

AFFORDABLE HOUSING ADVISORY COMMITTEE (AHAC)  
The Villages Sumter County Service Center  
7375 Powell Road, Wildwood, FL 34785

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Any person requiring reasonable accommodation at this meeting because of disability, physical impairment, or interpretation needs should contact the County Administrator's Office, 7375 Powell Road, Wildwood, FL 34785 (352) 689-4400 at least two days before the meeting.

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January 21, 2021  
10:00 AM

**1. Meeting Called to Order**

**2. Flag Salute**

**3. Public Forum**

**4. Approval of Minutes**

**Minutes of the meeting held on October 8, 2020**

Documents:

[10.08.2020 Meeting Minutes.pdf](#)

**5. New Business**

**a. Introduction of New Committee Members:**

Courtney Gage

Heather Clark

Melanie Peavy

**b. 2021/2022 Meeting Location, Dates, and Time**

Location: 7375 Powell Road, Wildwood, FL 34785

Dates: April 13, 2021, July 13, 2021, October 12, 2021, and January 11, 2022

Time: 10:00 a.m.

**c. CARES Act Housing Assistance Grant**

Sumter County expended \$166,197.02 by assisting 57 citizens to pay past-due mortgage, rent and/or utility payments.

**d. 2021 Affordable Housing Incentive Review and Recommendation Report for SHIP Affordable Housing Incentive Strategies**

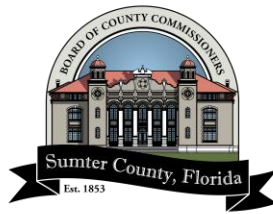
Documents:

[AHAC Incentives A-D.pdf](#)

**6. Next Meeting**

April 13, 2021 @ 10:00 a.m. at 7375 Powell Road, Wildwood, FL 34785

**7. Motion to Adjourn**



## **AFFORDABLE HOUSING ADVISORY COMMITTEE (AHAC)**

Sumter County, FL  
The Villages Sumter County Service Center  
7375 Powell Road Wildwood, FL 34785

**Meeting Minutes Date:** October 8, 2020.

**Members Present:** Chairman, Doug Gilpin – Board of Sumter County Commissioner; Vice Chairman, Matthew Yoder – T & D Screen Enclosures, Inc; Secretary, Sandra Woodard – Early Learning Coalition of the Nature Coast; Karl Holley – Director of Development Services; PJ Lewis – Lewis Brothers Construction; Robert Hanson - Sumter County Fire & EMS; Danny Smith – Smith & Smith Realty; Gene Barton – Helping Hands Outreach; Francis Harper – Representative for Habitat for Humanity.

**Members Call-In:** N/A

**Members Absent:** N/A

**Public Attendees:** Denna Lafferty – Housing Coordinator; Frank Calascione – Director of Economic Development; Kristy Russell – Economic Development Specialist; Danielle Stroud – Habitat for Humanity; Charymar Molina and Coreen Garrity – Mid-Florida Homeless Coalition.

**Location:** 7375 Powell Road, Suite 102, Wildwood, FL 34785. A copy of the public notice for this meeting is on file.

**Handouts to members:** All meeting materials are sent to the committee electronically before the meeting. Housing staff displays the agenda along with agenda items on a projector screen during the meeting.

**Call to Order:** Mr. Gilpin called the meeting to order at 10:01 a.m.

**Flag Salute:** Mr. Gilpin led the flag salute.

**Public Forum:** N/A

**First order of business:** *Approval of AHAC minutes dated July 16, 2020.*

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| Mrs. Woodard made a motion to approve the minutes, and Mr. Yoder seconded the motion. The motion carried unanimously. |
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**Second order of business:** *Introduction of New Committee Member Mr. Francis Harper.* Mr. Harper introduced himself to the committee and discussed his work with

Habitat for Humanity. Mr. Gilpin asked for a small introduction from all committee members.

No action is required.

**Third order of business:** *CARES Act Housing Assistance Grant:* Mr. Gilpin discussed assistance provided to businesses in our community and rent, mortgage, and utility payments for residents. Mr. Gilpin reviewed the application deadline dates and encouraged eligible applicants to apply for assistance. Mrs. Woodard discussed the issues preventing businesses and residents from applying and expressed the county's need to provide more information about eligibility and assistance with applying to the community. Staff discussed options to offer more service and help with the online application.

No action is required.

**Fourth order of business:** *State Housing Initiatives Partnership (SHIP) 2021-2021 Funding:* Mr. Gilpin talked about the SHIP program and the 2020-2021 funding.

No action is required.

**Fourth order of business:** *Community Housing Partners:* Mr. Gilpin discussed community housing partnership activities.

No action is required.

**Fourth order of business:** *2021 Affordable Housing Incentive Review.* Mr. Gilpin reviewed the 2021 Affordable Housing Incentive Discussion Plan.

No action is required.

**Committee Members:** None.

**Items for the next meeting:** None.

**Next Meeting:**

- January 14, 2021, at 10:00 a.m. at 7375 Powell Road, Room 162, Wildwood, Florida 34785 (as published for public notice).

Mr. Gilpin adjourned the meeting.

## **2021 Affordable Housing Incentives Review and Recommendation Report**

### **January 21, 2021 AHAC Meeting**

**Incentive A:** The processing of approvals of development orders or permits, as defined in Section 163.3164 (7) and (8), Florida Statutes, for affordable housing projects is expedited to a greater degree than other projects.

**Incentive B:** All allowable fee waivers provided for the development or construction of Affordable Housing.

**Incentive C:** The allowance of flexibility in densities for affordable housing.

**Incentive D:** The reservation of infrastructure capacity for housing for very-low-income persons, low-income persons, and moderate-income persons.