



AFFORDABLE HOUSING ADVISORY COMMITTEE (AHAC)

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

Meeting Minutes Date: July 12, 2023.

Members Present: Secretary; Sandra Woodard – Early Learning Coalition of the Nature Coast; Robert Hanson – Sumter County Fire & EMS; Amber Tucker – Mid-Florida Homeless Coalition; PJ Lewis – Lewis Brothers Construction; Gene Barton – Helping Hands Outreach; Liz Roberts – Romac Building Supplies; LuAnn Duncan– Sumter County Resident.

Members Absent: Chairman Andy Bilardello – Board of Sumter County Commissioner; Courtney Gage – VP Commercial Banker Citizens First Bank; Melanie Peavy – City of Wildwood Development Services Director; Danny Smith – Smith & Smith Realty; Asheley Raybon – Alternate (Real Estate).

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

Location: 7375 Powell Road, Suite 162, 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. Staff displays the agenda and items for discussion on a projector screen during the meeting.

Call to Order: Mrs. Woodard called the meeting to order at 10:03 a.m.

Flag Salute: Mrs. Woodard led the flag salute.

Public Forum: N/A

First order of business: *Approval of AHAC minutes dated April 12, 2023.*

Mr. Hanson moved, with a second by Ms. Roberts, to approve the April 12, 2023 meeting minutes. The motion carried unanimously.
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Second order of business: *Election of Vice-Chairman and Secretary.* After discussion among the members, a motion was made to elect Vice-Chairman and Secretary.

Mrs. Lewis moved, with a second by Ms. Roberts, to elect Mr. Robert Hanson as Vice-Chairman. The motion carried unanimously.

Mrs. Tucker moved, with a second by Mr. Hanson, to elect Mrs. Sandra Woodard as Secretary. The motion carried unanimously.

Third 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 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.

Mr. Hanson moved, with a second by Mrs. Lewis, not to make any recommendations regarding Incentives F-H. The motion carried unanimously.

Fourth order of business: *Draft Local Housing Assistance Plan (LHAP) Rental Multi-family Rental Development Strategy.* Mrs. Lafferty stated that, at the request of the committee, staff prepared a multi-family rental development strategy. Mrs. Lafferty stated the new strategy will allow the County to utilize some of the State Housing Initiatives Partnership (SHIP) program dollars to provide a developer with the local government contribution of \$340,000 needed to apply for state funding to construct an affordable housing development. Mrs. Lafferty stated staff conducted research and obtained information from Citrus County Housing Services as they have been successful in administering a similar strategy. Mrs. Lafferty stated the strategy was structured to support a developer applying for state funding with the Florida Housing Finance Corporation (FHFC). Mrs. Lafferty stated the reason for the limitation is that the state has specific restrictions in place for income compliance and annual auditing. Mrs. Lafferty stated there are annual monitoring requirements with the use of SHIP funds for any rental development. The annual monitoring is very time-consuming for staff. The County can use FHFC's annual monitoring reports to meet the SHIP funding requirement, which will help to reduce staff time and ensure the accuracy of the monitoring. Mrs. Lafferty stated a development funded by FHFC is monitored for thirty years. Mrs. Lafferty stated only one development will be approved through a Request for Application process. Mrs. Lafferty noted that the County will not assist with finding suitable land to support a development; this will be the sole responsibility of the developer. The strategy will not provide any funding for direct rental assistance to tenants as it is designed strictly to support the construction of affordable rental developments. The local government's contribution will only be provided through the use of SHIP funding. Mrs. Lafferty stated due to the SHIP and FHFC financing requirements, the entire development would be income-based rental units. Ms.

Roberts asked what the average rent would be for this type of development? Mrs. Lafferty replied, "\$600 to \$900 a month". Mrs. Lafferty stated the rents would be restricted for thirty years per the state requirements. Mrs. Lewis asked if the development would be located in the south end of the county. Mrs. Lafferty stated it would be up to the developer to find a suitable location; however, it would need to be constructed within a city that has infrastructure in place to support the development. Mr. Hanson commented on the expansion of infrastructure within the cities, which will increase the availability for development in those areas. Ms. Roberts commented on the struggle Habitat for Humanity has experienced when working with the Construction Academy in finding suitable properties with infrastructure in place to construct the new homes. Mrs. Lafferty further described the terms of the assistance under the strategy. Mrs. Duncan asked how the strategy would be advertised to potential developers. Mrs. Lafferty stated the county would publish a Notice of Funding Availability (NOFA), which is a SHIP requirement, and Ms. Kristy Russell would utilize other marketing avenues through the Economic Development Division. Mrs. Tucker commented on how well the strategy was designed and thanked Mrs. Lafferty for her effort and work in preparing the strategy.

Mrs. Woodard moved, with a second by Mrs. Tucker, to approve the Multi-family Rental Development Strategy and submit it to the Board of Sumter County Commissioners for consideration of approval. The motion carried unanimously.

Fifth order of business: *Committee Update.* Mrs. Lafferty reviewed the committee members who were re-appointed by the Board of Sumter County Commissioners and discussed the two vacant positions.

Committee Members: N/A

Next Meeting:

- October 11, 2023, at 10:00 a.m. at 7375 Powell Road, Room 102, Wildwood, Florida 34785 (published for public notice).

Mrs. Woodard moved, with a second by Ms. Roberts, to adjourn at 10:35 a.m. The motion carried unanimously.