

City of Clearwater

*Main Library - Council Chambers
100 N. Osceola Avenue
Clearwater, FL 33755*



Meeting Minutes

Tuesday, September 10, 2024

9:00 AM

Main Library - Council Chambers

Affordable Housing Advisory Committee

Rollcall

Present: 8 - Christine Bond, Robyn Fiel, Linda Byars, Charessa Doty, David Harder, Michael Boutzoukas, Michael Mannino and Cheri DeBlaere

Absent: 3 - Lindsay Dicus-Harrison, Camille Hebting and Rick Vail

Also Present: Dylan Mayeux - Economic Development & Housing Real Estate Coordinator, Amanda Warner – Wade Trim, Planner, and Rosemarie Call – City Clerk.

1. Call to Order – Chair Fiel

The meeting was called to order at 9:00 a.m.

2. New Business

2.1 Wade Trim to lead a discussion for the first meeting of the 2024 Affordable Housing Advisory Committee.

Wade Trim to lead a discussion for the first meeting of the 2024 Affordable Housing Advisory Committee.

Wade Trim Consultant Amanda Warner provided a PowerPoint presentation. She reviewed the committee process and the current affordable housing values, principles, vision, and incentive areas.

Discussion ensued with comments made that skyrocketing rent and utility costs, lack of affordable housing, low area wages not supporting available housing, unreliable public bus system, rising interest rates, an increasing home affordability gap, a growing investor-driven residential market, and upcoming milestone assessments for condominiums are barriers to affordable housing. It was suggested that consideration be given to implement incentives that lower closing costs by reducing inspection or loan processing fees, enact interest rate buy downs to help facilitate home ownership, encourage the construction or rehabilitation of accessory dwelling units or new condominium developments. It was stated that reevaluating how property taxes are calculated when the site is rented as affordable housing per HUD guidelines may be another incentive worth considering.

In response to questions, Terry Malcolm Smith said the State SHIP program allows affordability to be defined up to 140% MFI (Median Family Income), but the City's local housing assistance plan is 120% because there is not enough money to assist individuals over 80%. She said staff will confirm with the State if the Committee is required to review

or approve the policies and procedures established by the City. Ms. Warner said it is in the Committee's purview to review policy and make recommendations to City Council. Recommendations related to procedures would be included in the plan for staff adoption.

One individual encouraged Committee members to review the housing study provided earlier this year and recommended staff create a one-pager that summarizes the study. She suggested the Committee review the City's measurable goals for housing and data for the last five years to determine if the housing strategies are working.

3. Citizens to be heard regarding items not on the agenda

Kathleen Beckman encouraged all who care about the housing challenges renters face and the state of homelessness in our community to join the Continuum of Care as a non-voting member for free or as a voting member for \$25 annually.

4. Adjournment

The meeting adjourned at 9:54 a.m.

Chair, Affordable Housing Advisory
Committee

Attest:

City Clerk