



Council Minutes

February 11, 2008
10:00 a.m.

REPRESENTATIVES PRESENT

Chair, Vice Mayor Deborah Kynes, City of Dunedin
Vice Chair, Commissioner Bill Dodson, City of Plant City
Secretary/Treasurer, Commissioner Jack Mariano, Pasco County
Commissioner Nina Bandoni, City of Safety Harbor
Ms. Jane Bittner, Gubernatorial Appointee, Pinellas County
Commissioner Woody Brown, City of Largo
Mayor Larry Bustle, City of Palmetto
Vice Mayor Larry Crowley, City of South Pasadena
Council Member Alison Fernandez, City of Temple Terrace
Mr. Julian Garcia, Jr., Gubernatorial Appointee, Hillsborough County
Mr. Robert Kersteen, Gubernatorial Appointee, Pinellas County
Ms. Angeleah Kinsler, Gubernatorial Appointee, Hillsborough County
Council Member Janice Miller, City of Oldsmar
Councilwoman Mary Mulhern, City of Tampa
Mr. Andy Núñez, Gubernatorial Appointee, Pinellas County
Council Member Carlen Petersen, City of Clearwater
Councilman Patrick Roff, City of Bradenton
Commissioner Robin Saenger, City of Tarpon Springs
Ms. Barbara Sheen Todd, Gubernatorial Appointee, Pinellas County
Ms. Kim Vance, Gubernatorial Appointee, Hillsborough County
Commissioner Jane von Hahmann, Manatee County
Councilman Earnest Williams, City of St. Petersburg
Commissioner Robert Worthington, City of Gulfport
Mr. Mike Downs, Alt., Ex-officio, Department of Environmental Protection
Mr. Todd Pressman, Ex-officio, SWFWMD

REPRESENTATIVES ABSENT

Past Chair, Commissioner Scott Black, City of Dade City
Council Member Bob Consalvo, City of New Port Richey
Commissioner Ronnie Duncan, Pinellas County
Commissioner Rose Ferlita, Hillsborough County
Mayor Ward Friszolowski, City of St. Pete Beach
Councilor Bob Matthews, City of Seminole
Commissioner Bob Minning, City of Treasure Island
Councilman Ed Taylor, City of Pinellas Park
Mr. Charles Waller, Gubernatorial Appointee, Pasco County
Mr. Philip Waller, Gubernatorial Appointee, Hillsborough County
Mr. Bob Clifford, Ex-officio, Florida Department of Transportation
Ms. Michelle Miller, Ex-officio, Enterprise Florida

OTHERS PRESENT

Shawn College, Exec. Planner, Hillsborough Planning Commission
John Healey, Planner, Hillsborough County
Liz Abernathy, Wilson Miller

Shawn Crocker, Executive Director, Florida Strawberry Growers
Bob Cambric, ADG
Renee Vincent, Planning Director, Tarpon Springs
Al Davis, Citizen-Clam Bayou Group, Gulfport
Cindy Davis, Citizen-Clam Bayou Group, Gulfport
Jeff Stewart, Env., Mosaic
Trisha Neasman, Planner, SWFWMD

STAFF PRESENT

Mr. Manny Pumariega, Executive Director
Mr. Donald Conn, Legal Counsel
Ms. Suzanne Cooper, Principal Planner
Ms. Lori Denman, Administrative Assistant/Recording Secretary
Mr. John Jacobsen, Accounting Manager
Ms. Betti Johnson, Principal Planner
Ms. Wren Krahl, Manager of Administration/Public Information
Mr. Bill Lofgren, Principal Planner
Mr. John Meyer, Principal Planner
Mr. Greg Miller, Senior Planner
Mr. Patrick O'Neil, Senior Planner
Mr. Brady Smith, Senior Planner
Ms. Jessica White, Senior Planner
Ms. Kim Williams, Communications/Graphics Coordinator
Mr. Avera Wynne, Planning Director

Call to Order - Chair Kynes

The February 11, 2008 Regular Meeting of the Tampa Bay Regional Planning Council was called to order by Chair Kynes at 10:05 a.m.

The Invocation was given by Commissioner Jane von Hahmann, followed by the pledge of allegiance.

Roll Call - Recording Secretary

A quorum was present. There were no voting conflicts.

Recognitions:

Commissioner Woody Brown, City of Largo and Councilman Patrick Roff, City of Bradenton were introduced and welcomed as new Council members.

Special Presentation:

Vice Chair Dodson introduced Shawn Crocker, Executive Director of the Florida Strawberry Growers.

Mr. Crocker said it was a pleasure to speak before the Council about the 8,000 acres of strawberries that are grown in the state of Florida. Strawberries from Florida are consumed on the nation's tables, and this is accomplished by providing 90% of those berries during the winter months. A lot of people don't realize that the berries go from Thanksgiving through Easter. The Strawberry Festival is actually the wind down of the season.

Strawberries are not just grown in Plant City, but 90% are grown within 30 miles of Plant City. Last year alone, \$273 million in sales were recorded in sales of the 1 lb. packages of strawberries. The Grower's

Association, 25 years ago when they brought the organization to existence, the main reason they brought it to existence was to fund research. The Florida Festival variety, the plant that covers 70% of the industry today, is grown in 45 different countries. The research was done in Florida at the Balm Campus of the Gulfcoast Research Center in the Wimauma area and that area has produced 6 varieties of strawberries that give us a multi-million dollar plant breeding business as well as the Florida strawberry varieties you buy at the grocery store.

On February 28th the Strawberry Festival begins. It is ten days of excitement and about 600,000 people come through Plant City during that time. There is more than entertainment available. The festival has a farming display which shows every stage of a farm from breaking ground to laying plastic and how to plant the plants.

Announcements:

An invitation to Council members for the upcoming March 28, 2008 at 11:45 a.m. *16th Future of the Region Awards Luncheon* was provided in Council folders. The event will be held at the Quorum Hotel on the corner of Westshore and Cypress. 41 projects were entered this year, which is 12 more than last year. Council members were asked to RSVP. Lunch is complimentary for Council members.

Council presentations can be viewed or obtained by visiting www.tbrpc.org, and click on *Council Members and Committees* on the header. Scroll down and you will find *Council Presentations*. Contact information for guest speakers is also available on that page.

1. **Approval of Minutes** - Secretary/Treasurer Mariano
The minutes from the January 14, 2008 meeting were approved. (von Hahmann/Miller)
2. **Budget Committee** -Secretary/Treasurer Mariano
The Financial Report for the period ending 12/31/07 was approved. (Kersteen/Miller)
3. **Consent Agenda** - Chair Kynes
Consent Agenda Item #3.F.7. Annual Report Summary - DRI #188 - Walden Woods Industrial Park, RY 2006-07, City of Plant City was pulled to allow the developer time to provide additional information. This item will be revised accordingly and placed on the March Council meeting Consent Agenda.
 - A. **Budget and Contractual** - None
 - B. **Intergovernmental Coordination & Review (IC&R) Program**
 1. IC&R Reviews by Jurisdiction
 2. January 2008 IC&R Database
 - C. **DRI Development Order Reports (DOR)** - None
 - D. **DRI Development Order Amendment Reports (DOAR)**
DRI # 98 – Sabal Center, Hillsborough County
 - E. **Notice of Proposed Change (NOPC) Reports**
 1. DRI # 95 – Wingate Creek Mine, Manatee County
 2. DRI # 266 – Wolf Creek Branch S/D, Hillsborough County
 - F. **Annual Report Summaries (ARS) / Biennial Report Summaries (BRS)**

1. DRI # 68 – Cargill Riverview Facility, RY 2006-07, Hillsborough County
2. DRI # 73 – Summerfield Crossings, RY 2006-07, Hillsborough County
3. DRI # 92 – Park Place, RY 2006-07, City of Clearwater
4. DRI # 115 – Woodland Corporate Center, RY 2006-07, Hillsborough County
5. DRI # 129 – Seven Oaks, RY 2006-07, Pasco County
6. DRI # 141 – Westshore Areawide, RY 2006-07, City of Tampa
7. DRI # 194 – DG Farms, RY 2006-07, Hillsborough County
8. DRI # 233 – Connerton, RY 2006-07, Pasco County

G. DRI Status Report

Information Only.

H. Local Government Comprehensive Plan Amendments Reviewed

1. DCA # 08-1AR, St. Petersburg
2. DCA # 07-1, Pasco County (adopted)
3. DCA # 07ER, Town of North Redington Beach (adopted)
4. DCA # 07-2, Plant City (adopted)
5. DCA # 08PEFE-1, Zephyrhills
6. DCA # 08PEFE-1, Dade City
7. DCA # 07-2, Hillsborough County
8. DCA # 08ER-1, South Pasadena.
9. DCA # 07-CIE, Hillsborough County
10. DCA # 08ER-1, Kenneth City
11. DCA # 07-2, Manatee County (adopted)
12. DCA # 08-1ER, Tarpon Springs
13. DCA # 07-CIE, Oldsmar
14. DCA # 07PEFE1, Pinellas County (adopted)
15. DCA # 07-PEFE1, Oldsmar (adopted)
16. DCA # 07ER, New Port Richey (adopted)
17. DCA # 07-2(13), Pasco County (adopted)
18. DCA # 07-2, Tampa (adopted)
19. DCA # 07-CIE, Tampa

The Consent Agenda was approved. (von Hahmann/Kersteen)

4. **Item(s) Removed from Consent Agenda and Addendum Item(s) - None**
Council members shall notify Chairman of any items they wish to be pulled from the Consent Agenda. These items will be discussed and voted on separately after the remainder of the Consent Agenda is approved.
5. **Review Item(s) or Any Other Item(s) for Discussion - None**
6. **Mr. Bob Cambric - 2007 Affordable Housing Report: Solutions to Affordable Housing Needs**
 Mr. Cambric, former staff member of the Apalachee Regional Planning Council and DCA, made a presentation on the *2007 Affordable Housing Report: Solutions to Affordable Housing Needs*. As a consultant to the Department of Community Affairs (DCA), Mr. Cambric was a key researcher and author of the report. The report addresses a wide range of issues from how affordable housing is delivered by local governments to the DRI affordable housing process. Mr. Cambric discussed key findings and recommendations.

Mr. Cambric stated ADG Business and Governmental Consultants was retained by DCA to look at

Affordable Housing issues in Florida. We started off by trying to figure out if we have, under our growth management system, the foundation to be addressing not only housing, but affordable housing properly. Are there things that other states are doing in growth management that we should be looking at to enhance our ability to address these issues? And within the different requirements, are there things that are working well, or things that need to be addressed and changed? Mr. Avera Wynne was on the Technical Advisory Team and did a great job informing us of the various things that are being done in the region regarding the DRI program, as well as working with the other 10 Regional Planning Councils to provide information. We tried to make sure the Technical Advisory Team had representatives from local government, the private sector, and housing advocates in order to make sure the department was getting as well rounded and balanced information as possible. Additional assistance was from community developers, home builders, Georgianne Ratliff from Wilson Miller, and also Susan Caswell who was formerly with the East Central RPC but now works with the Orange County Planning Department. She was one of the team members who authored the DRI Affordable Housing Methodology that you, as the Council, have taken a lead in saying doesn't work and you are looking at a different approach.

In 2000, Congress appointed the Millennial Housing Commission, which is a bi-partisan commission that was supposed to look at our housing needs. The Commission's statement reads, in part, *Housing is most Americans' largest expense*. One of the things we learned is that it is not only the largest expense, but its also a means of wealth accumulation. We noticed in our findings that on average Americans have about \$35,000 in equity. Of that \$35,000 their home is \$25,000, the single most important investment that most people will make. It is also important to the fabric of the community.

We looked at how effective the state's rules and guidelines and programs are for addressing affordable housing needs. We looked at how Comprehensive Plans are prepared and the DRI program. We looked at potential regulatory barriers to see how those issues can be affecting affordable housing.

Key Findings. One of the things that we noticed is that there is a lack of overall coordination. You have the DCA who does land use issues. Then you have funding that is handled by the Florida Housing Finance Corporation, but they will say they don't know anything about land use, we just provide dollars. You also have the Division of Emergency Management who does housing repair, and within DCA the Division of Housing Community Development through the small cities. No one has sat down and said, here's where we want to get to. Several other states have come together from the National Government Association where they basically understate the governor's executive order and said, let's sit down and look at how we are spending our money. Are we spending it the best way possible? One of the things that we heard from local government representatives was that sometimes they are put in a position where they are forced to respond to housing proposals that are going before the Florida Housing Finance Corporation. A developer will come in and say he wants to do a certain type of development "here" and the local government representative is put into a position of voting either for or against affordable housing. The issue is how to get better coordination and a better role of how to lead and work with the development community, about where to develop affordable housing, and how to integrate housing into the overall site.

Staff has reviewed about 176 comprehensive plans. The housing elements themselves don't seem to set out what we are trying to accomplish. For the purpose of being able to figure out what your future land allocations are going to be the housing elements work very well. In terms of raw numbers you know what you are going to need in the future. But from the point of view in determining whether or not you have suitable sites for affordable housing, a lot of the plans are not doing a very good job of that. We need to determine what the housing element would be, the basis

for your future land use allocation, or to the housing element, as well as help communities decide what their affordable housing needs are, if any, and how they are going to address those in concert with providers.

As of right now there isn't a strong link between the dollars for affordable housing and what a local government has set out as their priority. We have determined the roles of the public and private sector. Chapter 420.0003 is the state of Florida's affordable housing strategy. Within that, it specifically says that the private sector shall be the primary provider of affordable housing. The question is, what is that supposed to mean? The Comp Plan aspect is to be distinguished directly into the plan. Who is supposed to do what for affordable housing? And sitting down and having a conversation with the development community about what are you able to take on? And what are the types of housing you are going to be able to take on? The development community is saying more and more that they can deal with the workforce population, which is those people that are up to \$120,000-\$150,000 of the area's median income. 80% of the area's median income and 150% of the development community said we possibly could make those numbers work within the development reviewing. We start getting below 80% and it becomes a little more difficult. Especially from a home ownership point of view. Who is supposed to do what? Because this isn't being addressed there are some gaps in terms of who is being serviced.

Increasingly, one of the last things that people want to do is have an enclave of affordable housing. It stigmatizes the residents and it also creates more issues than you want. It puts a light on the area and people who own property or live near there become concerned. The issue is, how do you make sure you are integrating everyone into the communities that you are developing?

Our growth management system does give us a foundation to do things fairly well. There are some changes that we looked at in other states. Those are potentially changing the time frame for Comp Plans from 10 to 20 years allowing for local governments to do regional looks at affordable housing. There are more than a few communities in this area where the land costs are such now that doing affordable housing is cost prohibitive. You can't buy the lands cheaply enough to be able to subsidize that. One of the other things that is very significant is, we don't look at employment as part of the Comp Plan process and that's a real driver. Housing needs should be built responsive to that. Right now everything is number driven. If you plan for 10,000 people, are they service workers? Will you be adding middle income people? If we do a better job on that, maybe we can do a better job on the housing challenges.

The City of Tallahassee, in their comprehensive plan, says *as a local government we will bring 15 affordable housing units on line a year*. If you look at the Shimberg data their annual affordable housing needs are 1,394 units. So the 15 is less than 1%, but the plan doesn't articulate or have a conversation with the develop community saying that - how are we going to deal with the other 1,379 units? Where will they come from? We need to take care of things that are not in the condition that they should be.

The DRI program had some serious challenges that we were able to identify. As you already recognized, the affordable housing methodology doesn't seem to work. Since its existence in the early 90s, less than 20 DRIs in the state have had a demonstrated need which is interesting. If you look at the Shimberg data the community is supposed to use to do their plans and identify housing deficits, how can you have a large development come in and not generate an impact if you are already having a deficit? The other problem with the DRI program is that it treats development separately. You are asking the developer of a DRI to do an elaborate assessment of their affordable housing impact, however, it is only about 5% of all DRI developments. Our recommendations

regarding the DRI program was, potentially give the regionals as you are doing now the flexibility to look at other models. Voluntary models you do now with the inclusionary zoning and the linkage fees is bringing units on line. Your TBRPC is doing this now and the SW Florida RPC is doing a similar process without the linkage fee, they are only doing the inclusionary zoning. The NE Florida RPC in Jacksonville is also doing inclusionary zoning without the linkage fee. The South Florida RPC is doing a request where instead of paying a consultant to prove you don't have a problem, pay your local housing trust fund the money to build housing. One of the challenges here, and we want to make sure you have the flexibility and it's not really clear that 9J2, basically says that is one of the things that can happen basically it establishes what is called a safe harbor approach. If you use the East Central Methodology, DCA can't and won't challenge it. We made a recommendation that maybe they should codify that where Councils have taken the lead, like you have, that it becomes the standard for that region and shouldn't be challenged by a developer or a 3rd party. We also recommend overall that the East Central Methodology, when possible, be scrapped. It doesn't work on either side for the most part. There were some suggested changes from the development communities to the methodology which is included in the report. Tinkering with that methodology is like moving chairs around on the Titanic. All you basically will do is create a process that will burn your staff having to do more reviews and provide consultants with the ability to generate more reports without getting any tangible units built.

Tools such as inclusionary zoning programs, community land trust are fairly under-utilized in the state of Florida. We were able to identify 2 linkage programs and four inclusionary zoning ordinances at the time we started the report. Interestingly the legislature, back in 2006, directed local governments to allow for separate dwelling ordinances but they had a prescription there where if a person built an ADU, if they wanted to make it available for affordable rental they would have to go to your local building department, submit an affidavit stating it would be kept affordable and go from there. The problem is most local governments didn't know about the ordinance. The other part of it is that most local governments were put into the position of having to monitor what a private sector person or a private homeowner is doing - whether they were renting the property at the rate they said. We felt that should be changed because it costs more than it is actually worth for local governments to create a monitoring function just in case a citizen walked in the door and said the unit wasn't being rented for what it should be.

The legislature has asked local governments to reduce regulatory barriers. We identified that this is not an easy process. There are communities that are working on it continuously. For instance, one of our technical advisory team members, City of Orlando, they are still making changes and their latest process they created an ombudsman person for affordable housing because they realize that within the housing program itself when it was with the planning department, one person couldn't handle the issues.

Funding programs: Right now you can't use CDBG dollars for new construction. For those of you that are eligible that could potentially be opened up where it could be used as leverage for new construction. CDBG Programs are also used to establish community land trusts as acquisition dollars and potentially using the CDBG Program to establish a revolving loan fund that would be used locally for down payment assistance to first time home buyers. There is an RPC in Iowa that has been doing this program for 15 years now and has done 500+ loans and have a default rate of less than 2%. They provide \$5,000 of down payment assistance. The money then gets recycled. Also under funding programs, change application requirements to enhance consistency with the Comprehensive Plan and use Florida's State Clearinghouse Process as a tool to coordinate federal funding. There are programs that come down from HUD that we don't hear about at the state of Florida level. One of the potential ways of doing that is through the Clearinghouse Process. Then

at least the state and the region can be aware of what dollars are coming in and where they are being spent and be a part of that conversation.

The rule regulations program process is in place but there is a need for greater technical assistance, training and education. Helping local governments expedite and streamline the permitting process; enhance the data; eliminate/reduce regulatory barriers; provide information on emerging techniques; address the needs of the development/builder community; and ensure adequate access to programs/funding sources. The state of Florida needs to do a better job to ensure data is adequate and reflects what is going on. California and New Jersey have gone through what we are going through right now. Their housing costs have been out of sync for a long time. They've been exploring a lot of things that we haven't gotten to yet.

If you take a developer who brings a product to market and all of a sudden say to them, set aside 10% of this product for affordable housing - well there would be a lot of issues that come along with that such as changing the design of the project and finding suitable buyers. One of the interesting things with home buyer extension programs is that you might work with 15 households to get a few qualified into a house. You are transferring that responsibility to the development community without potentially providing them the insight about how to do it and also how to potentially partner with not for profits to get that done. The existing programs that are out there right now primarily deal with how to administer your SHIP dollars, which is important, but there is more in the housing arena in terms of what we need to accomplish than proper monitoring of SHIP.

One of the interesting things with some of the programs of Florida Housing Finance Corporation is the prerequisite for getting dollars. Like the pre-development loan program which provides \$500,000 to help with development costs such as impact fees, and pre-construction activities. If you've never gotten the dollars before you can never get them. It's a system that isn't expanding to address the changing needs of Florida.

The Department of Community Affairs has reviewed the report and the Senate Community Affairs Committee is in the process of looking at it.

This Presentation can be found at www.tbrpc.org/councilagendas/councilpresentations.htm
The 2007 Affordable Housing Report is available at: www.adgonline.com

Questions & Comments:

- Mr. Garcia: We have been told over time that DCA was looking at the DRI requirements for affordable housing and it seems that they are backing away from it and letting us experiment on the local level.
- Mr. Cambric: Their response was, wow - we (DCA) have a lot of work we are going to have to do to address affordable housing issues. One thing that we identified in the DRI program was that they say if you have an impact with the affordable housing, mitigate.
- Mr. Garcia: The issue that has come up here several times is that they do a pretty good job of identifying the need, but then they are permitted to counting existing housing, as you said. Just taking out that part would be a pretty simple solution to the problem. Our staff has been very good at getting developers to make voluntary contributions, the linkage part. Simply saying there is a lot of work to be done and a lot of staffing time – it's a pretty easy solution and its not that complex a problem. Housing preservation – right now, Senator Fasano and supported by Senator Crist have submitted a bill to provide a \$50 million pilot program. The bill

has been supported by Catholic charities, Florida Lending Partnership, Homes for Greater Orlando, and a whole list of people who provide affordable housing. In Hillsborough County alone we will be losing about 3,600 units of state funded affordable housing over the next 3 years. From what we see its not possible to build housing fast enough to beat current need and to replace the housing we are losing. Will DCA be supporting that legislation?

Mr. Cambric: My understanding is that the Department is working with the Senate Affairs Committee. I haven't heard what their legislative platform is and what they are going to support. On their website they have their legislative docket so far and housing is not one of them. I can't say if they are going to be supporting Senator Fasano's proposal.

Mr. Garcia: You talk about suitable affordable housing sites. Define that. I've been in affordable housing for over 30 years. I'd be interested in how that would be done. And another part that you mentioned was looking at affordable housing on a regional basis. And you also mentioned the fact that the cost of land is a primary factor in affordable housing. As a regional authority I would be concerned that what happens, and this has happened on the county level, where that cheaper land is in the less developed county and to build the affordable housing there you in fact displace low income people from urban areas to less developed areas. That then creates all kinds of transportation problems. The classic case in Hillsborough County was when they put in Interstate 4. They went right through a low income neighborhood and then they went way up into the county and developed Progress Village and moved low income African Americans from the urban core out to the middle of no where, where there are no schools, no public transportation, none of the needed services. An affordable housing project works on the numbers. In Hillsborough County the types of property that you can build an apartment complex on is RSC20. By that simple zoning designation that property has a certain value. How can you then, without buying that additional value from the property owner, designate that an affordable housing site? If you pay market value for that then the numbers don't work, as you have stated in your report.

Mr. Cambric: Right. That's the tricky part of what we are looking at. One of the things that we looked at is transportation costs. How do you begin to do a trade off where if you begin to reduce the transportation requirements and exactions in exchange for provision of affordable housing in the urban core area then are you able to offset some of those concerns? That's potentially the one idea we were looking at in terms of trying to deal with that in the urban community. You do want to have your affordable housing located near employment centers and transit. It creates problems when you take the affordable housing population and put them out away. Even if they do have access to cars it creates more trips coming into the community.

Mr. Garcia: I know in Hillsborough County there is an area called "suitcase city" and I run the development corporation trying to rebuild that area. It's the most densely populated area in Hillsborough County because all of the low-income/affordable housing is in that area, which could easily happen on a regional level based on property prices.

Mr. Cambric: Part of that issue is that the Comp Plan requires you to identify suitable

locations for affordable housing. What is suitable? Ideally, from my point of view, you don't want to take a chunk and say this is where affordable housing is going to go. What we are saying you should be able to do is say, where is the impact? And, if the land we have designated for residential - are the densities and land development codes such that would allow for creative financing and development of affordable housing?

Mr. Garcia:

Talking about the development codes, one of the big problems is when you go to the State Board of Building Codes and Standards. The professionals who develop the building code have to meet their professional standards to remain in good stead with their national associations. In a subdivision they require between the curb and the sidewalk a recovery area to meet a car going 35MPH. But when you try and get that changed by the professionals in the transportation department they have to meet a standard and that becomes a problem. The different professions all try to meet their professional standards.

Mr. Cambric:

And that was one of the other things in terms of overall coordination. That's why we said folks need to sit down at the state level and bring those issues to the table and try to adjust, but still maintain the public safety and welfare. A lot of times when things are passed they aren't thinking that it will be an extra cost for housing. We need to sit down, in an organized fashion, and try to figure out how to pull those things back. We just keep trying to do things piecemeal instead of pulling it all together. Our inability to provide safe, decent affordable housing in Florida is ultimately going to begin to adversely impact our economy.

Commissioner von Hahmann:

It isn't only professional regulations, but you have boards that are sitting that don't want to concede some of the regulations required of all development in order to make things move forward. They are afraid that you will produce a community that people will look at and say "oh, that's affordable housing" because you reduced sidewalk and landscape requirements. I have one board member that's very stringent when it comes to making sure that you can't see that it is an affordable product. You aren't going to need that 4-6 foot area of grass, which is so expensive, between that sidewalk and road. What was the survey that was done? How did you come up with what local governments presently are providing in incentives and land trust, and how they use their SHIP dollars, impact fee credits? In Manatee County we do every single one of the things you mentioned.

Mr. Cambric:

Our initial foray into this was an on-line survey and we worked with partners. We contacted the Florida Planning Association, League of Cities, Florida Association of Counties, homebuilders, Florida community developers, the Florida Housing Coalition and asked that they send to their members the link and information and request they take the on-line survey. For the key issues we did a more in depth research where we actually made telephone calls and face to face meetings with local government representatives to find out what they are doing and how they are doing it. We also did web-based research to find out who has put into place by what ordinance.

Commissioner von Hahmann:

This board is not real comfortable with the mitigation dollars for DRIs. I don't know if there is standardization out there of some kind, but we've been very uncomfortable with the mitigation dollars that are being

offered simply, if for no other reason, because they won't buy many square feet of land, much less provide a home on a piece of property. This board has been very proactive in the DRIs asking them to remove that language from mitigation and to commit to providing the product. That is sort of a mandate for inclusionary zoning coming from a regional level. The only problems is that we only address DRIs here and the threshold for Manatee County is 1,999 before they even become a DRI. That's a pretty large project to hit the ground before it comes to this board.

Mr. Cambric:

In the report we said that one of the big issues that should be addressed is that they need to provide policy guidance. What constitutes adequate mitigation in the realm of affordable housing? If you identify a need for 50 units within a DRI, out of those 50, 25 will be moderate income and 15 will be low income and then the other 10 will be workforce. Your question is, do they need to construct a unit? Is it that they identified, at the local level, what is the amount of public subsidy that local government is putting in for each one of those income groups and they provide that instead? Is the developer providing down payment assistance? Is the developer donating land, and is the land in the development? One of the things they say is that in order to get an inclusive community you should make the cost of going off site financially prohibitive in relation to developing on site. Because you have never articulated these things happen, you put the local government and the RPC in a position. Then the question is whether or not what you've strived to achieve is meeting the need. If it's costing you, at a county level, \$25,000 in subsidies to put a person in a moderate income house and a developer says he can give you \$2,000 a house, what is that doing? Those are the types of things we are saying that need educational training. If you don't set a target its going to be all over the map. But at the same time you need to allow for flexibility for different conditions. The main thing the Report is saying to the Department of Community Affairs is, you are the state land planning agency. Here are some things people are struggling to deal with and you need to become a part of the conversation and help people answer these questions.

Commissioner von Hahmann:

My last comment is, first of all we are already in a deficit. In my mind, as much as I want new development to cover their requirements we are very challenged and I'm hoping the market will help us in assisting with that deficit arena.

Mr. Cambric:

The other big challenge right now as we're experiencing this market correction in the arena of housing is that some people may want to take a step back and say we no longer have a problem. There are still people that are struggling for access. Owning a home is the American dream, however, the ability for everyone to be a homeowner is not realistic. We need to make sure that our programs are putting people in the right types of things. I think it is better to keep your person in a safe, decent rental situation than to put a person into a home that they can't afford in three years.

7. Council Members' Comments - Chair Kynes

Commissioner Nina Bandoni, City of Safety Harbor, was introduced and welcomed to the Council.

8. **Program Reports**

A. Agency on Bay Management (ABM) - Chair, Mr. Robert Kersteen

There will not be a February meeting of the Agency's committees.

The full Agency will meet on March 13th. Slated for the agenda are:

- The Rays' proposed ballpark - a presentation on the potential environmental impacts of the facility will be provided and recommendations from the Agency requested.
- A presentation on the One Bay visioning process by TBRPC staff. The Agency is interested in how the environment is considered in the development of future growth scenarios.

All are welcomed to attend.

The Agency's Executive Steering Committee proposed, and the full Agency adopted, revisions to the Agency's Operating Procedures and Organizational Statement. These two governing documents were last revised in 1997 and 1999, respectively. The most notable changes are:

- Operating Procedures -

Recognition that the Agency is subject to Florida Public Records and Sunshine laws.

Provision of minutes of every Agency meeting, including all committees.

- Organizational Statement -

Addition of Tampa Bay Water as a member.

Requirement that the Agency annually prepare a summary of Agency and members' activities for publication in Bay Soundings and other appropriate outlets.

Plans to sponsor or co-sponsor regional environmental conferences annually, emphasizing growth management and natural resource issues in the Tampa Bay watershed.

Motion to accept the revised Agency on Bay Management Operating Procedures and Organizational Statement (Miller/Kynes)

Commissioner Worthington: In regard to the February 14 meeting that has been cancelled, has that been delayed or will it be rescheduled? My interest is Clam Bayou since that is in my area.

Ms. Cooper: That issue will probably come back to the committee at a point when there is something to be presented. The water management folks are in the process of issuing Requests For Bids and there wasn't much to report on. When they have something to report on we will have that meeting. The next Natural Resources Committee meeting will take place in April.

B. Clearinghouse Review Committee (CRC) - No Report.

C. Local Emergency Planning Committee (LEPC) - No Report.

D. Emergency Management - No Report.

E. Legislative Committee - Chair, Mr. Julian Garcia, Jr.

The Legislative Committee will be meeting immediately after the Council meeting to discuss the following topics:

FRCA Growth Management Legislation

The DCA Legislative Agenda

Florida Forever Re-Authorization

The Taxation and Budget Reform Commission

and the Signature Outcome of the Hometown Democracy initiative.

Council members were invited to attend.

F. Regional Planning Advisory Committee (RPAC) - Mr. Avera Wynne

The RPAC met on February 1st. Two major topics of discussion were an update on One Bay and the DCA proposed legislation. Topics of that proposed legislation will be discussed at the Legislative Committee. DCA is looking to tweak the alternative state review process that was enacted last year. A lot of efforts have been put into drafting the Citizen's Planning Bill of Rights which ties into the Hometown Democracy issue. Some minor tweaks to the coastal management area, Everglades protection which won't affect us but will affect local government comprehensive plans that are in the Everglades watershed, and optional sector plans. They may have some applicability to Manatee, Hillsborough and Pasco County, but not Pinellas because they are looking to changing their requirement from 5,000 acres to 10,000 acres to be eligible to prepare a sector plan. Finally, transportation concurrency issues. One issue was a way for local governments to address how proportionate fair share mitigation may be used in extra jurisdictional areas, particularly as it might relate to the findings of the RPC's final report on the DRI. The transportation concurrency topic has been pulled from their web site.

G. Telework Tampa Bay - No Report.

H. Economic Development - No Report.

I. Regional Domestic Security Task Force (RDSTF) - No Report.

9. **Other Council Reports - None**

10. **Executive/Budget Committee Report - Chair Kynes**

The Executive/Budget Committee met at 9:00 a.m. to go over the FY 2007 Annual Audit Draft.

The Committee approved the FY 2007 Annual Audit Draft and it will be presented to the full Council at the March 10th for consideration and approval.

11. **Chair's Report** - Chair Kynes

Chair Kynes thanked Vice Chair Dodson for providing strawberries to the Council.

12. **Executive Director's Report** - Manny Pumariega

Last week a few of us attended the Conference of Regions in Washington DC and a short report will be provided in the March agenda packet. We heard a lot of good discussion regarding transportation, environment and domestic security.

Adjournment 11:15 a.m.

Lori Denman, Recording Secretary

Vice Mayor Deborah Kynes, Chair