



City of Pensacola

Affordable Housing Advisory Committee

Agenda

City of Pensacola
222 W. Main Street
Pensacola, FL 32502

June 3, 2025, 9:00 AM

Vince Whibbs Conference Room, 1st Floor,
City Hall

The meeting can be watched via live stream at cityofpensacola.com/video.

CALL TO ORDER

ROLL CALL

PROOF OF PUBLICATION

APPROVAL OF MINUTES

1. 25-736 *APPROVAL OF MINUTES: REGULAR MEETING DATED 4/22/25

Attachments: DRAFT_AHAC Meeting Minutes 04.22.25

PRESENTATIONS

ACTION ITEMS

DISCUSSION ITEMS

2. 25-737 *ESCAMBIA CONSORTIUM ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING

Recommendation:

Sponsors:

Attachments: None

3. 25-738 *PENSACOLA LAND DEVELOPMENT CODE UPDATE

Recommendation:

Sponsors:

Attachments: Pensacola Workshop 1 KeyTakeaways

4. 25-739 *ESCAMBIA & PENSACOLA GENERAL SHIP UPDATES

Recommendation:

Sponsors:

Attachments: *None*

PUBLIC COMMENT

ANNOUNCEMENT/WRITTEN COMMUNICATION

ADJOURNMENT

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ESCAMBIA-PENSACOLA AFFORDABLE HOUSING ADVISORY COMMITTEE
MEETING MINUTES

April 22, 2025

The Escambia-Pensacola Affordable Housing Advisory Committee (AHAC) held a regularly scheduled monthly meeting in the Vince Whibbs Conference Room of Pensacola City Hall, 222 West Main Street, Pensacola, Florida on April 22, 2025, at 9:00 AM.

Committee members present: Crystal Scott, Ed Brown, Deborah Mays, Paul Ritz, Robert Strickland, Charles Thornton, Melody Neal.

Committee members absent: County Commissioner Lumon May (excused), Laura Gilmore (excused), Maya Moss (excused).

Staff members present: Meredith Reeves, City of Pensacola Housing Department; Tracy Pickens, City of Pensacola Housing Department; Audrey Washington, Escambia County District 3 Office, Garrett Griffin (Escambia County Neighborhood Enterprise Division (NED)); Kristin Wilson (NED).

Call to Order and Roll Call

Chairman Crystal Scott called the meeting to order at 9:00 am recognizing that there was a quorum and then asked everyone in the room to introduce themselves.

Proof of Publication

Proof of publication was noted by the City and County staff.

Approval of Minutes

Meeting Minutes from May's meeting were reviewed. Ed Brown motioned to approve. Paul Ritz seconded the motion; minutes passed unanimously.

Election of Chair and Vice-Chair

P. Ritz nominated C. Scott to remain chair of the AHAC committee. C. Scott accepted the nomination. D. Mays seconded the motion. C. Scott was unanimously elected as Chair.

C. Scott nominated P. Ritz to continue Vice- Chair of the AHAC committee. P. Ritz accepted the nomination. E. Brown seconded the motion. C. Scott was unanimously elected as Vice-Chair.

Local Housing Assistance Plans (LHAP)

M. Reeves opened the discussion explaining that the County and City will have separate LHAPS. Committee members explained the LHAP (purpose, goals, contents, requirements) to the new members of the committee. M. Reeves explained that any SHIP dollars for the City must be spent specifically in the City. C. Thornton requested a presentation; these can be set up through Florida Housing Coalition (FHC). M. Reeves reviewed the City's LHAP (strategies, restrictions, etc.).

Public member asked if they could comment on the Committee's discussion requesting to make public comment at this time. Chair Scott informed the observer that any public comments will have to wait until the end, as the agenda indicates.

G. Griffin explained the County's LHAP. G. Griffin pointed out the decrease to \$50,000 for new home construction. C. Thornton expressed concern about getting more money for all of the strategies. C. Scott inquired about a specific Community Land Trust (CLT) strategy not being in the County LHAP. G. Griffin explained there are opportunities in Federal funding and the Board of County Commissioners ultimately decides. Discussion ensued to specifically name CLT in page 15, last paragraph, of the County's LHAP.

Announcements

M. Reeves announced the City's LHAP goes to City Council on April 24, 2025.

M. Reeves discussed separating AHAC into two groups: City and County will have their own AHAC Committees.

Public Comment

Sam Young, of Pensacola Habitat for Humanity (PHFH), appreciated his CLT being incorporated into the City's LHAP. S. Young stated he would like the down payment assistance (DPA) to remain with the home and not with the buyer. M. Reeves explained the subsidies to cover closing costs.

S. Young expressed gratitude and appreciation to the County for their partnership. He also requested a reference to his CLT in the DPA. S. Young also requested to freeze any subsidy in the home and not with eventual forgiveness, so PHFH can remain affordable.

Adjournment

Committee Member Crystal Scott adjourned the meeting at 10:27 a.m.

Submitted by Kristin Wilson

KEY TAKEAWAYS

The public input gathered during Pensacola Workshop #1 and the Open House were largely positive and productive. While participants expressed a variety of perspectives, there was notable consensus on several key points. Below are the main takeaways from the public engagement activities:

Urban vs. Suburban

Participants expressed a strong preference for prioritizing walkable, pedestrian-friendly, urban development over auto-oriented suburban expansion. There was little to no support for allowing suburban development citywide, with most participants favoring urban development in downtown and historic districts or opposing suburban development altogether.

Many attendees discussed the need for infill development, mixed-use projects, and form-based zoning along major corridors. Specific locations, such as Old East Hill Tech Park, were identified as opportunities for walkable, mixed-use development. Participants also highlighted challenges with existing suburban-style infrastructure, including wide roads, lack of sidewalks, and parking-dominated landscapes, advocating for traffic calming measures and improved pedestrian environments. Additionally, comments reflected a desire for neighborhood-scale amenities to support a more integrated and accessible urban fabric.

Key concerns brought up included maintaining connectivity, ensuring sidewalks are integrated into new developments, and preserving the character of existing neighborhoods. Other concerns were raised regarding front-loaded parking in new developments, Airbnb impacts on historic areas, and the need for consistent regulations that prioritize form and function over strict use-based zoning.

Development Incentives

Attendees showed strong support for offering additional density in return for affordable housing, vertical mixed-use developments, and public open spaces. While there was some support for increased building heights, preferences varied depending on the development type, with more hesitation regarding taller structures in public open spaces. The most popular option for incentives was affordable housing. Reduced parking standards received mixed reactions, with some favoring the idea in conjunction with walkable, transit-oriented development, while others expressed concerns about parking availability.

Comments emphasized the importance of incentivizing the renovation of older homes, encouraging developers with experience in mixed-use zoning, and integrating sustainable features into parking lots and garages, such as green roofs and solar panels.

Building Height

Community feedback on building height reflected a range of perspectives, with participants advocating for a balanced approach that accommodates growth while respecting neighborhood character. Attendees provided varied opinions on height limits for different development types, with most favoring moderate height restrictions. There was also interest in utilizing rooftop spaces for green areas to reduce heat and enhance urban aesthetics.

Historic Preservation

In the discussion on historic preservation, participants strongly supported protecting historic structures, both within and beyond designated historic districts. Many emphasized the need for stricter regulations and consistent enforcement to prevent demolition by neglect, suggesting stronger incentives for restoration efforts. Some attendees proposed expanding historic protections to areas like East Hill. There was also discussion on the role of form-based codes in ensuring new construction respects the architectural integrity of historic neighborhoods. Additionally, concerns were raised about the impact of short-term rentals in historic areas, with suggestions to limit their presence to preserve neighborhood stability.

Affordable Housing

Participants expressed strong support for expanding affordable housing options across Pensacola, with a focus on increasing diversity in housing types. Accessory Dwelling Units (ADUs), duplexes, triplexes, and townhomes received broad support for integration into single-family. Mid-rise multifamily developments (3-5 stories) were favored in the downtown and along key corridors, while high-rise developments saw more limited support, with preferences for placement in nodes, corridors, or centers.

Attendees emphasized encouraging mixed-use development near essential services such as grocery stores, healthcare, and public transit. Specific areas, including Pace Boulevard, 9th Avenue, and Cervantes Street, were identified as priority locations for new affordable housing. Participants also called for an environmental justice approach to housing decisions, ensuring historically underserved communities have equitable access to housing opportunities.

Coastal Resilience and Stormwater

Community members emphasized the need for clearer regulations on floodplain protection and stormwater management. Concerns were raised about the feasibility of meeting stormwater and parking regulations for small-scale projects, with suggestions for greater flexibility. There was a comment to end grandfathering of impervious surfaces while allowing off-site treatment options, as well as proactive city maintenance of drainage infrastructure, including sediment removal and dredging. Many also advocated sustainable stormwater solutions, such as permeable surfaces and rain chains, to improve resilience while maintaining historic character.

Development Flexibility and Parking Standards

Most participants favored allowing some flexibility in the LDC rather than strictly prescriptive regulations, with a focus on improving design quality rather than rigid use-based zoning. Parking requirements were a key discussion point, with many supporting reduced or eliminated minimums, while others stressed the need for adequate loading zones and on-site parking for new buildings. There was strong support for integrating sustainable features such as green roofs and solar panels in parking areas, as well as expanding trolley services to reduce parking demand.