, the cities, private sector industry, and non-profit organizations, members of the AHAC (with staff's support) decided that it needs to conduct multiple public meetings during 2019 and 2020 to study the issue thoroughly and report its findings and recommendations to the Board. In staff's opinion, meetings will need to be scheduled two to three months apart to allow time for effective research and coordination between meetings.

Since the February 14th AHAC meeting, staff has coordinated with the committee chairman and continued to conduct research. In anticipation of authorization from the Board for the committee to move forward with its assignment, staff is preparing for an April and a June AHAC meeting followed by a summer recess with resumption of meetings beginning in September. The next AHAC meeting is tentatively scheduled for April 24, 2019 at 9:30 a.m., pending approval of the requested Board authorization.

Although the committee is committed to a process that may take its work into 2020, staff will advise the committee that it may make “interim recommendations” to the Board rather than wait until its work is completed on all items it will consider. Last year, the use of “interim recommendations” by the Development Review Committee was successful in initiating early positive changes during that committee’s review/evaluation process. Staff believes similar flexibility for the AHAC’s work will be beneficial.

RECOMMENDATION

The AHAC and staff recommend that the Board authorize the AHAC to continue conducting multiple public meetings to review relevant information and analysis, to make findings, and to make recommendations to the Board including any “interim recommendations” the committee wishes to make.

ATTACHMENT

1. Draft minutes from the December 4th 2018 BCC meeting
2. Draft minutes (with attachments) from the February 14, 2019 AHAC meeting