



City of Pensacola

Affordable Housing Advisory Committee

Agenda

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

August 8, 2024, 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. 24-710 APPROVAL OF MINUTES REGULAR MEETING DATED JULY 2, 2024

Attachments: Approval of Minutes Regular Meeting dated July 2, 2024

PRESENTATIONS

2. 24-711 ESCAMBIA COUNTY DEVELOPMENT SERVICES PRESENTATION

Recommendation:

Sponsors:

Attachments: None

ACTION ITEMS

DISCUSSION ITEMS

PUBLIC COMMENT

ANNOUNCEMENT/WRITTEN COMMUNICATION

ADJOURNMENT

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ESCAMBIA-PENSACOLA AFFORDABLE HOUSING ADVISORY COMMITTEE

MEETING MINUTES

July 2, 2024

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 July 2, 2024, at 9:00 AM.

Committee members present: Crystal Scott, Ed Brown, Laura Gilmore, Deborah Mays, Brenton Goodman, Paul Ritz and Maya Moss.

Committee members absent: Lauren Green (excused), Renee Wilhoit, Commissioner Lumon May, and Councilman Delarian Wiggins.

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

Call to Order and Roll Call

Chair Crystal Scott called the meeting to order at 9:00 am recognizing that there was a quorum and then asked everyone seated around the table to introduce themselves.

Proof of Publication

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

Approval of Minutes

Meeting Minutes from June's meeting were then reviewed. Ed Brown motioned to approve the minutes with correction noting late arrival of a committee member. Brenton Goodman seconded the motion and it passed unanimously.

Discussion Items

1.) PENSACOLA AFFORDABLE HOUSING INCENTIVE PLAN REVIEW REPORT AND LDC ASSESSMENT UPDATES

The Committee discussed portions of the City's Land Development Code (LDC) Assessment Recommendations provided by the City's consultant, Inspire Placemaking Collective as it relates to the AHAC's City Incentive Plan, focusing on Section III of the report in particular as it pertains to "Affordable Housing." The Committee spent time on Sections III.1 (Reduced Parking Requirements) and III.2 (Parking exceptions from ADUs) from the LDC review with its effect on parking, which is Incentive F on the Incentive Plan Review Report.

Paul Ritz raised a concern that parking changes to accommodate ADU's gives significant benefit to short-term vacation rental landlords. Whether the parking variance allowed for ADU's from Incentive E (ADU permitting) is recognized (requires parking off-street).

C. Scott suggests moving the discussion to addressing parking reductions for large-scale developments rather than small scale ADU's.

In response, P. Ritz says ADU's can, and conceivably will greatly increase in occurrence, and the parking variance for ADU's may become the far bigger issue than large, multi-family developments. B. Goodman recommended continuing Inspire document review for more thorough consideration and return any feedback at next month's meeting (August 8, 9:00am, 221 S Palafox, 4th floor training room). C. Scott supported postponing any action at this moment.

The August meeting will include a staff presentation on ADU's from Escambia County. Be prepared with possible questions regarding County incentive plan.

2.) LIVE LOCAL ACT AMENDMENT (SB 328) UPDATE

M. Reeves shared some of the legislative changes to Live Local which took effect July 1, 2024 . A handout from Florida Housing Coalition (FHC) was provided with a synopsis of the changes.

3.) OTHER DISCUSSION ITEMS (LHAP):

C. Scott then led discussion to review the Santa Rosa County strategy for Community Land Trust (CLT). M. Reeves clarifies that our Local Housing Assistance Plan (LHAP) strategy does not have the same activity description for CLT's as the program as described in SRC, as the SRC LHAP strategy for CLTs is specifically a new construction/development activity for CLTs only.

L. Gilmore mentions manufactured housing as an affordable housing option. M. Reeves explained that the City of Pensacola does not allow manufactured housing except for those which were legacy parcels that were approved or accepted prior to current zoning. It was suggested that manufactured housing be allowed in unincorporated areas of Escambia County for purchase assistance activities in the LHAP.

Public Comment

James Gulley shared comments regarding short term rentals, parking waivers, County infill housing, and gentrification of the community. J. Gulley also supported the definition of family change as found in the Inspire LDC Review document.

Announcements

Reminder that August's AHAC meeting is on Thursday, August 8th at 9:00am at County offices at 221 Palafox Place (4th floor training room).

Adjournment:

C. Scott adjourned the meeting at 10:02 a.m.

Submitted by Kristin Wilson