



AFFORDABLE HOUSING ADVISORY COMMITTEE (AHAC)

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

Meeting Minutes Date: April 12, 2023.

Members Present: Chairman Andy Bilardello – Board of Sumter County Commissioner; Vice Chairman, Matthew Yoder – T & D Screen Enclosures, Inc; Secretary; Sandra Woodard – Early Learning Coalition of the Nature Coast; Robert Hanson – Sumter County Fire & EMS; Courtney Gage – VP Commercial Banker Citizens First Bank; Amber Tucker – Mid-Florida Homeless Coalition; PJ Lewis – Lewis Brothers Construction; Danny Smith – Smith & Smith Realty; Asheley Raybon – Alternate (Real Estate).

Members Absent: Melanie Peavy – City of Wildwood Development Services Director; Gene Barton – Helping Hands Outreach; Liz Roberts – Romac Building Supplies; LuAnn Duncan–Sumter County Resident.

Public Attendees: Denna Lafferty – Housing Coordinator; Kristy Russell – Acting Economic Development Director.

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 display the agenda along with agenda items on a projector screen during the meeting.

Call to Order: Mr. Bilardello called the meeting to order at 10:00 a.m.

Flag Salute: Mr. Bilardello led the flag salute.

Public Forum: N/A

First order of business: *Approval of AHAC minutes dated January 11, 2023.*

Mrs. Woodard made a motion to approve the minutes, and Mr. Yoder seconded the motion. The motion carried unanimously.

Second order of business: *2023 Affordable Housing Incentive Review and Recommendation Report for SHIP Affordable Housing Incentive Strategies.* The committee was provided a review document with the agenda, which described each

incentive, current policy, and staff review. Mrs. Lafferty reviewed the following incentives:

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.

Incentive E: Affordable accessory residential units.

Mr. Bilardello stated he wanted to make a decision on the incentives so it can be sent to the Board of County Commissioners for consideration. Mr. Smith stated he didn't think the committee should make any recommendations regarding Incentive D since the county is not an infrastructure provider. Mr. Bilardello asked if there were any recommendations. Mr. Smith asked for clarification on the process for making recommendations. Mrs. Lafferty provided clarification on the process. Mr. Smith asked Mrs. Lafferty to explain Incentive E again. Mrs. Lafferty stated the code currently allows accessory family cottages for any residential lot at least half an acre in size. The cottages may be attached to the principal structure or freestanding and are limited in size. An accessory family cottage use is restricted to members of the family residing in the principal structure. The structure shall not be sold, transferred, or conveyed separate or apart from the principal dwelling unit. Mrs. Raybon asked for clarification on "bonus units" identified in the Incentive C description. Mrs. Lafferty stated with the density allowing up to twenty four units per acre, it can create potential bonus units, which in turn could make the property a more desirable location for a development. Also, the presence of bonus units will allow a project to sell more homes or rent more apartments, increasing the project's financial feasibility criteria. Mr. Bilardello stated, "As a developer, if you are only allowed to put up so many units but the county is authorizing to put up more, it would be an incentive for the developer to build". Mrs. Gage stated the density provides a developer the ability to build on a smaller piece of property.

Mrs. Gage made a motion to approve Incentive A and Mrs. Woodard seconded the motion. The motion carried unanimously.

Mr. Smith made a motion to approve Incentive B, C, and E and Mr. Yoder seconded the motion. The motion carried unanimously.

Mr. Smith made a motion not to approve Incentive D and Mrs. Gage seconded the motion. The motion carried unanimously.

Third order of business: *Committee members whose terms expire on July 12, 2023.* Mr. Bilardello reviewed each member whose terms will be expiring and provided direction on how to continue serving on the committee.

Committee Members: Amber Tucker – Mrs. Tucker asked Mrs. Lafferty if there were any strategies in place for developers to come into the county and build affordable multi-family units. Mrs. Lafferty stated there are currently no strategies outlined in the Local Housing Assistance Plan (LHAP) in place at this time. Mrs. Lafferty stated the LHAP only has strategies for Demolition/Reconstruction, Emergency Repair, Down Payment & Closing cost, and Disaster assistance. Mrs. Lafferty stated there is an opportunity for a strategy to be created and presented to the County Administrator, Board of County Commissioners (BOCC), and state agency for multi-family development. Mrs. Tucker asked what the process would be to create a new strategy. Mrs. Tucker noted that the county would be receiving a larger sum of money from the state, which could be used for multi-family development. Mrs. Lafferty stated, “If the committee thinks this is a good idea, she can work with the Division Director, and create a strategy for review by the County Administrator, AHAC, BOCC and the state agency”. Mrs. Lafferty stated the strategy would need to be approved by the County Administrator and BOCC prior to submitting it to the state agency for review. Mrs. Lafferty stated staff could bring the draft strategy back to the AHAC to review at their next meeting. Mrs. Tucker asked, “In order for the county to compete for state funding under certain tax incentives to build housing, the county would need to have a strategy in place, correct?” Mrs. Lafferty stated, “For a developer to be able to apply for the tax credit program to provide funding for a multi-family development, they would need a local government contribution which could come from the SHIP funding”. Mrs. Lafferty stated a specific strategy would be required to provide funding from the SHIP program. Mrs. Lafferty also stated a process would need to be created for selecting a developer and proposed development to receive the funding. Mrs. Lafferty stated the BOCC would be the final authority on awarding funding. Mrs. Tucker stated she thinks this is important for the county to bring in more affordable housing rental units for families and seniors in our community. Mrs. Gage agreed with Mrs. Tucker and stated the committee could look at a strategy. It was a consensus of the committee for staff to create a strategy and present it at the next meeting. Mrs. Lafferty explained it would be a lengthy process for full implementation, with the first step being to create an LHAP strategy.

Robert Hanson – Mr. Hanson stated a few meetings back; the committee collected many resources for the community. Mr. Hanson received a hard copy reference card, which they had laminated for the crew to keep on the trucks to use for providing information in a time of need. Mr. Hanson thanked Mrs. Tucker for providing the document. Mr. Hanson stated it might be beneficial to provide the reference card to the Sheriff’s office. Mrs. Gage stated it would be good to send the City of Wildwood some cards to share with citizens.

Item for next meeting: A draft rental multifamily development strategy for the Local Housing Assistance Plan.

Next Meeting:

- July 12, 2023, at 10:00 a.m. at 7375 Powell Road, Wildwood, Florida 34785 (published for public notice).

Mrs. Woodard made a motion to adjourn at 10:32 a.m., and Mrs. Gage seconded the motion. The motion carried unanimously.