

**Affordable Housing Advisory Committee
Pinellas County
April 2, 2024 Meeting Minutes**

The Affordable Housing Advisory Committee (AHAC) (as created by Florida Statute 420.9076(2) and Pinellas County Ordinance 93-30, as amended) met in regular session at 4:09 PM on this date in the Palm Room at the Pinellas County Communications Building, 333 Chestnut Street, Clearwater, Florida.

Present

René Flowers, County Commissioner, Elected Official (appeared virtually)
Sean King, Not-for-Profit Developer of Affordable Housing
Shannon L. Love, Resident of Jurisdiction
Elise Minkoff, Low-Income Housing Advocate
Frances M. Pheeny, Not-for-Profit Provider of Affordable Housing

Not Present

Robyn Fiel, Chairman, Housing Finance Authority (HFA) Member, Mortgage/Real Estate Professional
Steve Baumann, HFA Member, Resident of Jurisdiction
Paul Burroughs, HFA Member, Banking Industry
Audrey Henson, HFA Member, Construction Owner
Tammy Hicks, Provider of Affordable Housing
Kim Wagner, HFA Member, For-Profit Provider of Affordable Housing

Others Present

Sheri Harris, Pinellas County Housing Section Manager
Derrill McAteer, Pinellas County Senior Assistant County Attorney
Franchesca DiNapoli, Board Reporter, Deputy Clerk
Other interested individuals

All documents provided to the Clerk's Office have been filed and made a part of the record.

CALL TO ORDER

Ms. Harris called the meeting to order at 4:09 PM. At her request, those in attendance introduced themselves.

APPROVAL OF MINUTES

Noting the lack of a quorum present, Ms. Harris indicated that approval of the minutes for the March 6, 2024, meeting will be deferred to the Committee's next meeting.

NEW BUSINESS

Multi-Modal Impact Fee Waiver Discussion

Referring to a PowerPoint presentation titled *Multimodal Impact Fee Ordinance Update*, Forward Pinellas Principal Planner Jared Austin provided an overview of the history and purpose of the ordinance, including the following details:

- Fees collected can only be spent in a defined area and are typically applied to multi-modal improvements which are considered priorities by the jurisdiction in which the fees are collected.
- The ordinance is required to be updated on a two-year cycle, which was disrupted due to the COVID-19 pandemic and staffing changes. This has prompted the work being done to determine any updates needed to reflect current county development.
- A unique feature of the ordinance is that it encompasses all jurisdictions, including unincorporated areas; and that, therefore, the County receives a portion of the fees collected in each jurisdiction.

Mr. Austin discussed a slide containing a consolidated fee comparison, which encompassed fee amounts in Pinellas County, neighboring communities, and communities around the state. Clarifying that the process to update the ordinance is in a very early stage, he related that internal County stakeholders and funding partners have overwhelmingly expressed that the existing ordinance lacks flexibility; and that many felt that there should be an impact fee reduction for affordable housing; whereupon, Mr. Austin briefly summarized the timeline related to the phases involved with updating the ordinance.

Responding to a query by Mr. King, Mr. Austin indicated that a fee analysis has not yet begun; and that the hope would be to update the ordinance with consideration being given to greater multi-modal impacts; whereupon, he briefly discussed state legislature related to impact fees.

Later in the meeting and responding to a suggestion by Ms. Love, Mr. Austin indicated that he could provide an update at the Committee's June meeting.

The Local Tax Exemption under Live Local – Updates

Ms. Harris summarized information from a Florida Housing Finance Corporation *Frequently Asked Questions* document regarding statutory criteria, including that developments with 70 units or more are eligible to apply for a 100% tax exemption when serving households under 80% of the Area Median Income (AMI); that developments serving households between 81% and 120% of the AMI are eligible for a 75% tax exemption; and that a Middle Market Certification requires completion of projects within five years. Ms. Harris noted that there are two Pinellas County properties which applied by the January 1, 2024, deadline; whereupon, she related that the proposed legislation has not yet been signed by the Governor.

Referring to a summary compiled by the Florida Housing Coalition of proposed legislation for a tax exemption opt-out option, Ms. Harris provided an overview of its components, noting that due to its designation as a *Large County*, the County would have the ability to opt out of providing the 80 to 120% AMI tax exemption to developments; and that steps would need to be taken once a decision was made to utilize the option, including approval by the Board of County Commissioners; whereupon, Ms. Harris spoke briefly regarding requirements related to rent restrictions.

Responding to queries by Ms. Minkoff and Mr. King, Attorney McAteer advised that, based on Chapter 286, Florida Statutes, the members should keep discussion limited due to lack of a quorum; and indicated that the information provided at today's meeting could be included in the next meeting's agenda.

OTHER BUSINESS

Attorney McAteer indicated that the County Attorney's Office is tracking Senate Bill 328 and House Bill 773; and that the Committee would be able to engage in a discussion regarding the legislation when a quorum is present. In response to queries by Ms. Pheeny and Love, Attorney McAteer indicated that a request to discuss the decision made by the National Association of Realtors may be addressed during Other Business at the Committee's next meeting.

Following a brief discussion, Attorney McAteer confirmed that virtual attendance by a member would count towards a quorum.

ADJOURNMENT

The meeting was adjourned at 4:37 PM.