



AFFORDABLE HOUSING ADVISORY COMMITTEE (AHAC)  
The Villages Sumter County Service Center  
7375 Powell Road, Room 102, Wildwood, FL 34785

October 8, 2020  
10:00 AM

**1. Meeting Called to Order**

**2. Flag Salute**

**3. Public Forum**

**4. Approval of Minutes**

**Minutes of Meeting Held on July 16, 2020**

Documents:

[7\\_16\\_20 Minutes.pdf](#)

**5. New Business**

**a) Introduction of New Committee Member Francis Harper**

## **b) CARES Act Housing Assistance Grant**

The Housing Assistance Grant Funds were distributed by the Florida Housing Finance Corporation (FHFC) and are expended only for the purposes authorized by the Corona-virus Relief Fund (CRF) Sub-recipient Agreement executed by the Board of Sumter County Commissioners (BOCC) on July 29, 2020.

Sumter County received an initial allocation of \$309,029 to assist renters and homeowners who have been directly affected by COVID-19. Florida Housing Finance Corporation (FHFC) notified staff that Sumter County was eligible to receive the second allocation of \$103,875. FHFC sent an amendment to the CRF Sub-recipient Agreement, which will govern the disbursement of the second allocation of funds and incorporate technical changes that were made through the clarifications issued on July 28, 2020, in CRF-2. On September 22, 2020, the BOCC executed the amendment and extended the application deadline to December 4, 2020.

Business reimbursement grants eligibility for expenditures related to COVID-19 response has been extended to include eligible expenses incurred from March 1, 2020, through November 13, 2020. Applications for reimbursement may be submitted through December 4, 2020. Sumter County Economic Development encourages both for-profit and not-for-profit entities to apply for the grants for reimbursement of Personal Protective Equipment, Disinfectants, sanitizer, sanitation services, protective barriers, and more.

All funds for both grants must be expended by December 30, 2020. Any funds not spent will be returned to the state.

## **c) State Housing Initiatives Partnership (SHIP) 2020-2021 Funding**

The Sadowski Coalition and Florida Housing Coalition notified local governments via a webinar on September 15, 2020, that they expect the legislature to hold a special session in November after the election. The money in the Housing Trust Fund is still in the account and has not been allocated. The legislature can reallocate funding for SHIP. The housing advocate agencies will keep the local governments informed of all future decisions regarding the SHIP funding and the Housing Trust Fund. AHAC members can visit <https://www.sadowskicoalition.org/> for more information.

#### **d) Community Housing Partners**

Sumter County donated two county-owned properties located in Lake Panasoffkee to Habitat for Humanity for affordable housing purposes in accordance with the policy created by the Board of Sumter County Commissioners on September 26, 2017, and to meet the objective of Florida Statutes § 125.379. Habitat for Humanity constructed a new site built home on each property. The homeowners received the keys to their new homes on June 17, 2020. The partnership between Sumter County and Habitat for Humanity provided a new affordable home for two more families in our community.

Homes In Partnership, Inc. is accepting applications from interested home-buyers to purchase a home in their Live Oak Housing Development in Webster, Florida. A new home selling price starts at \$145,000 with USDA financing for a very affordable monthly mortgage payment. Interested individuals can visit [www.homesip.org](http://www.homesip.org) or call 1-407-886-2451 for more information.

Documents:

[Press Release.pdf](#)

[Homes In Partnership Flyer.pdf](#)

#### **e) 2021 Affordable Housing Incentive Review and Recommendation Report for SHIP Affordable Housing Incentive Strategies**

The AHAC is directed by SHIP Statutes § 420.9076 (4) (a) – (k) to consider and evaluate the implementation of affordable housing incentive strategies. Based on the AHAC evaluation, the committee may recommend to the local government to make modifications of, exceptions to, or create new plans, policies, procedures, and other governing items, which would encourage the production of affordable housing. Recommendations approved by the Board of Sumter County Commissioners are adopted and outlined in an amended Local Housing Assistance Plan (LHAP) and the local Comprehensive Plan Housing Element.

In prior years, the committee was required to submit a report to the state tri-annually. House Bill 1339, which took effect on July 1, 2020, changed the reporting requirement from tri-annually to annually. The annual report is due to the Florida Housing Finance Corporation on December 31, 2021. Staff plans to begin the review process at the January 14, 2021, meeting followed by the next two scheduled AHAC meetings to ensure sufficient time for the committee to conduct a comprehensive review of the incentives.

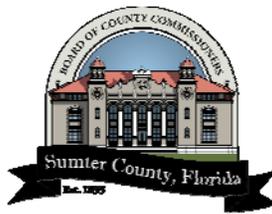
Documents:

[2021 Incentives Discussion Plan.pdf](#)

**6. Next Meeting**

**January 14, 2021 @ 10:00 a.m. at 7375 Powell Road, Room162, Wildwood, FL  
34785**

**Adjourn**



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

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

**Meeting Minutes Date:** July 16, 2020.

**Members Present:** Vice Chairman, Matthew Yoder – T & D Screen Enclosures, Inc; 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.

**Members Call-In:** Secretary, Sandra Woodard – Early Learning Coalition of Nature Coast.

**Members Absent:** Doug Gilpin – Board of Sumter County Commissioner; Samantha Crane – Suncoast Credit Union; Karen Davis – SCARC; Michelle Purl – United Way.

**Public Attendees:** Denna Lafferty – Housing Coordinator; Frank Calascione – Director of Economic Development; Kristy Russell – Economic Development Specialist; Amber Tucker – 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. Yoder called the meeting to order at 10:01 a.m.

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

**Public Forum:** Amber Tucker-Mid-Florida Homeless Coalition. Mrs. Tucker, Housing Locator, with Mid-Florida Homeless Coalition, spoke during the public forum. Mrs. Tucker shared that the agency has funding to provide for rental assistance and food distribution available to Sumter County citizens. Mrs. Tucker stated their office had received an increase in calls for help due to COVID-19. Mrs. Tucker discussed the food program and outreach services provided by the Mid-Florida Homeless Coalition. Mrs. Tucker stated interested individuals could contact their office to apply for assistance or obtain further information.

**First order of business:** *Approval of AHAC minutes dated January 9, 2020.*

Mr. Holley made a motion to approve the minutes, and Mr. Hanson seconded the motion. The motion carried unanimously.

**Second order of business:** *Introduction of New Committee Member Mr. Doug Gilpin, Board of Sumter County Commissioner District 2.* Mrs. Lafferty discussed the new AHAC requirement created by House Bill 1339, which was passed and signed into law by the Governor. The bill requires that the AHAC committee include one elected official as of October 1, 2020. The elected official is required to participate in two annual workshops conducted through the Catalyst Program. Mrs. Lafferty stated Commissioner Gilpin volunteered to serve on the committee. Mrs. Lafferty thanked Mr. Gilpin for volunteering to serve.

No action is required.

**Third order of business:** *Election of Chairman, Vice-Chairman, and Secretary.*

Mr. Smith made a motion to elect Mr. Gilpin as Chairman and, Mrs. Lewis seconded the motion. The motion carried unanimously.

Mr. Hanson made a motion to elect Mr. Yoder as Vice-Chairman and, Mrs. Lewis seconded the motion. The motion carried unanimously.

Mr. Yoder made a motion to elect Mrs. Woodard as Secretary and, Mr. Smith seconded the motion. The motion carried unanimously.

**Fourth order of business:** *Committee Member Update.* Mrs. Lafferty stated there were five committee member terms up for renewal on July 12, 2020. The Board of Sumter County Commissioners (BOCC) was notified of the AHAC vacancies at their June 9, 2020 board meeting. Members interested in continuing to serve on the committee submitted an online application. All applications received were considered by the BOCC at their June 23, 2020 board meeting. Mrs. Lafferty stated Priscilla Lewis, Karen Davis, Robert Hanson, and Michelle Purl were all appointed by the BOCC. Mrs. Lafferty notified the committee of the vacant position for a citizen who is actively engaged in the residential home building industry in connection to affordable housing and a citizen who represents those areas of labor activities involved in home building in connection with affordable housing. Mrs. Lafferty advised anyone interested in serving on the committee could apply to County Administration.

No action is required.

**Fifth order of business:** *Application for Developments Seeking a Local Government Contribution to Support State Apartment Incentive Loan (SAIL) Funding Update.* Mrs. Lafferty informed the committee that the BOCC approved the qualifications outlined in the application criteria on January 28, 2020. The next SAIL application cycle will be in the fall of 2020, and interested developers can apply online for the local government contribution.

No action is required.

**Sixth order of business:** *Sumter County's SHIP 2019-2022 Local Housing Assistance Plan (LHAP) Technical Revision.* Mrs. Lafferty informed the committee that staff added the newly adopted incentive into the LHAP as required by the state and increased the maximum award of assistance to \$100,000 from \$95,000 for the demolition/reconstruction strategy. Mrs. Lafferty discussed the factors which caused the need to increase the maximum award.

No action is required.

**Additional Discussion Item:** Mrs. Lafferty gave an update on the SHIP 20/21 funding. Mrs. Lafferty explained that the Governor vetoed the SHIP funding from the state fiscal year budget due to COVID-19, which created a shortfall in revenues for the state. Mrs. Lafferty stated Governor DeSantis was supportive of the SHIP program and staff understood why the veto decision was made for fiscal year 20/21. Mrs. Lafferty said a special session could occur after the election in November, resulting in an allocation of money. Mrs. Lafferty informed the committee that Sumter County would still have the ability to continue with projects due to revenue generated from monthly mortgage repayments. Mr. Hanson stated that emergency repair and down payment assistance is a substantial service to the citizens of the county. Mrs. Lafferty explained that the general fund pays all administrative expenses to administer the program, which allows all revenue generated from repayments to be utilized for program activities. Mrs. Lafferty noted how thankful the staff is and stated many other counties are not set up for continued operations when state funding is lost.

**Committee Members:** None.

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

**Next Meeting:**

- October 8, 2020, at 10:00 a.m. at 7375 Powell Road, Room 208, Wildwood, Florida 34785 (as published for public notice).

Mr. Barton made a motion to adjourn at 10:16 a.m., and Mr. Hanson seconded the motion. The motion carried unanimously.

## PRESS RELEASE

Immediate Release  
July 30, 2020

Contact: Bradley Arnold  
County Administrator  
(352) 689-4400  
[Bradley.Arnold@sumtercountyfl.gov](mailto:Bradley.Arnold@sumtercountyfl.gov)

Donation of County-Owned Properties to a  
Community Housing Partner

Wildwood, FL -

Sumter County donated two county-owned properties located in Lake Panasoffkee to Habitat for Humanity for affordable housing purposes in accordance with the policy created by the Board of Sumter County Commissioners on September 26, 2017, and to meet the objective of Florida Statutes § 125.379. Habitat for Humanity constructed a new site built home on each property. The homeowners received the keys to their new homes on June 17, 2020. The partnership between Sumter County and Habitat for Humanity provided new affordable homes for two more families in our community.

Pictured are Commission Chairman Steve Printz, homeowner Kim Stull, Danielle Stroud of Habitat for Humanity, and Commissioner Al Butler in front of one the new homes.



Please visit [www.sumtercountyfl.gov](http://www.sumtercountyfl.gov)  
###

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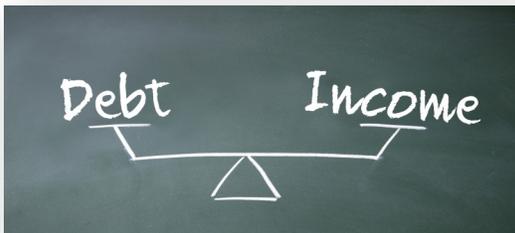
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## **2021 Affordable Housing Incentives Review and Recommendation Report Discussion Plan**

### **January 14, 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.

### **July 2021 AHAC Meeting**

**Incentive E:** Affordable accessory residential units.

**Incentive F:** The reduction of parking and setback requirements for affordable housing.

**Incentive G:** The allowance of flexible lot configurations, including zero-lot-line configurations, for affordable housing.

**Incentive H:** The modification of street requirements for affordable housing.

### **October 2021 AHAC Meeting**

**Incentive I:** The establishment of a process by which a local government considers, before adoption, policies, procedures, ordinances, regulations, or plan provisions that increase the cost of housing.

**Incentive J:** The preparation of a printed inventory of locally owned public lands suitable for affordable housing.

**Incentive K:** The support of development near transportation hubs and major employment centers and mixed-used developments.